

CHARTER BYLAW 20479

To allow for a mix of small scale ground-oriented housing, Lauderdale

Purpose

Rezoning from RF1 to RF3; located at 12904 - 103 Street NW.

Readings

Charter Bylaw 20479 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 20479 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 28, 2023, and May 6, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20479 proposes to amend the Zoning Bylaw for a 680 m² site located on a corner site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The RF3 Zone will allow for a mix of small-scale housing and may include single detached housing, semi-detached housing, duplex housing, and multi-unit housing up to 8.9 metres in height (approximately 2 storeys) with the opportunity for secondary and garden suites. The Mature Neighbourhood Overlay (MNO) applies to the site. The applicant's stated intent is to develop four (4) principal dwelling units of row housing, each with secondary suites.

This Charter Bylaw aligns with the goals and policies of The City Plan to accommodate all future growth by accommodating 50% of new residential units through infill city wide. The application will add to the diversity of housing types by adding small-scale ground-oriented housing on a corner site

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in order to utilize land and infrastructure efficiently. It will also encourage the use of public transportation as the site is located along a collector roadway close to public transportation routes, which contributes towards integrating housing, services, and amenities with active transportation networks. There is no neighbourhood plan in effect for Lauderdale.

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

Community Insights

A notice was sent to surrounding property owners and the president of the Lauderdale Community League on November 24, 2022. No responses were received.

Attachments

1. Charter Bylaw 20479
2. Administration Report