

CHARTER BYLAW 20142

To allow for small scale infill development, Bergman

Purpose

Rezoning from RF1 to RF3; located at 12201 - 41 Street NW

Readings

Charter Bylaw 20142 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 20142 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 03, 2022 and June 11, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20142 proposes to change the designation of one parcel from (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The proposed RF3 Zone would allow for the 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 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 Beacon Heights Community League on April 22, 2022. Responses are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20142
2. Administration Report