

CHARTER BYLAW 20405

To allow for a mix of small scale housing, Inglewood

Purpose

Rezoning from US to RF3; located at 11315 - 128 Street NW.

Readings

Charter Bylaw 20405 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 20405 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 proposed Charter Bylaw 20405 is to change the zoning of Lots 17 - 20, Block 5, Plan RN60, from the Urban Services Zone (US) to the (RF3) Small Scale Infill Development Zone. The proposed RF3 Zone would allow for a mix of small scale housing, such as single detached housing, semi-detached housing or multi-unit housing up to a maximum of 17 principal dwellings.

The mix of small scale housing that would be allowed by the RF3 Zone is compatible with the neighbourhood, being the same zoning that applies to the majority of the interior of Inglewood. The proposed zoning is also in conformance with infill objectives of the West Ingle Area Redevelopment Plan and The City Plan.

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An associated amendment to the West Ingle Area Redevelopment Plan is also proposed (Bylaw 20404). Using specific legal descriptions, the amendment clarifies that this US District does not apply to the lands subject to this rezoning.

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 Inglewood Community League on November 24, 2022. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20405
2. Administration Report (attached to item 3.22 - Bylaw 20404)