

## Bylaw 18301

To allow for the development of Row Housing with slightly increased height and site coverage, Keswick

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### Purpose

Rezoning from RF5 to DC1, located at 1703 - 184 Street SW, Keswick.

### Readings

Bylaw 18301 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 18301 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

The application proposes to rezone the site from (RF5) Row Housing Zone to (DC1) Direct Development Control Provision. The purpose of the DC1 Zone is to allow for a larger building footprint through increased maximum site coverage and an increased building height of up to 12 meters.

The minimum outdoor amenity area required by the Zoning Bylaw will not decrease and the development will be subject to the Zoning Bylaw regulation that no more than 70% of the site be covered by impermeable material. The proposed maximum height of 12 meters is half a storey higher than the existing (RF5) Row Housing Zone and is consistent with the existing (RMD) Residential Mixed Dwelling Zone.

The application conforms with the Keswick Neighbourhood Structure Plan which designates the site for Row Housing.

The Housing and Homelessness group requested that the Developer Sponsored Affordable Housing Policy C582 be applied to the proposed DC1 Provision. The applicant declined the request to include the affordable housing clause in their DC1 provision. Planning Coordination supports the application without inclusion of the clause as the proposed DC1 Provision does not represent an increase in development rights as compared to the base RF5 zone.

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

### **Policy**

The proposed rezoning conforms with the Developing and Planned Neighbourhood policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development, promoting the completion of developing neighbourhoods, and providing varied housing opportunities.

### **Corporate Outcomes**

- Edmonton is attractive and compact

### **Public Consultation**

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

### **Attachments**

1. Bylaw 18301
2. Urban Form and Corporate Strategic Development report