

CHARTER BYLAW 19912

To allow for small scale infill development, Glenwood

Purpose

Rezoning from RF1 to RF3; located at 9611 – 165 Street NW

Readings

Charter Bylaw 19912 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 19912 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

Charter Bylaw 19912 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 rezoning meets the purpose and policies of the Jasper Place Area Redevelopment Plan (ARP) by allowing for a variety of ground oriented uses that provide increased overlook and visibility near adjacent parks.

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 Glenwood Community League on September 29, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19912
2. Administration Report