

# Charter Bylaw 19327

To allow for small scale infill development, Britannia Youngstown

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## Purpose

Rezoning from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone; located at 10302 160 Street NW.

## Readings

Charter Bylaw 19327 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 19327 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 5, 2020, June 13, 2020, and June 16, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19327 proposes to rezone land from the (RF4) Semi-detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The purpose of the proposed RF3 Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing. Based on the site size, this property could accommodate up to four principal dwellings, depending on the future building design. The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood.

An associated application has also been made to amend the Jasper Place Area Redevelopment Plan (Bylaw 19326).

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

### **Public Engagement**

Advance notice was sent to surrounding property owners and the president of the Britannia Youngstown Community League on March 30, 2020. No responses were received.

### **Attachments**

1. Charter Bylaw 19327
2. Administration Report (attached to Bylaw 19326 - Item 3.7)