

## **CHARTER BYLAW 20454**

### **To allow for a mix of small scale housing, Riverdale**

#### **Purpose**

Rezoning from the (RF2) Low Density Infill Zone to the (RF3) Small Scale Infill Development Zone; located at 10268 - 87 Street NW, Riverdale.

#### **Readings**

Charter Bylaw 20454 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 20454 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**

Charter Bylaw 20454 proposes to rezone a site in the Riverdale neighbourhood from the (RF2) Low Density Infill Zone 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 accommodating 50% of net new units through infill city-wide. There is an associated plan amendment to the Riverdale Area Redevelopment Plan (ARP) to facilitate the proposed rezoning (Bylaw 20453). All comments from civic departments or utility agencies regarding this proposal have been addressed.

#### **Community Insights**

A notice of the proposed land use changes was mailed to surrounding property owners and the president of the Riverdale Community League on December 5, 2022. One response was received and is summarized in the attached Administration Report.

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## **Attachments**

1. Charter Bylaw 20454
2. Administration Report (attached to item 3.14 - Bylaw 20453)