

## CHARTER BYLAW 19892

### To allow for the development of ground oriented Multi-unit Housing, Spruce Avenue

#### Purpose

Rezoning from RF3 to RF5; located at 11333 - 101 Street NW, Spruce Avenue

#### Readings

Charter Bylaw 19892 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 19892 be considered for third reading."

#### Advertising and Signing

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

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 19892 proposes to rezone land from the (RF3) Small Scale Infill Development Zone to the (RF5) Row Housing Zone. The proposed RF5 Zone would allow for Multi-unit Housing development that could have a higher site coverage than the current zoning and an increase of height to a maximum 10.0 m. The applicant's intent is to develop row housing.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

#### Community Insights

Advance Notice was sent to surrounding property owners and the president of the Spruce Avenue Community League on June 30, 2021. No responses were received.

#### Attachments

1. Charter Bylaw 19892
2. Administration Report