

Bylaw 18202

To allow single detached residential uses including zero lot-line dwellings on narrow lots, Desrochers

Purpose

Rezoning from RF4 to DC2, located at 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364 and 366 Desrochers Boulevard SW, Desrochers.

Readings

Bylaw 18202 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 18202 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

The proposed Direct Control Provision (DC2) allows for a narrow housing product with an exterior wall built on one side property line and a 1.5 meter building setback on the other (zero lot-line). The lots can be 6.9 meters wide compared to 7.5 meters required under conventional zoning for single detached housing. The proposed rezoning will allow for a broader range of low density single detached housing along a block face, adding to the variety of housing choices, compatible with surrounding other lots zoned for low density housing uses.

The proposed rezoning conforms to the associated plan amendment to allow for Direct Control Provisions within the Desrochers Neighbourhood Area Structure Plan.

Policy

The proposed rezoning supports policies of *The Way We Grow* by allowing for contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent on August 14, 2017, to surrounding property owners, the Heritage Point Community League and Leduc County. A summary of the responses is contained in the attached administration's Council's Report.

Attachments

1. Bylaw 18202
2. Urban Form and Corporate Strategic Development Report (attached to Bylaw 18201 – Item 3.9)