

## Bylaw 17623

To allow for low density, zero lot line residential uses, Secord

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### Purpose

Rezoning from RSL to DC1, located at 9541 - 231 Street NW, Secord.

### Readings

Bylaw 17623 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 17623 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The application proposes to rezone the subject lands from (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision to allow for the development of single detached homes with front attached garages where one side yard setback is reduced to zero metres.

The associated plan amendment, Bylaw 17622, to amend the Secord Neighbourhood Structure Plan, is proceeding concurrently with this Bylaw.

No civic departments or utility agencies expressed concern regarding the proposed rezoning.

### Policy

This application supports the policies of *The Way We Grow* by achieving population thresholds necessary to support community facilities in developing neighbourhoods, supporting contiguous development and infrastructure and providing a range of housing types and densities.

### Corporate Outcomes

This application supports the following policies of the City of Edmonton's strategic plan, *The Way Ahead*:

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

### **Public Consultation**

An advance notice was sent on January 18, 2016, to surrounding property owners, the Second Community League and the West Edmonton Communities Council Area Council. No concerns or objections were received by Sustainable Development.

### **Attachments**

1. Bylaw 17623
2. Sustainable Development report (attached to Bylaw 17622 – Item 3.7)