

Bylaw 18272

To allow row housing development with primary vehicle access from a lane and the opportunity for Chappelle Accessory Suites, Chappelle

Purpose

Rezoning from RF5 to DC2, located at 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339 - Chappelle Boulevard SW and 3103 - 156 Street SW, Chappelle.

Readings

Bylaw 18272 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 18272 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 26, 2018, and Saturday, February 3, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application conforms to the intent of the Chappelle Neighbourhood Area Structure Plan which designates the lands for Street Oriented Residential Housing. As prescribed in the Chappelle Neighbourhood Area Structure Plan, the proposed rezoning utilizes the use of a DC2 zone to achieve a unique street oriented design with reduced rear and side yards.

The proposed rezoning includes the opportunity for row housing and Chappelle Accessory suites, which allows for increased densities. The DC2 zone allows for a mix of housing choices with reduced rear and side yards, which also provides the opportunity for a greater range of housing choices.

No civic departments and utility agencies have expressed concern regarding this proposed rezoning.

Policy

The proposed rezoning maintains the policies of *The Way We Grow* by supporting contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion.

Corporate Outcomes

- Edmonton is attractive and compact.

Public Consultation

An advance notice was sent to the surrounding property owners and the Heritage Point Community League. No responses to the advanced Notice were received.

Attachments

1. Bylaw 18272
2. Urban Form and Corporate Strategic Development report