

Bylaw 17410

To allow for low density residential development, Allard

Purpose

Rezoning from DC1 to DC1, located in the Allard Neighbourhood.

Readings

Bylaw 17410 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 17410 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning conforms to the Allard Neighbourhood Area Structure Plan which designates the site for low density residential uses. This administrative rezoning will correct the existing (DC1) Direct Development Control Provision to clarify regulations allowing for a 1.2 metre side setback rather than a 1.5 metre setback, where zero lot line development is not proposed.

The proposed amendment is minor in nature, and the underlying intent of the initial DC1 provision was to allow for a minimum side setback equal to that currently allowed under both the (RSL) Residential Small Lot Zone and (RPL) Planned Lot Residential Zone.

Policy

The proposed rezoning supports the policies of *The Way We Grow* by encouraging contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.

Corporate Outcomes

The proposed rezoning supports the City of Edmonton's Strategic Goal to Transform Edmonton's Urban Form, which promotes a range of housing types and densities in each residential neighbourhood.

Public Consultation

Since the proposed change is an administrative correction reflecting the initial intent of the DC1 provision, and is in compliance with the Allard Neighbourhood Area Structure Plan, an advance notice was not necessary.

Attachments

1. Bylaw 17410
2. Sustainable Development report
3. Mark-up of Proposed Amendments