

Bylaw 18188

To allow medium density Row Housing in a manner that is characteristic of urban settings, Glenwood

Purpose

Rezoning from RF1 to UCRH, located at 9741 and 9745 - 157 Street NW, Glenwood.

Readings

Bylaw 18188 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 18188 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This site is situated near the eastern edge of the Glenwood neighborhood, one block east of 156 Street NW. The site consists of two lots, currently utilized for Single Detached Housing. Across the east lane are 3 storey walk up apartment buildings, which act as a buffer to the arterial traffic, and future LRT line along 156 Street NW. Urban Character Row Housing provides an appropriate transition from the higher density Apartment Housing adjacent to 156 Street NW, and the Single Detached Housing across 157 Street NW to the west. Based on the size of the two lots, a maximum of 8 Dwellings are possible, although it is more likely due to zoning restrictions, this number will be restricted to 5 Dwellings unless a variance is granted.

Policy

The proposed zoning allows for additional density in an appropriate location, that respects existing development, contributes to improved safety, and provides increased density near a future LRT line.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Advance notice was sent to 108 property owners in the vicinity, and to the Glenwood and West Jasper-Sherwood Community Leagues on July 12, 2017. No responses were received.

Attachments

1. Bylaw 18188
2. Urban Form and Corporate Strategic Development Report