

## Bylaw 18294

To allow for the development of medium density residential in the form of row housing, Allard

---

### Purpose

Rezoning from RA7 to RF5, located at 11910 - 41 Avenue SW, Allard.

### Readings

Bylaw 18294 is ready for two readings after the public hearing has been held.

Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading due to a decrease in the overall planned residential density (see attached Council report for more information).

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed rezoning from (RA7) Low Rise Apartment Zone to (RF5) Row Housing Zone will allow row housing development. This proposed use is compatible with the surrounding planned and existing land uses.

There is an associated amendment to the Allard Neighbourhood Area Structure Plan (Bylaw 18293) to facilitate this rezoning application. The amendment will update the affected plan map and statistics.

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

### Policy

The proposed rezoning supports the Municipal Development Plan, *The Way We Grow*, by placing higher density development near a future LRT station, providing diversity in housing types within the area, and promoting the completion of developing neighbourhoods.

### Corporate Outcomes

- Edmonton is attractive and compact

### **Public Consultation**

Advance notice was sent on October 2, 2017, to surrounding property owners, Blackmud Creek Community League, Heritage Point Community League. No responses to these notifications were received.

### **Attachments**

1. Bylaw 18294
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18293 – Item 3.6)