

## Bylaw 18263

To allow for the development of a range of low density residential uses, Fraser and Kirkness

---

### Purpose

Rezoning from RF2, RF4, and RSL to RMD, located at 15135 - Victoria Trail NW, Fraser and 15248 - Victorial Trail NW, Kirkness

### Readings

Bylaw 18263 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 18263 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

The application proposes to rezone the site from (RF2) Single Detached Residential Zone, (RF4) Semi-detached Residential Zone, and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The applicant's stated intent is to develop zero lot line single detached homes with front attached garages. Zero lot line housing is where one side of the home is built on the edge of the property line.

The application conforms with the Kirkness Outline Plan and Fraser Neighbourhood Area Structure Plan which designate the sites for single detached and semi-detached housing.

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

### Policy

This application supports the policies of the *The Way We Grow* by supporting contiguous development and infrastructure and contributing to a range of housing types and densities at the neighbourhood level.

### Corporate Outcomes

- Edmonton is attractive and compact

### **Public Consultation**

An advance notice was sent out on October 10, 2017, to the surrounding land owners, Clareview and District Area Council, Fraser Community League, Hairsine Community League, Horse Hill Community League Association. No responses were received.

### **Attachments**

1. Bylaw 18263
2. Urban Form and Corporate Strategic Development report