

Charter Bylaw 19710

To allow for small scale infill development, Calder

Purpose

Rezoning from RF2 to RF3; located at 12612 - 129 Avenue NW.

Readings

Charter Bylaw 19710 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 19710 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 30, 2021 and May 8, 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 Rajinder Verma on March 10, 2020. This application proposes to change the designation of one parcel from (RF2) Low Density Infill 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 The City Plan by aligning with the goals and policies to accommodate all future growth for an additional 1 million people within Edmonton’s existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations. It also conforms to the site’s designation in the Calder Neighbourhood Improvement Plan.

Public Engagement

Advance Notice was sent to surrounding property owners, the Calder Community League, and the Edmonton Area Council One Society Area Council on January 20, 2021. No responses were received.

Attachments

1. Charter Bylaw 19710
2. Administration Report