

# ITEM 3.8, Bylaw 20232 - To allow for the development of small scale multi-unit housing, Chappelle

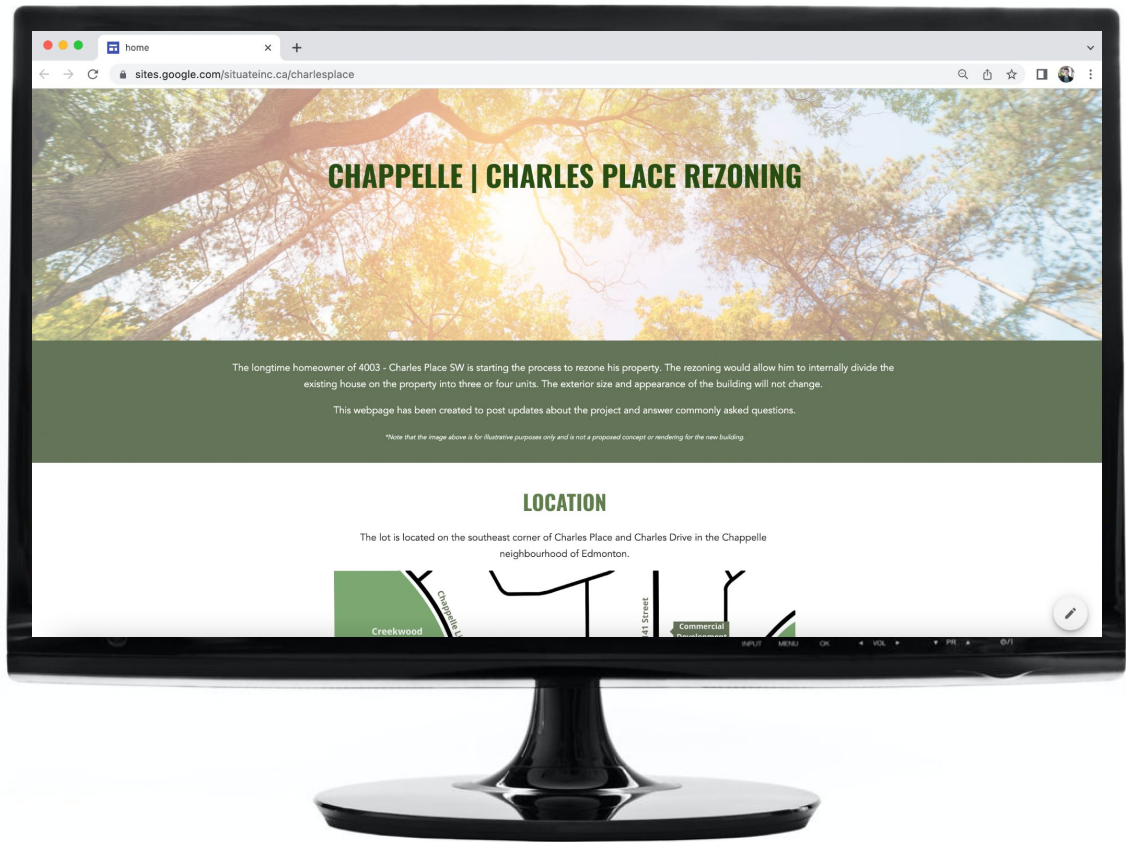
**EDMONTON CITY COUNCIL  
PUBLIC HEARING  
August 30, 2022**

Jeff Booth, Situate



**°situate**  
PLANNING + PLACEMAKING

# NEIGHBOUR RELATIONS



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°situate

May 12, 2021

Dear Neighbour,

**RE: Proposed Rezoning: 4003 - Charles Place SW**

Situate is pleased to get in touch with you on behalf of Don Mejia, a longtime resident of Chappelle, about an upcoming rezoning application at 4003 - Charles Place SW. The intention of this application is to rezone the property to the RF3 (Small Scale Infill Development) zone in order to divide the existing house into three or four units. The house will be retained, and the size and appearance of the house from the exterior will not change. All changes to the building will be internal. Parking would be provided in the house's three-car garage and the front driveway.

You may also be receiving a notice in the mail from the City of Edmonton about the rezoning application. If you have any questions about the application, you may contact the City and/or reach out to us directly at the contact information listed below.

We have also created a webpage where you'll find more information about the project as well as frequently asked questions. If you have a question that's not listed on the webpage, please let us know and we'll be sure to add it!

<https://sites.google.com/situateinc.ca/charlesplace>

We're still in the early stages of the project, and do not yet have a finalized design or construction timeline; we will post that information on our webpage when it's available.

In the meantime, if you have any questions at all, either about the rezoning or about the future design and construction, please feel welcome to get in touch with me at [jeff@situateinc.ca](mailto:jeff@situateinc.ca) or 780-203-6820.

Thank you so much for your time.

