

## Bylaw 17565

To allow for the development of semi-detached housing and single detached housing, Walker

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### Purpose

Rezoning from RF4 and RPL to RPL and RF4, located at 2015 - Wonnacott Way SW, Walker.

### Readings

Bylaw 17565 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 17565 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 26, 2016, and Saturday, March 5, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed rezoning conforms to the Walker Neighbourhood Structure Plan which designates the subject land for low density residential development. The proposed rezoning and resulting development is compatible with the existing and planned development of adjacent land. All comments from affected City departments and utility agencies have been addressed.

### Policy

The proposed rezoning, located in a developing neighbourhood supports the following policies within *The Way We Grow*:

- 3.6.1.6 Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.
- 4.4.1.2 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

### Corporate Outcomes

The proposed rezoning contributes to the creation of diverse neighbourhoods in support of the City of Edmonton's Strategic Goal of Transforming Edmonton's Urban Form.

### Public Consultation

Sustainable Development received no response to its advance notification letter sent to surrounding property owners and the Summerside Community League of Edmonton on January 4, 2016.

**Attachments**

1. Bylaw 17565
2. Sustainable Development report