

CHARTER BYLAW 20466

To allow for a mix of small scale housing, Parkallen

Purpose

Rezoning from RF1 to RF3; located at 10979 – 72 Avenue NW

Readings

Charter Bylaw 20466 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 20466 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 the proposed Charter Bylaw 20466 is to rezone one residential lot from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing such as single detached, duplex, semi-detached, and multi-unit housing up to three principal dwellings.

The proposed rezoning adheres to The City Plan's target of adding 50% of new units through infill city-wide while diversifying housing in the Parkallen neighbourhood.

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

Community Insights

A notice of the proposed land use change was mailed to surrounding property owners and the presidents of the McKernan, Parkallen and Central Area Council of Community Leagues on February 8, 2023. No responses were received.

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Attachments

1. Charter Bylaw 20466
2. Administration Report