

## CHARTER BYLAW 20383

### To allow for small scale infill housing, Westwood

#### Purpose

Rezoning from RF1 to RF3; located at 12302 – 106 Street NW.

#### Readings

Charter Bylaw 20383 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 20383 be considered for third reading.

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 3, 2023, and February 11, 2023. The Charter Bylaw can be passed following third reading.

#### Report

The purpose of the proposed Charter Bylaw 20383 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 three 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 Westwood neighbourhood.

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 Westwood Community League on October 27, 2022. One response was received and is summarized in the attached Administration Report.

#### Attachments

1. Charter Bylaw 20383
2. Administration Report