

## Bylaw 17885

To allow the development of a four unit row house, with a maximum height of 10 meters, Glenora

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### Purpose

Rezoning from RF1 to DC2, located at 13923 - 102 Avenue NW, Glenora.

### Readings

Bylaw 17885 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 17885 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 24, 2017, and Saturday, April 1, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The application proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision. The DC2 Provision will accommodate development of a four unit row house, with a maximum of 10 meters in height. Required parking will be provided within attached garages accessed off the rear lane.

There is no plan in effect for this subject site. All comments from civic departments and review agencies have been addressed.

### Policy

The rezoning amendment complies with *The Way We Grow's* strategy to provide a variety of housing choices, incorporating housing for various demographic and income groups in all neighbourhoods. Furthermore, the rezoning supports redevelopment and residential infill that contribute to the livability and adaptability in established neighbourhoods.

### Corporate Outcomes

The application supports the City of Edmonton's Strategic Goal to Transform Edmonton's Urban Form by allowing for the opportunity for infill development in accordance with the regulations contained in the proposed DC2 Provision.

### Attachments

1. Bylaw 17885
2. Sustainable Development report