

## **CHARTER BYLAW 20306**

### **To allow for a mix of small scale housing, Idylwyld**

#### **Purpose**

Rezoning from RF1 to RF3; located at 7604 - 83 Avenue NW.

#### **Readings**

Charter Bylaw 20306 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 20306 be considered for third reading.”

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on October 14, 2022 and October 22, 2022. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Report**

The purpose of proposed Charter Bylaw 20306 is to change the zoning for this site from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The proposed RF3 Zone would allow for a mix of small scale housing such as Single Detached Housing, Semi-Detached Housing or Multi-unit Housing up to approximately 4 or 5 principal dwellings.

This proposal aligns with The City Plan’s direction to focus intensification along key nodes and corridors and provide appropriate transitions into the interior of residential neighbourhoods.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

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### **Community Insights**

Advance Notice was sent to surrounding property owners and the presidents of the Idylwyld Community League and South East Community Leagues Association on August 2, 2022. 12 responses were received and are summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 20306
2. Administration Report