

## Bylaw 18297

To allow for single detached housing, semi-detached housing, row housing and a portion of a stormwater management facility, Glenridding Ravine

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### Purpose

Rezoning from AG to DC1, PU, RF4, RMD, and RSL, located at 2531 - 170 Street SW, Glenridding Ravine.

### Readings

Bylaw 18297 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 Bylaw 18297 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 18297 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (RMD) Residential Mixed Dwelling Zone, (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone and (PU) Public Utility Zone. The proposed zoning will allow for the development of single detached housing, semi-detached housing, row housing and a portion of a stormwater management facility. The proposed DC1 Zone will allow for housing with greater site coverage and smaller yards.

The proposed rezoning provides the opportunity for a variety of housing types and necessary storm water infrastructure in proximity to a future transit route, public park and commercial area. The application conforms to the Glenridding Ravine Neighbourhood Structure Plan which designates the site for single/semi-detached housing, row housing and a stormwater management facility.

### Policy

The application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan by providing housing choice and necessary public infrastructure.

### Corporate Outcomes

- Edmonton is attractive and compact - the proposed rezoning will allow for a variety of housing types and a portion of a stormwater management facility in proximity to a future park and commercial area

### **Public Consultation**

An advance notice was sent out on November 6, 2017, to surrounding property owners and the Greater Windermere Community League and Heritage Point Community League. No responses were received.

### **Attachments**

1. Bylaw 18297
2. Urban Form and Corporate Strategic Development report