

CHARTER BYLAW 20171

To allow for small scale infill development, Central McDougall

Purpose

Rezoning from RF1 to RF3; located at 10806 – 106 Street NW.

Readings

Charter Bylaw 20171 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 20171 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 17, 2022 and June 25, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw proposes to rezone the subject site 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 regulations under the RF3 Zone are largely equivalent to the RF1 Zone. Rear setbacks, along with building heights, will remain the same.

The proposed zoning is accompanied by an associated amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 20170).

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 Central McDougall Community League on March 9, 2022. Three responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20171
2. Administration Report (Attached to Bylaw 20170 - Item 3.17)