

CHARTER BYLAW 19968

To allow for small scale infill development, Windsor Park

Purpose

Rezoning from RF1 to RF3; located at 11603 - 89 Avenue NW.

Readings

Charter Bylaw 19968 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 19968 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 4 and February 12, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 19968 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 pursue the development 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 additional residential infill within a Major Node that will contribute to a wider variety of housing options in the area with convenient access to alternative modes of transportation.

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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 Windsor Park Community League on November 19, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19968
2. Administration Report