

## CHARTER BYLAW 19911

### To allow for multi-unit housing, commercial development and a stormwater management facility, Decoteau North

#### Purpose

To rezone land for the purpose of accommodating residential, commercial, and public utility land uses; located at 511 – 17 Street SW.

#### Readings

Charter Bylaw 19911 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 19911 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 19 and November 27, 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 19911 is to change the Zoning bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RA9) High Rise Apartment Zone, (CSC) Shopping Centre Zone and (PU) Public Utility Zone. These Zones will allow for the development of low and high rise multi-unit housing, a shopping centre and a stormwater management facility.

The proposed Charter Bylaw conforms with the Decoteau North (Alces) Neighborhood Structure Plan which designates the site for Commercial/Residential Mixed Use, Community Commercial and a Stormwater Management Facility.

All comments from civic departments and utility agencies have been addressed.

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## **Community Insights**

An Advance Notice was sent to surrounding property owners and the Meadows Community League on May 8, 2019. A second Advanced Notice was sent on August 19, 2021. Three phone messages and one email were received requesting more information. Clarifying information was provided to the respondents and no concerns were received.

## **Attachments**

1. Charter Bylaw 19911
2. Administration Report