

CHARTER BYLAW 20283

To allow for a mix of small scale housing, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 14931 - 94 Avenue NW.

Readings

Charter Bylaw 20283 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 20283 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 proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20283 is to change the zoning of one parcel from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone to allow for a mix of small-scale housing such as Single Detached Housing, Semi-detached Housing, Duplex Housing, and small-scale Multi-unit Housing (this list of uses is not exhaustive). The proposal adheres to The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing options in Sherwood.

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 West Jasper - Sherwood Community League on July 13, 2022. 1 response was received and is summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20283
2. Administration Report