

# Charter Bylaw 19094

To allow for low density infill development, Crestwood

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## Purpose

Rezoning from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone; located at 9724 - 142 Street NW.

## Readings

Charter Bylaw 19094 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 19094 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on November 22, 2019, and November 30, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19094 proposes to rezone land from the (RF1) Single Detached Residential Zone to the (RF2) Low Density Infill Zone. The purpose of the proposed (RF2) Low Density Infill Zone is to allow for Single Detached Housing, infill on narrow lots, Semi-detached Housing, Duplex Housing, Secondary Suites and Garden Suites. Based on the site size and potential future subdivision, this land could accommodate two to three principal dwellings. The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood.

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 presidents of the Crestwood Community League and West Edmonton Council of Community Leagues on August 15, 2019. One response was received asking clarification questions only.

**Attachments**

1. Charter Bylaw 19094
2. Administration Report