

CHARTER BYLAW 20064

To allow for low rise Multi-unit Housing, Cloverdale

Purpose

Rezoning from CNC to RA7; located at 9503 – 98 Avenue NW.

Readings

Charter Bylaw 20064 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 20064 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2022 and April 9, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

CHARTER BYLAW 20064 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (RA7) Low Rise Apartment Zone. The purpose of the RA7 zone is to provide for a low rise Multi-unit Housing with the potential for limited commercial uses on the ground floor. The current intent of the developer is to construct Multi-unit Housing in the form of a four storey building.

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 Cloverdale Community League on February 7, 2022. Four responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20064
2. Administration Report (Attached to Bylaw 20063 - Item 3.16)