

CHARTER BYLAW 19891

To allow for small scale infill development, Pleasantview

Purpose

Rezoning from RF1 To RF2; located at 5815 – 109 Street NW, Pleasantview

Readings

Charter Bylaw 19891 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 19891 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 19891 proposes to rezone land from the (RF1) Single Detached Residential Zone to the (RF2) Low Density Infill Zone. The proposed RF2 Zone would allow for the subdivision of four total Single Detached Housing lots rather than the total of two that is permitted under the current RF1 Zone. 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 Single Detached Housing.

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 Pleasantview Community League on June 10, 2021. Two responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 19891
2. Administration Report