

Charter Bylaw 19818

To allow for small scale infill development, Canora

Purpose

Rezoning from RF2 to RF3; located at 10545 - 150 Street NW.

Readings

Charter Bylaw 19818 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 19818 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30 and August 7, 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 19818 is to change the zoning of a corner parcel from (RF2) Low Density Infill 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.

This rezoning conforms with the Jasper Place Area Redevelopment Plan, designating this site as "C2" which outlines policies for Active Edge Housing. Row housing, which can be accommodated under the Multi-unit Housing use permitted by the proposed RF3 Zone, is a supported built form under this designation.

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 Canora Community League on April 30, 2021. No responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19818
2. Administration Report