

# Charter Bylaw 19205

To allow for row housing, Inglewood

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## Purpose

Rezoning from US to RF5; located at 11315 – 128 Street NW.

## Readings

Charter Bylaw 19205 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 19205 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 22, 2020, May 30, 2020, and June 2, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

This Charter Bylaw proposes to change the zoning for this site from the (US) Urban Services Zone to the (RF5) Row Housing Zone, which would allow for the development of up to 20 Dwellings of Multi-unit Housing. The RF5 Zone allows for multi-unit housing with a slightly greater density and height than the (RF3) Small Scale Infill Development Zone which applies to most of the surrounding land.

This site is suitable for the additional development permissions allowed under the RF5 Zone as it is located on a corner, adjacent to a school site and separated from lower scale residential zoning by roadways. Moreover, the site is within walking distance to a variety of amenities including commercial services, frequent transit service, a bike lane and school/park sites.

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

### **Public Engagement**

An advance notice was sent to surrounding property owners and the president of the Inglewood Community League on December 20, 2019. This original notice was for the proposed (RA7) Low Rise Apartment Zone. When the applicant revised their proposal to the (RF5) Row Housing Zone, a new advance notice was sent to surrounding property owners and the president of the Inglewood Community League on March 5, 2020. A summary of feedback received can be found in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19205
2. Administration Report (attached to Bylaw 19204 - Item 3.5)