

CHARTER BYLAW 20297

To allow for low rise multi-unit housing, Sherwood

Purpose

Rezoning from RF1 to RA7; located at 9321, 9313 & 9311 - 156 Street NW.

Readings

Charter Bylaw 20297 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 20297 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 30, 2022 and October 8, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20297 is to rezone three residential lots from the (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone to allow for a low-rise residential building up to 16 metres in height with limited commercial opportunities at ground level. This proposal increases density at the edge of the neighbourhood within walking distance to a future LRT stop, and it aligns with the goals of The City Plan to intensify Secondary Corridors.

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 Sherwood Community League on July 27, 2022. Four responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20297
2. Administration Report