

## **CHARTER BYLAW 20264**

### **To allow for small scale infill development, High Park**

#### **Purpose**

Rezoning from RF1 to RF3; located at 10902 – 149 Street NW.

#### **Readings**

Charter Bylaw 20264 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 20264 be considered for third reading.”

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on August 26, 2022 and September 3, 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 20264 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 is appropriately located on a corner and at the edge of the neighbourhood, and 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 Britannia Youngstown Community League on July 20, 2022. No response was received at the time this bylaw was drafted.

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## **Attachments**

1. Charter Bylaw 20264
2. Administration Report