

Bylaw 17520

To allow development of a single detached dwelling, Donsdale

Purpose

Rezoning from RR to RF1, located at 4605 Donsdale Drive NW, Donsdale.

Readings

Bylaw 17520 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 17520 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 29, 2016, and Saturday, February 6, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning allows for low density residential uses. The (RR) Rural Residential Zone contains setback and yard regulations that limit the developability of this small site. Under the (RF1) Single Detached Residential Zone, the applicant will be able to develop a single detached dwelling. Presently to develop under the (RR) Rural Residential Zone, significant variances would be required in terms of setbacks to allow development.

The associated plan amendment, Bylaw 17919, is proceeding concurrently with this Bylaw.

No civic department or utility agencies have expressed objections or concerns regarding the proposed rezoning.

Policy

This proposed rezoning supports *The Way We Grow*, Edmonton's Municipal Development Plan by supporting contiguous development and ensuring developing neighbourhoods are completed.

Corporate Outcomes

- Edmonton is attractive and compact.
- Edmonton is a safe place.

Public Consultation

Sustainable Development sent an advance notice of this application on June 19, 2015 to surrounding property owners and Lessard Edmonton Community League

and West Edmonton Communities Council Area Council. Sustainable Development did not receive any comments or expressions of concern.

Attachment

1. Bylaw 17520
2. Sustainable Development report (attached to Bylaw 17519 – Item 3.2)