

# Charter Bylaw 18968

To allow for small scale infill development, McKernan

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## Purpose

Rezoning from RF1 to RF3; located at 7910 - 115 Street NW.

## Readings

Charter Bylaw 18968 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 Charter Bylaw 18968 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 9, 2019 and August 17, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 18968 proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The site is located at the corner of 115 Street NW and 80 Avenue NW, within 400 metres of an LRT station. The rezoning conforms with the McKernan-Belgravia Station Area Redevelopment Plan.

The stated intent of the applicant is to develop a garden suite using the reduced side setback required in the RF3 zone, adjacent to 115 Street NW.

All comments from affected City Departments and utility agencies have been addressed.

## Public Engagement

Advance Notice was sent to surrounding property owners and to both the McKernan Community League and Belgravia Community League presidents on May 27, 2019. No responses were received.

**Attachments**

1. Charter Bylaw 18968
2. City Planning Report