

Bylaw 18124

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

Purpose

Rezoning from RSL to RMD, located at 3103 - 156 Street SW, Chappelle.

Readings

Bylaw 18124 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 18124 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

Bylaw 18124 proposes to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The (RMD) Zone provides the opportunity for single and semi-detached housing and limited row housing. The applicant's intent is to develop single detached housing on narrow lots where one side setback is reduced to zero meters (zero lot line). The proposed rezoning is compatible with surrounding existing zones and provides the opportunity for a variety of housing types in proximity to a future school/park site.

The application conforms to the Chappelle Neighbourhood Area Structure Plan which designates the site for low density residential uses.

Policy

The proposed rezoning conforms with the Developing and Planned Neighbourhood policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development, promoting the completion of developing neighbourhoods, and providing varied housing opportunities.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice on April 4, 2017, to surrounding property owners and the Heritage Point Community League. No responses were received.

Attachments

1. Bylaw 18124
2. Urban Form and Corporate Strategic Development report