

## **CHARTER BYLAW 19893**

### **To allow for small scale infill development, Terrace Heights**

#### **Purpose**

Rezoning from RF1 to RF3; located at 6707 – 99 Avenue NW, Terrace Heights

#### **Readings**

Charter Bylaw 19893 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 19893 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 19893 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.

#### **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the Forest/Terrace Heights Community League on November 17, 2020. Four responses were received and are summarized in the attached Administration Report.

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## **Attachments**

1. Charter Bylaw 19893
2. Administration Report