

CHARTER BYLAW 20207

To allow for small scale infill development, Forest Heights

Purpose

Rezoning from RF4 to RF3; located at 9810 – 79 Street NW.

Readings

Charter Bylaw 20207 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 20207 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 6, 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 Charter Bylaw 20207 is to rezone one residential lot from the (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing. The proposed zone could yield up to four units of 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 Multi-unit Housing, is sensitive to the surrounding context. The RF3 Zone also requires a more sensitive interior setback of 3.0 metres while the RF4 zone requires only 1.2 metres.

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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 Forest/Terrace Heights Community League on May 25, 2022. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20207
2. Administration Report