

CHARTER BYLAW 19890

To allow for small scale infill development, Glenora

Purpose

Rezoning from RF1 to RF3; located at 13302-106 Avenue NW.

Readings

Charter Bylaw 19890 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 19890 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 5, 2021, and November 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19890 proposes to rezone the subject site 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 current intent of the developer is to allow for Multi-unit Housing in the form of three (3) principal dwelling units of row housing.

The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing neighbourhood.

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

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Glenora Community League on August 24, 2021. Twelve (12) responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 19890
2. Administration Report