

CHARTER BYLAW 20248

To allow for small scale infill development, Queen Mary Park

Purpose

Rezoning from RF1 to RF3; located at 10902 - 117 Street NW.

Readings

Charter Bylaw 20248 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 20248 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 12, 2022 and August 20, 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 20248 is to rezone one residential lot from the (RF1) Single Detached Residential Zone to (RF3) Small Scale Residential Infill 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 has regulations which are designed to ensure that infill development, such as Multi-unit Housing, is sensitive to the surrounding context.

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 June 21, 2022. Five responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20248
2. Administration Report (Attached to Bylaw 20249 - Item 3.10)