

# Charter Bylaw 19055

To allow for a Small Scale Infill Development, Idylwyld

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## Purpose

Rezoning from RF1 to RF3; located at 7604 - 83 Ave NW.

## Readings

Charter Bylaw 19055 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 19055 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Previous Council/Committee Action

At the November 4, 2019, City Council Public Hearing, the following motion was passed:

That Item 3.9 and Charter Bylaw 19055 be referred to Administration, to work with the applicant, to conduct public engagement, and return to a future City Council Public Hearing with alternate zoning.

## Report

Charter Bylaw 19055 proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The site is located at the east end of the block, on 83 Avenue NW where it turns north into 76 Street NW. The stated intent of the applicant is to develop row housing under the 'Multi-unit Housing' use permitted use in the RF3 zone.

All comments from affected City Departments and utility agencies have been addressed.

### **Public Engagement**

Advance notice was sent to surrounding property owners and to the presidents of the Idylwyld Community League and the South East Council of Community Leagues on December 20, 2019. An in-person meeting was held with two neighbouring property owners on January 17, 2020.

A summary of the feedback is found in the attached City Planning Report.

### **Attachments**

1. Charter Bylaw 19055
2. Administration Report (attached to Amendment - Item 3.2)