

CHARTER BYLAW 19896

To allow for small scale infill development, High Park

Purpose

Rezoning from RF1 to RF3; located at 15210 - 109 Avenue NW.

Readings

Charter Bylaw 19896 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 19896 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

The purpose of Charter Bylaw 19896 is to change the zoning of a corner parcel from (RF1) Single 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 stated intent of the applicant is to develop 4 dwelling units of Multi-unit Housing.

The RF3 Zone is generally considered appropriate in mature neighborhoods on corner sites. Moreover, this application meets the general intent of the City Plan by enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas and accommodating future growth to a population of 1.25 million within Edmonton’s existing boundaries.

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

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Community Insights

Advance Notice was sent to surrounding property owners and the president of the High Park Community League on September 10, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19896
2. Administration Report