

Charter Bylaw 19721

To allow for a mix of small scale housing, Inglewood

Purpose

Rezoning from US to RF3; located at 11315 - 128 Street NW.

Readings

Charter Bylaw 19721 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 Charter Bylaw 19721 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 21 and May 29, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19721 is to change the zoning from the (US) Urban Services Zone to the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay (Lots 17-20, Block 5, Plan RN60).

The proposed RF3 Zone would allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing or a configuration of Multi-unit Housing with up to 17 dwellings and a height of approximately 2.5 storeys (8.9 metres).

The Mature Neighbourhood Overlay would help ensure future development is compatible within the context of existing surrounding buildings and also maintain the pedestrian-oriented design of the streetscape.

An associated amendment to the West Ingle Area Redevelopment Plan is also proposed (Bylaw 19720).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Inglewood Community League on March 22, 2021. Seven responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19721
2. Administration Report (attached to Bylaw 19720 - item 3.9)