

# Bylaw 18189

To allow for Low-Rise Apartments, Holyrood

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## Purpose

Rezoning from RF4 to RA7, located at 9114 - 75 Street NW, Holyrood.

## Readings

Bylaw 18189 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 18189 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 developed with a low-rise building that contains multiple residential units. The property was referred to the City for secondary suite compliance matters, due to the operation of multiple residential units in contravention of the (RF4) Semi-detached Residential Zone. The owner has applied for rezoning to (RA7) Low Rise Apartment Zone to bring the property into compliance with the Zoning Bylaw, and to continue operation of a small scale apartment that is compatible with surrounding development.

## Policy

The proposed rezoning supports objectives to provide a variety of housing choices, and utilize existing infrastructure and services in a mature neighbourhood.

## Corporate Outcomes

- Edmonton is attractive and compact.

## Public Consultation

Advance notice was sent to 21 property owners in the vicinity. No responses were received.

## Attachments

1. Bylaw 18189
2. Urban Form and Corporate Strategic Development Report