

Charter Bylaw 19482

To allow for small scale infill development, McQueen

Purpose

Rezoning from RF4 to RF3; located at 14415 and 14417 McQueen Road NW, McQueen.

Readings

Charter Bylaw 19482 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 19482 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 8, 2021 and January 16, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The applicant is proposing to develop this site for small scale residential infill (a fourplex). The regulations in the RF3 Zone combined with the Mature Neighbourhood Overlay allow for development that is compatible with the surrounding development. While there is no Plan in effect for the McQueen neighborhood, this application is supported by the Residential Infill Guidelines.

Public Engagement

Advance Notice was sent to surrounding property owners and the McQueen Community League on July 15, 2020. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19482
2. Administration Report