

Charter Bylaw 19749

To allow for small scale infill development, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 9345 151 Street NW.

Readings

Charter Bylaw 19749 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 19749 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4 and June 12, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19749 proposes to rezone land from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The proposed RF3 Zone would allow for development of small scale housing such as Single Detached, Semi-detached and Multi-unit Housing. The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood. The applicant’s intent is to develop row housing.

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 West Jasper-Sherwood Community League on April 14, 2021. No responses were received.

Attachments

1. Charter Bylaw 19749
2. Administration Report