

CHARTER BYLAW 20410

To allow for a mix of small scale housing, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 9346 - 153 Street NW

Readings

Charter Bylaw 20410 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 20410 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 Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20410 is to change the zoning of one parcel from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone to allow for a mix of small-scale housing. The proposed rezoning adheres to The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing options in the Sherwood neighbourhood.

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.

With redevelopment of the site, the owner will be responsible for installing a sidewalk along the north side of the property and removing the existing vehicular access and restoring both the boulevard and curb and gutter.

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the West Jasper-Sherwood Community League and West Edmonton Communities Council on December 22, 2023. One response was received and is summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20410
2. Administration Report