

CHARTER BYLAW 20359

To allow for low-rise Multi-unit Housing, Maple

Purpose

Rezoning from RF5 to RA7; located at 3308 - 8 Street NW.

Readings

Charter Bylaw 20359 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 20359 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 6, 2023, and January 14, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20359 is to rezone the subject site from (RF5) Row Housing Zone to (RA7) Low-Rise Apartment Zone to allow for a low-rise residential building up to 16 metres in height (approximately four storeys) with limited commercial opportunities at ground level. The proposed rezoning conforms to the Meadows Area Structure Plan and Maple Neighbourhood Structure Plan.

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 Fulton Meadows Community League on November 3, 2022. Two responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20359
2. Administration Report