

CHARTER BYLAW 20257

To allow for a mix of small scale housing, Canora

Purpose

Rezoning from RF2 to RF3; located at 10249 152 Street NW.

Readings

Charter Bylaw 20257 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 20257 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 20257 is to change the zoning of one parcel from the (RF2) Low Density Infill Zone to the (RF3) Small Scale Infill Development Zone to allow for a mix of small-scale housing. The proposed rezoning is in alignment with the Jasper Place Area Redevelopment Plan, and completes anticipated development for the area. Additionally, the proposal adheres to The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing options in Canora.

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 Canora Community League on June 16, 2022. One response was received and is summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20257
2. Administration Report