

Bylaw 18253

To allow for a range of low and medium density residential uses,
Desrochers

Purpose

Rezoning from (RF5) Row Housing Zone and RA7 (Low Rise Apartment Zone) to (RMD) Residential Mixed Dwelling Zone and (DC1) Direct Development Control Provision, located at 3304 - 127 Street NW, Desrochers

Readings

Bylaw 18253 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 18253 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 proposes to rezone from (RF5) Row Housing Zone to (RMD) Residential Mixed Dwelling Zone and from (RA7) Low Rise Apartment Zone to (DC1) Direct Development Control Provision to allow for the development low and medium density residential uses.

The western portion of the application area is located on Desrochers Boulevard SW, north of a Stormwater Management Facility. The proposed rezoning for this site is compatible with adjacent zoned RMD and RF5 land planned to accommodate low and medium density residential uses.

The eastern portion of the application area is located south of Desrochers Gate SW. The proposed Direct Control Provision allows both row and stacked row housing uses up to 14 meters in height with a density up to 87 units per hectare. This will allow taller row housing and more density compared to the standard row housing zones, the RF5 and (RF6) Stacked Row Housing zones. A greater variety of medium density housing forms is accommodated with this proposal, compared to the existing RA7 Zone.

An associated amendment to the Desrochers Neighbourhood Area Structure Plan that allows for a Direct Control Provision to be applied for this purpose is proposed under associated Bylaw 18252.

The proposed rezoning meets the policies of the Desrocher Neighbourhood Area Structure Plan ensuring densities transition from lower to higher as distance to the LRT station decreases and in accordance with the City's Transit Oriented Development guidelines.

Policy

This application supports the policies of *The Way We Grow* by providing for contiguous development and infrastructure and providing a range of housing types and densities at a neighbourhood level and supports the City's Transit Oriented Development Guidelines.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent out on September 22, 2017, to the surrounding landowners and Leduc County. No responses to it were received.

Attachments

1. Bylaw 18253
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18252 – Item 3.7)