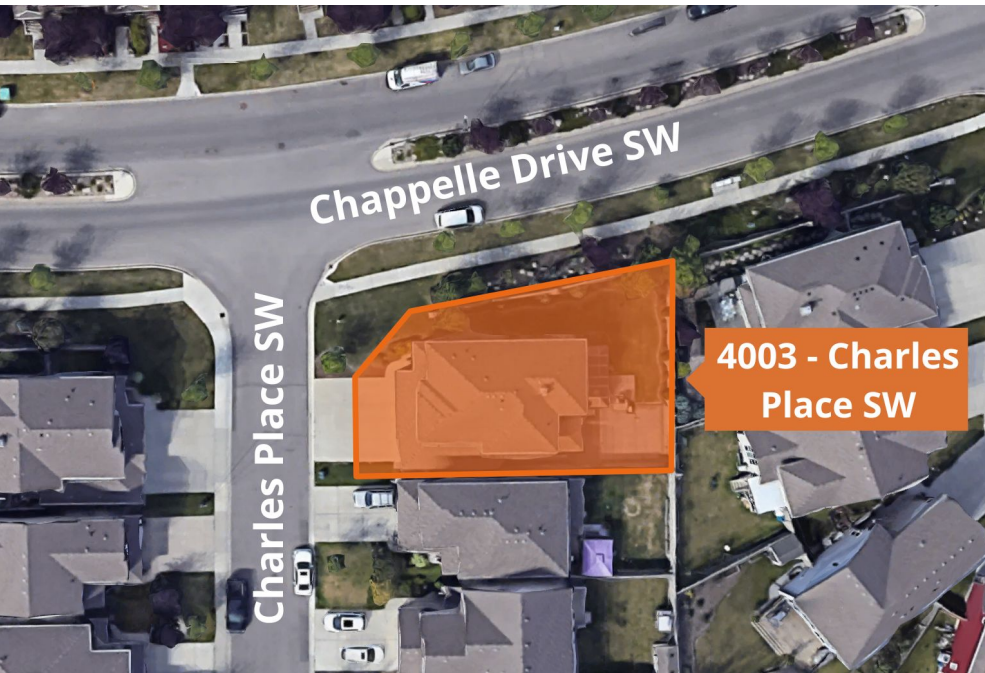
Sincerely,



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Jeff Booth, Planning Associate, Situate

# SITE CONTEXT





Creekwood  
Park

Chappelle Link

Commercial  
Development



141 Street

Commercial  
Development

Garth  
Worthington  
School

Row Housing  
Development

Chappelle Dr.

Subject Site



Charles Link



Charles Pl.



# ADAPTIVE REUSE



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## EDMONTON CITY PLAN

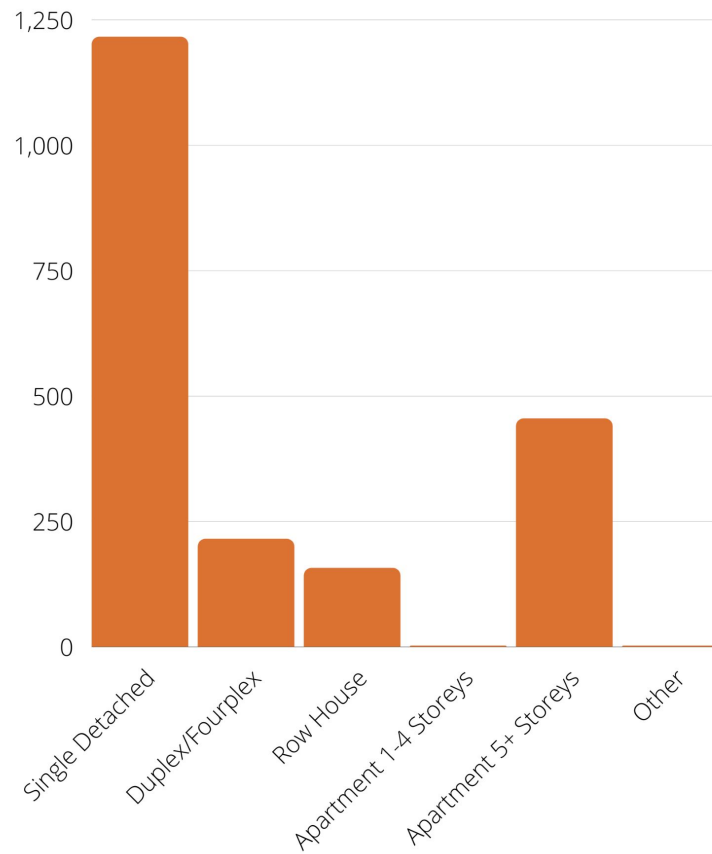
Edmonton

V 1.0  
CHARTER  
BYLAW 20,000

**2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities.**

2.2.1.6 Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

# HOUSING IN CHAPPELLE





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PLANNING + PLACEMAKING

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