

## Bylaw 17262

To allow the development of two low rise apartment buildings under a Site Specific Development Control Provision, Jackson Heights

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### Purpose

Rezoning from RF1 to DC2, located at 4461 - 50 Street NW, Jackson Heights.

### Readings

Bylaw 17262 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 17262 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

This Bylaw is being advanced concurrently with Bylaw 17261, an amendment to the Burnewood Neighbourhood Area Structure Plan. The proposed rezoning conforms to the Burnewood Neighbourhood Area Structure Plan as amended, which designates the subject land for Apartment uses. The proposed rezoning under the Direct Control Provision limits the development to 175 units, and contains regulations to ensure compatibility with the surrounding developed residential neighbourhood.

All comments from affected city departments and utility agencies have been addressed.

### Policy

The proposed rezoning and associated plan amendment, located within an established neighbourhood, conforms with the Municipal Development Plan - *The Way We Grow* by Managing Growth and Creating Complete, Healthy, Livable Communities, as outlined in the attached Sustainable Development report.

### Corporate Outcomes

The proposed rezoning and associated plan amendment supports the City of Edmonton's Strategic Goal of Improving Edmonton's Livability and Transforming Edmonton's Urban Form by contributing to the creation of compact and diverse neighbourhoods.

### **Public Consultation**

An advance notice for the proposed rezoning and associated plan amendment was sent out February 21, 2015 to surrounding property owners, the Burnewood Community League, the Millwoods Council of Community Leagues Area Council, and The Woodvale Community League. An Open House was held on April 15, 2015. A summary of the responses received from the engagement activities are contained in the attached Sustainable Development report.

### **Attachments**

1. Bylaw 17262
2. Sustainable Development report (attached to Bylaw 17261 – Item 3.9)