

CHARTER BYLAW 20281

To allow for small scale infill development, Britannia Youngstown

Purpose

Rezoning from RF4 to RF3; located at 10250 - 161 Street NW.

Readings

Charter Bylaw 20281 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 20281 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 16, 2022, and September 24, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20281 is to rezone one residential lot from (RF4) Semi-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 principal units of Multi-unit Housing. The proposed RF3 Zone is considered appropriate for corner sites, as proposed, 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 29, 2022. One response was received and is summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20281
2. Administration Report (Attached to Bylaw 20280 - Item 3.10)