

Charter Bylaw 18705

To allow for small scale infill development, High Park

Purpose

Rezoning from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone; located at 15402 - 108 Avenue NW.

Readings

Charter Bylaw 18705 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 18705 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 8, 2019 and February 16, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject property to the (RF3) Small Scale Residential Infill Development Zone which is intended to allow for small scale housing and infill development. The subject site is located on a corner with an area that would allow for up to four units of row housing and is subject to the Mature Neighbourhood Overlay which ensures that is compatible with surrounding development.

The proposed development is appropriately located corner site and in close proximity to a variety of amenities and services.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the High Park Community League on October 16, 2018. A summary of responses received are contained within the attached City Planning Report.

Attachments

1. Charter Bylaw 18705
2. City Planning Report