

## Bylaw 18105

### Text Amendment to Section 995 of the Zoning Bylaw, Special Area Graydon Hill

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#### Purpose

To update the GHLD Special Area Graydon Hill Low Density Residential Zone, Section 995 of the Zoning Bylaw.

#### Readings

Bylaw 18105 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 18105 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.

#### Report

The applicant proposes to amend the GHLD Zone to provide more flexibility in implementing different lot sizes and building designs. Specifically the applicant proposes two regulation revisions:

- reducing the minimum site area for Single Detached dwellings
- removing the requirement for a 1.8 metre building front, other than a garage, exposed to the road

The proposed amendment includes an administrative update to the GHLD Zone to bring formatting and wording in line with the rest of the Edmonton Zoning Bylaw. All civic departments and review agencies' comments have been addressed.

#### Policy

The proposed amendment to the GHLD Zone complies with the Developing and Planned Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development, and providing varied housing choice.

#### Corporate Outcomes

- Edmonton is attractive and compact

### **Public Consultation**

Advance notice was sent on April 13, 2017, to surrounding property owners and the Heritage Point Community League. Sustainable Development received no response to the advance notification.

### **Attachments**

1. Bylaw 18105
2. Sustainable Development report