

Charter Bylaw 18976

To allow for small scale infill development, West Jasper Place

Purpose

Rezoning from (RF1) Single Detached Residential Zone To (RF3) Small Scale Infill Development Zone; located at 9649 - 154 Street NW

Readings

Charter Bylaw 18976 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 18976 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

This proposed rezoning would allow for redevelopment opportunities under the (RF3) Small Scale Infill Development Zone. The Jasper Place Area Redevelopment Plan (ARP) applies to the West Jasper Place Neighbourhood, which identifies the site within the Transit Oriented Housing designation. The proposed rezoning is in conformance with the Jasper Place ARP. The Mature Neighborhood Overlay would apply which is designed to ensure that infill development is sensitive to its surrounding context.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the West Jasper-Sherwood Community League on April 25, 2019. No responses were received.

Attachments

1. Charter Bylaw 18976
2. City Planning Report