

Bylaw 18038

To allow for the development of a range of low density residential dwelling types, Cavanagh

Purpose

Rezoning from RSL to RMD, located at 10931 - 30 Avenue SW, Cavanagh.

Readings

Bylaw 18038 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 18038 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 26, 2017, and Saturday, June 3, 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. The applicant intends to build zero lot line single and semi-detached housing. The proposed rezoning would also allow for limited row housing development. The proposed rezoning conforms to the Cavanagh Neighbourhood Area Structure Plan, and meets the technical requirements of the civic departments and utility agencies.

Policy

The proposed rezoning 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

An advance notice was sent on March 22, 2017, to surrounding property owners and the Blackmud Creek Community League. Sustainable Development received no response to the advance notification.

Attachments

1. Bylaw 18038
2. Sustainable Development report