

# Charter Bylaw 18782

Rezoning to allow for low density residential or health services uses, Rutherford

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## Purpose

To rezone from AG to DC2 to allow for either low density residential development or health services uses on the site while maintaining the exterior residential character of the building.

## Readings

Charter Bylaw 18782 is ready for third reading.

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal, on March 15, 2019, and March 23, 2019. The Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Bylaw.

## Previous Council/Committee Action

At the April 1, 2019, City Council Public Hearing, the motion was passed:

That Charter Bylaw 18782 be read a second time.

(Third Reading of Charter Bylaw 18782 is pending review by the Edmonton Metropolitan Region Board)

## Report

On May 1, 2019, the Edmonton Metropolitan Region Board (EMRB) endorsed the associated Rutherford NASP amendment under Ref 2019 - 007, subject to a 28 day appeal period ending May 29, 2019. As no appeal was submitted, the Edmonton Municipal Region Board approved the REF application and the associated rezoning under Charter Bylaw 18782 is ready for consideration of third reading following third reading of the Rutherford NASP amendment under proposed Bylaw 18781.

This application proposes to rezone the subject site from AG to DC2 to accommodate low density residential uses or a health services use in an existing building. An associated amendment to the Rutherford Neighbourhood Area Structure Plan to

facilitate the proposed rezoning, is proposed concurrently.

### **Public Engagement**

The applicant sent a pre-application letter to adjacent landowners on April 28, 2018. An advance notice was sent by the City to surrounding property owners and the Heritage Point Community League, on July 30, 2018. Responses to notices and the results of a City-hosted public engagement session held on December 4, 2018, are elaborated on in the Council Report.

### **Attachments**

1. Charter Bylaw 18782
2. City Planning Report (attached to Bylaw 18781 – Item 7.7)