

## Bylaw 18262

To allow for the development of single detached housing, row housing, and a stormwater management facility, The Uplands

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### Purpose

Rezoning from AG to DC1, PU, RF5, RPL, and RSL, located at 2303 - 199 Street, The Uplands.

### Readings

Bylaw 18262 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 18262 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

Bylaw 18262 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (RF5) Row Housing Zone, (RPL) Planned Lot Residential Zone, (RSL) Residential Small Lot zone, and (PU) Public Utility zone. The proposed zoning would allow for the development of single detached housing, row housing, and a stormwater management facility. The purpose of the DC1 Zone is to allow for single detached housing where one side setback is reduced to zero meters. The proposed rezoning is compatible with surrounding existing zones, provides the opportunity for a variety of housing, and will promote the completion of a developing neighbourhood by providing the opportunity for public infrastructure and services for livability.

The application conforms to the Uplands Neighbourhood Structure Plan which designates the site for single/semi-detached housing, row housing, and a stormwater management facility.

### Policy

The application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan by providing housing choice and supporting contiguous development.

### Corporate Outcomes

- Edmonton is attractive and compact

### **Public Consultation**

An advance notice was sent out on September 29, 2017, to surrounding property owners and the Cameron Heights, Greater Windermere, and Wedgewood Ravine Community Leagues and the West Edmonton Communities Council Area Council. No responses were received.

### **Attachments**

1. Bylaw 18262
2. Urban Form and Corporate Strategic Development report