

## CHARTER BYLAW 20295

### To allow for small scale infill development, Grandview Heights

#### Purpose

Rezoning from RF1 to RF3; located at 6303 - 123 Street NW.

#### Readings

Charter Bylaw 20295 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 20295 be considered for third reading."

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 30, 2022 and October 08, 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 20295 is to change the designation of one parcel from (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The RF3 Zone would allow for the development of small scale housing such as Single Detached, Semi-detached and Multi-unit Housing. The proposed rezoning adheres to The City Plan's target of adding 50% of new units through infill city-wide, while diversifying housing in the Grandview Heights Neighbourhood.

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 Grandview Heights Community League on June 22, 2022. Four responses were received and are summarized in the attached Administration Report.

# **CHARTER BYLAW 20295**

## **Attachments**

1. Charter Bylaw 20295
2. Administration Report