

## CHARTER BYLAW 20286

### To allow for innovative forms of low density housing, Alces

#### Purpose

Rezoning from (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision; located at 303 & 503 - 34 Street SW.

#### Readings

Charter Bylaw 20286 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 20286 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 16, 2022 and September 24, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 20286 proposes to rezone portions of Lots 2 & 3, Plan 707RS from (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision. The proposed rezoning will allow for innovative low density development in the form of Semi-detached Housing and Multi-unit Housing in the form of row housing, on shallower lots with rear attached garages. The proposal aligns with the Alces Neighbourhood Structure Plan and the Decoteau Area Structure Plan.

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

#### Community Insights

Advance Notice was sent to surrounding property owners and the president of the Meadows Community League on April 28, 2022. No responses were received.

#### Attachments

1. Charter Bylaw 20286
2. Administration Report (Attached to Charter Bylaw 20285 - Item 3.6)