

CHARTER BYLAW 20358

To allow for a mix of small scale housing, Calder

Purpose

Rezoning from RF1 to RF3; located at 12911 - 116 Street NW.

Readings

Charter Bylaw 20358 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 20358 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.

Report

The purpose of proposed Charter Bylaw 20358 is to change the zoning of a corner parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The proposed RF3 Zone would allow for the development of up to four principal dwellings of grounding oriented housing with a maximum height of 8.9 metres.

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 president of the Calder Community League on October 13, 2022. No responses were received.

Attachments

1. Charter Bylaw 20358
2. Administration Report