

CHARTER BYLAW 19937

To allow for small scale infill development, Pleasantview

Purpose

Rezoning from RF1 to RF2 and RF3; located at 11010 and 11015 - 60 Avenue NW

Readings

Charter Bylaw 19937 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 19937 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 6, 2023, and January 14, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the January 25, 2022, City Council Public Hearing, the following motion was passed:

“That Charter Bylaw 19937 be referred back to Administration to consider potential zoning that would accommodate open space, a mix of park space and/or other development or use of the land as public park and return to a future City Council Public Hearing.”

Report

The purpose of proposed Charter Bylaw 19937 is to rezone the subject properties from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone and the (RF3) Small Scale Infill Development Zone for the purpose of accommodating small scale infill development.

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At the time that this application was previously considered by City Council, the RF2 Zone was being considered for both subject properties. In response to the motion, the revised application is now proposing a combination of the RF2 and RF3 Zones to allow for increased housing diversity through the introduction of the Multi-unit Housing use on the southern property. An open space assessment was conducted and found that the Pleasantview neighbourhood is already well-served by existing open space. As such, this site is best used for residential purposes, as proposed.

This proposal is in alignment 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.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Pleasantview Community League on June 19, 2021 and an online engagement event was hosted by the applicant between October 24 and November 9, 2022. Feedback received is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19937
2. Administration Report