

Charter Bylaw 19653

To allow for the development of multi-unit housing, Prince Charles

Purpose

Rezoning from RF3 to RF5; located at 12211 127 Street NW.

Readings

Charter Bylaw 19653 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 19653 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19653 is to change the zoning from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (RF5) Row Housing Zone. The proposed RF5 Zone would allow for the development of ground oriented housing and the Mature Neighbourhood Overlay would ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape. The applicant's intent is to provide permanent supportive housing.

This proposal aligns with the goals and policies of the City Plan to provide permanent supportive housing and to accommodate growth in infill locations along key corridors. There is no Plan in Effect for this 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 Prince Charles and Sherbrooke Community Leagues on January 19, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19653
2. Administration Report