

CHARTER BYLAW 20106

To allow for small scale infill development, Queen Mary Park

Purpose

Rezoning from RF1 to RF3; located at 11151 – 110A Avenue NW.

Readings

Charter Bylaw 20106 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 20106 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 6, 2022 and May 14, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed (RF3) Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing. The proposed RF3 Zone is subject to the Mature Neighbourhood Overlay (MNO), which is designed to ensure that infill development, such as row housing, is sensitive to the surrounding context. The regulations of the RF3 Zone, in conjunction with those of the MNO, are largely equivalent to the RF1 Zone. Rear setbacks, along with building heights, will remain the same. However, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres.

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For these reasons, the proposed rezoning is considered sensitive intensification as future buildings will be limited to the same height, but with an increased interior setback to the existing single detached house.

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 Queen Mary Park Community League on February 17, 2022. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20106
2. Administration Report (Attached to Bylaw 20105 - Item 3.12)