

Charter Bylaw 19768

To allow for small scale infill development, Idylwylde

Purpose

Rezoning from RF1 to RF3; located at 7604 83 Avenue NW.

Readings

Charter Bylaw 19768 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 19768 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19768 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 Idylwylde Community League and the South East Community Leagues Association Area Council on March 31, 2021. Seven responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19768
2. Administration Report