

Bylaw 18203

To increase potential for secondary suites, Chappelle

Purpose

Rezoning from DC1 to DC1, located at 3103 - 156 Street SW, Chappelle.

Readings

Bylaw 18203 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 18203 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This proposal revises regulations of the existing (DC1) Direct Control Provision to increase opportunity for secondary suites to be provided on existing small lots by increasing site coverage and height for single detached housing facing a central open space with a multi-use trail.

The proposed rezoning conforms to the Chappelle Neighbourhood Area Structure Plan that allows for low density residential uses in this area and application of a direct control provision.

No civic departments or utility agency expressed concern regarding the proposed rezoning application.

Policy

The proposed rezoning supports policies of *The Way We Grow* by allowing 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 from the City was sent on September 27, 2017, to surrounding property owners and the Heritage Point Community League. No questions or concerns were received in response to it.

Attachments

1. Bylaw 18203
2. Urban Form and Corporate Strategic Development report