

CHARTER BYLAW 20417

To allow for multi-unit housing in the form of row housing, Central McDougall

Purpose

Rezoning from RF1 to UCRH; located at 10804 - 107 Street NW.

Readings

Charter Bylaw 20417 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 20417 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20417 is to rezone the subject site from the (RF1) Single Detached Residential Zone to (UCRH) Urban Character Row Housing Zone to allow for multi-unit housing up to 12 metres in height with secondary suite opportunities. The proposed zone could yield up to five units of multi-unit housing. This proposal facilitates density on a corner lot within walking distance to active modes of transportation and it aligns with the goals of The City Plan to achieve 50 percent of new net units through infill development.

This proposed rezoning is associated with a proposed amendment to the Map 5 of the Central McDougall / Queen Mary Park ARP (Bylaw 20416) which will redesignate the subject site from 'single family housing' to 'row housing'.

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 Central McDougall Community League on December 29, 2022. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20417
2. Administration Report (attached to item 3.14 - Bylaw 20416)