

Bylaw 18211

To allow for a range of housing types including single detached, semi-detached, street oriented and row housing, Edgemont

Purpose

Rezoning from AG, AP, RF5, RPL and RSL to RMD, located at 205 - 35 Avenue NW, Edgemont.

Readings

Bylaw 18211 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 18211 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 amendment proposes to rezone land from (AG) Agricultural zone, (AP) Public Parks zone, (RSL) Residential Small Lot zone, (RPL) Planned Lot Residential zone and (RF5) Row Housing zone to (RMD) Residential Mixed Dwelling zone to allow for a variety of housing types and densities including single detached, semi-detached, street oriented and row housing. This amendment is compatible with adjacent and surrounding land uses.

This rezoning is associated with a proposed amendment to the Edgemont Neighbourhood Area Structure Plan, advancing concurrently under Bylaw 18125.

All comments from civic departments and review agencies have been addressed.

Policy

The proposed amendment complies with *The Way We Grow's* strategy to provide a varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact

Attachments

1. Bylaw 18211
2. Urban Form and Corporate Strategic Development Report (attached to Bylaw 18125 – Item 3.15)