

Bylaw 18136

To allow single detached residential uses including zero lot-line dwellings, The Uplands

Purpose

Rezoning from RF4 and AG to DC1 and RPL, located at 2304 - 199 Street NW, The Uplands.

Readings

Bylaw 18136 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 18136 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application conforms to the intent of the The Uplands Neighbourhood Structure Plan that designates the land for Single/Semi-detached Residential Uses. The proposed DC1 allows a smaller site area and a minor increase in site coverage compared to the RPL Zone. The proposed zoning changes will allow for single-detached housing adding options for zero lot line and laneway access, 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

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 notification was sent on June 13, 2017, to the surrounding property owners, the Wedgewood Ravine Community League and the the West Edmonton Communities Council Area Council. No responses to the Advance Notification were received.

Attachments

1. Bylaw 18136
2. Urban Form and Corporate Strategic Development report