

Charter Bylaw 19543

To allow for small scale infill development, Britannia Youngstown

Purpose

Rezoning from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone; located at 10302 - 162 Street NW.

Readings

Charter Bylaw 19543 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 19543 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 5, 2021 and February 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This land use amendment application was submitted by Dualita Architecture on October 9, 2020. This application proposes to change the designation of one parcel from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for:

- up to four units of multi-unit housing; and
- a maximum building height of 8.9 metres (the same as under the current zoning).

This proposal is in alignment with the applicable policies of CityPlan by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations.

An associated application has been made to amend the Jasper Place Area Redevelopment Plan from Small Scale Housing (BY1) to Active Edge Housing (BY2) to allow for the development of row housing on the site (Bylaw 19542).

Public Engagement

Advance Notice was sent to surrounding property owners and the Britannia Youngstown Community League on October 21, 2020. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19543
2. Administration Report (Attached to Bylaw 19542 - item 3.12)