

Bylaw 17809

To rezone from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision by amending the setback of one residential unit, Donsdale

Purpose

Rezoning from AP and DC2 to DC2, located 18333, 18343 Lessard Road and 701 Dalhousie Way NW, Donsdale.

Readings

Bylaw 17809 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 17809 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the November 7, 2016, City Council Public Hearing, the following motion was passed:

That Bylaw 17809 be referred back to enable Administration work with the proponent on options for achieving a 4.5 metre setback and return to a future City Council Public Hearing.

Report

This application proposes to rezone from (AP) Public Park and (DC2) Site Specific Development Control Provision Zone to (DC2) Site Specific Development Control Provision whereby a 0.015 hectare strip of parkland that is proposed to be incorporated into an adjacent condominium project from the abutting park site. The regulations pertaining to the larger site will remain unchanged. No civic departments or utility agencies expressed concerns regarding the proposed rezoning and all requirements have been addressed.

Policy

This application supports the policies of Edmonton's Municipal Development Plan, *The Way We Grow*, by facilitating redevelopment in an established neighbourhood and by helping to ensure broad and varied housing development potential are available in all neighbourhoods.

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Corporate Outcomes

- Edmonton is attractive and compact
- Edmonton is a safe city

Public Consultation

Sustainable Development sent advance notification of this application on July 16, 2016, and June 5, 2017, to surrounding property owners, Lessard Community League and West Edmonton Communities Council Area Council. No comments or expressions of concern were received as a result of the notification.

Attachments

1. Bylaw 17809
2. Sustainable Development report (attached to Bylaw 18117 – Item 3.16)