

Bylaw 18126

To allow for of a range of low density residential uses, Edgemont

Purpose

Rezoning from RSL to RMD, located at 3755 - 199 Street, Edgemont.

Readings

Bylaw 18126 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 18126 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to rezone the site from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone with intent to build zero lot line single detached housing. The proposed rezoning would also allow for semi-detached and a limited amount of row housing uses. The proposed rezoning conforms to the Edgemont Neighbourhood Area Structure Plan, and meets the technical requirements of the Civic Departments and utility agencies.

Policy

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

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notification was sent to the surrounding property owners on June 12, 2017, to the Cameron Heights Community League, the Hamptons Community League, the Wedgewood Ravine Community League and the West Edmonton Communities Council Area Council. Urban Form and Corporate Strategic Development received one response to the advance notification as summarized in the council report.

Attachments

1. Bylaw 18126
2. Urban Form and Corporate Strategic Development report