

CHARTER BYLAW 20336

To allow for small scale infill development, West Jasper Place

Purpose

Rezoning from RF1 to RF3; located at 15408 – 96 Avenue NW.

Readings

Charter Bylaw 20336 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 20336 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 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 20336 is to rezone one residential lot from the (RF1) Single 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 is appropriately located on a corner lot and could yield up to four principal units of Multi-unit Housing. It has regulations that are designed to ensure that infill development, such as Multi-unit Housing, is sensitive to the surrounding context. 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 West Jasper Place Neighbourhood.

This rezoning conforms to the Jasper Place Area Redevelopment Plan which designates this site as ‘transit oriented housing’ which allows for row housing development, as proposed.

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 September 20, 2022. No responses were received at the time this bylaw was drafted.

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Attachments

1. Charter Bylaw 20336
2. Administration Report