

## Bylaw 17920

To allow for the development of a small scale infill residential development, Ottewell

---

### Purpose

Rezoning from RF4 to RF3, located at 9002 - 58 Street NW, Ottewell.

### Readings

Bylaw 17920 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 17920 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 3, 2017, and Saturday, March 11, 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 (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant intends to build a three unit, row housing development. The proposed rezoning will increase the housing choice in the neighbourhood. The regulations in the Zoning Bylaw will ensure any new building does not negatively impact adjacent residential development. The proposed rezoning conforms to the Southeast Area Plan, and meets the technical requirements of civic departments and utility agencies.

### Policy

The proposed rezoning complies with the Established Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by optimizing the use of existing infrastructure and supporting infill that contributes to the livability of established neighbourhoods.

### Corporate Outcomes

- Edmonton is attractive and compact

### Public Consultation

Advance notice was sent on December 1, 2016, to surrounding property owners, the Kenilworth and Ottewell Community Leagues, and the South East Community Leagues Association Area Council. Sustainable Development received two responses to the advance notification. Please refer to the report for further information.

**Attachments**

1. Bylaw 17920
2. Sustainable Development report