

## Bylaw 18205

To allow for development of single detached housing on smaller lots with zero meter lot lines, Laurel

### Purpose

Rezoning from RF4 to DC1, located at 810 and 1010 - 17 St. NW, Laurel.

### Readings

Bylaw 18205 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 18205 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 application conforms to the Laurel Neighborhood Structure Plan, which considers opportunities for innovative building and site design. The proposed DC1 allows a smaller site area and a minor increase in site coverage compared to the RMD Zone. The proposed zoning changes will allow for single detached housing adding options for zero lot line with access to front garage, and will result in increased housing choices within the area. Zero lot line development involves the placement of a house on a lot so that one side of the lot has a zero meter setback.

### Policy

This application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities at a neighborhood level.

### Corporate Outcomes

- Edmonton is attractive and compact

### Public Consultation

An advance notice was sent out on August 8, 2017, to the surrounding landowners. A total of six recipients were notified. No responses were received.

### Attachments

1. Bylaw 18205
2. Urban Form and Corporate Strategic Development Report