

CHARTER BYLAW 20238

To allow for the development of low rise multi-unit housing with limited opportunities for commercial activities on the ground floor, Laurel

Purpose

Rezoning from RF6 to RA7; located at 2405 17B Avenue NW and 2406 17A Avenue NW

Readings

Charter Bylaw 20238 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 20238 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 12, 2022, and August 20, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This Charter Bylaw proposes to rezone two lots from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone for the purpose of accommodating low rise multi-unit housing developments with additional density, but the same height as RF6. The proposed amendment conforms with The Meadows Area Structure Plan (ASP), the Laurel Neighbourhood Structure Plan and aligns with The City Plan.

This application was accepted on April 19, 2022, from Green Space Alliance.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton’s existing boundaries.

Community Insights

Advance Notice was sent to surrounding property owners and the president of The Meadows Community League on May 4, 2022. Four responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20238
2. Administration Report