

## Bylaw 17835

To allow for row housing and stacked row housing, Chappelle

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### Purpose

Rezoning from RF6 to DC1, located at 3103 - 156 Street SW, Chappelle.

### Readings

Bylaw 17835 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 17835 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 25, 2016, and Saturday, December 3, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The application proposes row housing and stacked row housing uses through a more efficient use of a triangular shaped piece of land, compared to what the standard RF6 Zone allows. The application conforms to the Chappelle Neighbourhood Area Structure Plan which designates the subject site for town house development. The NASP allows for the use of a direct control provision for the development of alternate forms of stacked row housing in areas designated town house in cases where regulations preclude the proposed form of development.

### Policy

This application supports the policies of *The Way We Grow* by providing for a greater variety of housing choices.

### Corporate Outcomes

- Edmonton is attractive and compact

### Public Consultation

Sustainable Development sent an advance notice on May 26, 2016, to surrounding property owners, Leduc County and the Heritage Point Community League. No responses were received in response to the advance notice.

### Attachments

1. Bylaw 17835
2. Sustainable Development report