

## CHARTER BYLAW 19928

### To allow for small scale infill development, West Jasper Place

#### Purpose

Rezoning from RF1 to RF3; located at 9750 - 155 Street NW.

#### Readings

Charter Bylaw 19928 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 19928 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 7, 2022 and January 15, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 19928 proposes to rezone Lot 1, Block 5, Plan 3616NY 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 current intent of the developer is to allow for Multi-unit Housing in the form of row housing.

The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing neighbourhood.

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 West Jasper - Sherwood Community League on October 20, 2021. No responses were received.

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## **Attachments**

1. Charter Bylaw 19928
2. Administration Report