

Charter Bylaw 18812

To allow for small scale infill development, Avonmore

Purpose

Rezoning from RF1 To RF3; located at 8755 76 Avenue NW.

Readings

Charter Bylaw 18812 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 18812 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 26, 2019, and May 4, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed RF3 zone would allow for single, semi-detached and duplex housing on this site given the dimensions, the site area, and its location on a corner. The applicant's intent is to seek variances with a subsequent development permit to allow for three row housing units. The proposed development is suitable as the site is located on a corner, on the edge of the neighbourhood, and along a collector road. This conforms with the 1998 Southeast Area Plan, which provides direction that small scale infill found within the RF2, RF3, and RF4 zones are appropriate next to single family dwellings.

Public Engagement

Advance notice was sent to surrounding property owners and the King Edward Park Community League, South East Council of Community Leagues, and The Avonmore Community League on January 17, 2019. No responses were received.

Attachments

1. Charter Bylaw 18812
2. City Planning Report