

Charter Bylaw 19548

To allow for small scale infill development, Sherwood

Purpose

Rezoning from RF1 to RF3; located at 14930 - 92 Avenue NW.

Readings

Charter Bylaw 19548 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 19548 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 5, 2020, and February 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This rezoning application was submitted by Omega Finishing Solutions on September 20, 2020 on behalf of landowner Rishi Ghai-Suman Homes. This application proposes to change the designation of one parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for:

- up to five 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.

Public Engagement

Advance Notice was sent to surrounding property owners, the Jasper Park Community League, and the West Jasper-Sherwood Community League on October 7, 2020. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19548
2. Administration Report