

## **CHARTER BYLAW 20457**

### **To allow for a mix of small scale housing, West Jasper Place**

#### **Purpose**

Rezoning from RF1 to RF3; located at 9526 – 155 Street NW.

#### **Readings**

Charter Bylaw 20457 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 20457 be considered for third reading.

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on April 6, 2023, and April 15, 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 20457 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 net new units through infill city-wide, while diversifying housing types in the West Jasper Place neighbourhood. The proposed rezoning aligns with the land use concept in the Jasper Place Area Redevelopment Plan (ARP), which designates the site for transit oriented housing.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

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### **Community Insights**

A notice of the proposed land use changes was mailed to surrounding property owners, the president of the West Jasper Place - Sherwood Community League, and to the president of the West Edmonton Council of Community Leagues on January 24, 2023. No responses were received.

### **Attachments**

1. Charter Bylaw 20457
2. Administration Report