

CHARTER BYLAW 20326

To allow for small scale infill development, West Jasper Place

Purpose

Rezoning from RF1 to RF3; located at 9747 - 150 Street NW.

Readings

Charter Bylaw 20326 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 20326 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 Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20326 is to rezone one residential lot from (RF1) Single Detached Residential Zone to (RF3) Small Scale Residential Infill Development 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 five 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 West Jasper-Sherwood Community League on September 8, 2022. No responses were received at the time this bylaw was drafted.

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Attachments

1. Charter Bylaw 20326
2. Administration Report (attached to item 3.5 - Bylaw 20325)