

# Playing by the Rules and the bylaw says...

3.17 Charter Bylaw 20154 - To allow for medium density ground-oriented  
Multi-unit Housing, Grovenor

# Edmonton Zoning Bylaw 12800

## 165 (UCRH) Urban Character Row Housing Zone

### 165.1 General Purpose

Charter Bylaw 18967

August 26, 2019

The purpose of this Zone is to provide for medium density ground-oriented Multi-unit Housing in a manner that is characteristic of urban settings and can include more intensive development in the form of, but not limited to, smaller yards, greater Height, orientation to a public street, and greater attention to architectural detail. ***This Zone is intended as a transition zone between low and higher density housing.***

**The Bylaw clearly states: “This Zone is intended as a transition zone between low and higher density housing.”**

**The Bylaw does *not* say this Zone is intended as a transition zone between current and/or future (or possible or maybe someday) low and higher density housing.**

The 107 Avenue Secondary Corridor is not contiguous. Some sections (e.g., between 149 Street and Groat Road) are unlikely to attract high density housing developments when the lower hanging fruit is elsewhere along the corridor (e.g., between Groat Road and 124 Street).

