

CHARTER BYLAW 20087

To allow for the development of ground oriented multi-unit housing, Woodcroft

Purpose

Rezoning from RF1 to RF5; located at 11515 – 139 Street NW.

Readings

Charter Bylaw 20087 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 20087 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 22, 2022 and April 30, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20087 is to change the zoning of the subject site from (RF1) Single Detached Residential Zone to the (RF5) Row Housing Zone for the purpose of accommodating ground oriented multi-unit housing.

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighborhood with good connectivity to transit and excellent access to a variety of educational, recreational and retail amenities that are all within walking distance. The subject property is also directly across the street from a park site where larger and denser forms of infill housing, like row housing, are considered appropriate. With these contextual factors in mind, this property is well situated for an increase in density, as proposed.

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This proposal aligns with the goals and policies of CityPlan (MDP) to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations.

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 Woodcroft Community League on December 6, 2021. Additionally, between February 14 - 27, 2022, online feedback was collected through the City's Engaged Edmonton webpage.

Feedback received from all of the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20087
2. Administration Report