

## CHARTER BYLAW 20505

### To allow for a mix of small scale housing, Elmwood Park

#### Purpose

Rezoning from RF1 to RF3; located at 12245 – 79 Street NW.

#### Readings

Charter Bylaw 20505 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 20505 be considered for third reading.

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 26, 2023, and June 3, 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 20505 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 new units through infill city-wide while diversifying housing types in the Elmwood Park neighbourhood.

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

#### Community Insights

A notice of proposed land use changes was sent to surrounding property owners and the president of the Elmwood Park Community League on February 22, 2023. Responses were received and are summarised in the attached Administration Report.

#### Attachments

1. Charter Bylaw 20505
2. Administration Report