

CHARTER BYLAW 20331

To allow for ground oriented housing, Killarney

Purpose

Rezoning from RF1 to RF5; located at 8403 - 132 Avenue NW.

Readings

Charter Bylaw 20331 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 20331 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 proposed Charter Bylaw 20331 is to change the zoning of a corner parcel from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone. The proposed RF5 Zone would allow for the development of up to five principal dwellings of grounding oriented housing with a height of 10 metres, or approximately 3 storeys.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton’s existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations.

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 Glengarry and Killarney Community Leagues as well as the North District Area Council of Community Leagues and the Edmonton Federation of Community Leagues on September 7, 2022. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20331
2. Administration Report