

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