

CHARTER BYLAW 20464

To allow for a mix of small scale housing, Britannia Youngstown

Purpose

Rezoning from RF4 to RF3; located at 15630 – 103 Avenue NW.

Readings

Charter Bylaw 20464 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 20464 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 20464 is to change the zoning of one parcel from (RF4) Semi-detached Residential to the RF3 Small Scale Infill Development Zone to allow for a mix of small-scale housing. The proposed rezoning aligns with The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing types in the Britannia Youngstown neighbourhood. To facilitate this rezoning, there is also an associated plan amendment to the Jasper Place Area Redevelopment Plan (Bylaw 20464) that will amend two figures.

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 Britannia Youngstown Community League on January 24, 2023. No responses were received.

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Attachments

1. Charter Bylaw 20464
2. Administration Report (attached to item 3.9 - Bylaw 20463)