

## **CHARTER BYLAW 20196**

**To allow for small scale infill development, Queen Mary Park.**

### **Purpose**

Rezoning from RF1 to RF3; located 11064 – 117 Street NW.

### **Readings**

Charter Bylaw 20196 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 20196 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**

Charter Bylaw 20196 proposes to rezone the subject site 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 regulations under the RF3 Zone are largely equivalent to the RF1 Zone. Rear setbacks, along with building heights, will remain the same.

The proposed rezoning is accompanied by an associated amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 20195).

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 May 5, 2022. Two responses were received and are summarized in the attached Administration Report.

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## **Attachments**

1. Charter Bylaw 20196
2. Administration Report (Attached to Bylaw 20195 - Item 4.26)