

Bylaw 17272

To allow for Low Density Residential Uses, Rosenthal

Purpose

Rezoning from RF4 to RPL, located at 7903-231 Street NW, Rosenthal.

Readings

Bylaw 17272 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17272 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The intent of the proposed rezoning is to allow for Single Detached residential dwellings with zero lot line configurations. The proposed rezoning complies with the Lewis Farms Area Structure Plan which designates the lands for Residential uses. Furthermore, the proposed rezoning complies with the Rosenthal Neighbourhood Structure Plan which designates the lands for Low Density Residential uses.

Policy

The proposed rezoning complies to The Way We Grow by ensuring development that supports the health and livability of our citizens.

Corporate Outcomes

The application supports the City of Edmonton's strategic goal of Transforming Edmonton's Urban Form by providing diversity in housing types and promoting appropriate densities and promoting infrastructure and transportation efficiencies.

Public Consultation

An advanced notice was sent on March 17, 2015, to the surrounding property owners, the Lewis Estates Community League, the Secord Community League, and the West Edmonton Communities Council Area Council. No comments or expressions of concern were received in response to the advance notice.

Attachments

1. Bylaw 17272
2. Sustainable Development report