

CHARTER BYLAW 20541

To allow for a mix of small scale housing, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 15410 - 92 Avenue NW.

Readings

Charter Bylaw 20541 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 20541 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 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 20541 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 reasoning contributes to The City Plan target of adding 50% of new units through infill city-wide while diversifying housing types in the Sherwood neighbourhood.

All comments from civic departments and 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 Jasper Place and West Jasper-Sherwood Community Leagues on May 5, 2023. One response was received and is summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20541
2. Administration Report