

Charter Bylaw 19778

To allow for small scale infill development, Pleasantview

Purpose

Rezoning from RF4 to RF3; located at 6035 - 105 Street NW.

Readings

Charter Bylaw 19778 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 19778 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 18, and June 26, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 19778 is to change the zoning of a parcel from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing and Multi-unit Housing.

The RF3 Zone is generally considered appropriate in mature neighborhoods on corner sites. Though this site is not formally on a corner, it functions very similar to a corner site in that it only shares one property line with residentially used land and, as such, is suitable for the RF3 Zone.

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 Pleasantview Community League on April 28, 2021. No responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19778
2. Administration Report