

CHARTER BYLAW 19914

To allow for small scale infill development, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 9402 – 150 Street NW.

Readings

Charter Bylaw 19914 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 19914 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 19, 2021 and November 27, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to change the designation of a corner parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for the development of small scale housing such as Single Detached, Semi-detached or 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 up to four principal dwelling units of row housing.

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 West Jasper Community League on September 29, 2021. No responses were received.

Attachments

1. Charter Bylaw 19914
2. Administration Report