



ITEMS 3.10 & 3.11  
BYLAW 20349 & CHARTER BYLAW 20350  
EAUX CLAIRES

DEVELOPMENT  
SERVICES  
January 23, 2023





## Comments

- Incompatibility of Row Housing
- Congestion
- Parking
- Preference for a library over a school
- Uncertainty over 160 Avenue
- Open space not maintained
- Open water drawing mosquitoes



SITE SIGNAGE  
July 13, 2022



ADVANCED NOTICE  
July 14, 2022



CITY WEBPAGE  
July 28, 2022

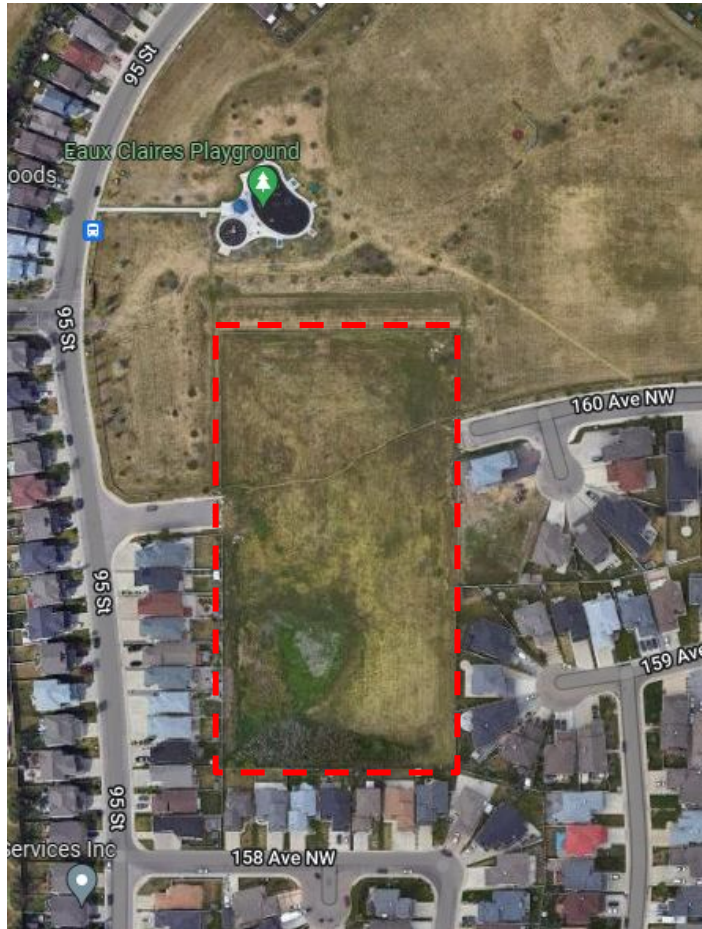


PUBLIC HEARING  
NOTICE

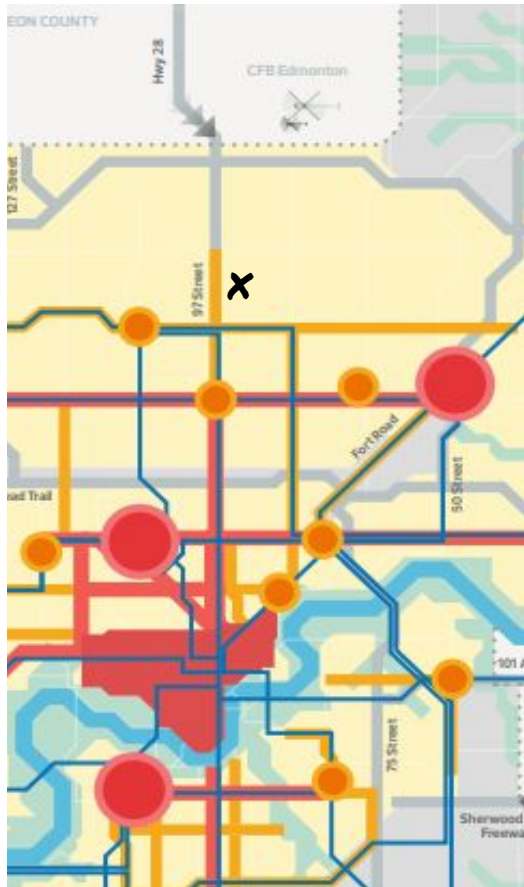


JOURNAL AD  
December 15, 2022

## PROPOSED ZONING



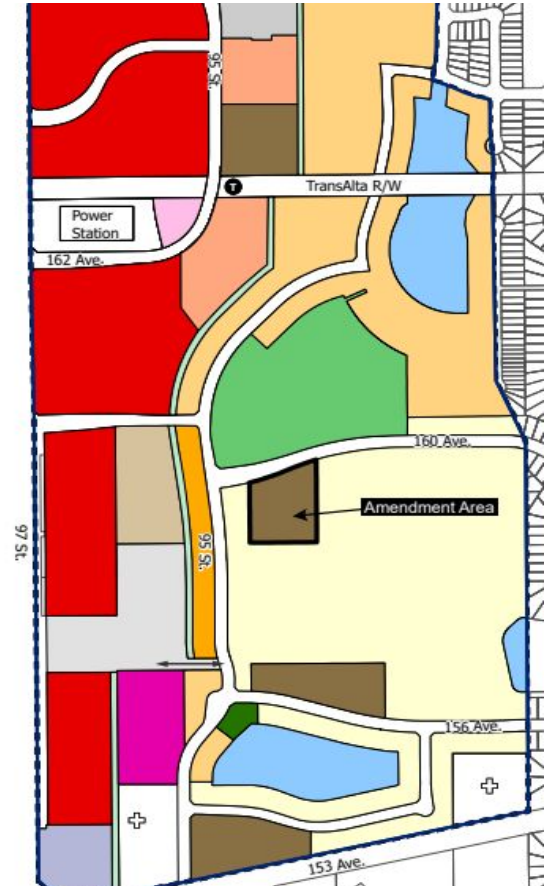
REGULATION	RA5
<b>Principle Building</b>	Multi-Unit Housing Single Detached Semi-detached
<b>Height</b>	10.0 m
<b>Density</b>	Max: None
<b>Site Coverage</b>	50% - 52%
<b>Setbacks</b>	
Front	3.0 - 4.5 m
Side (interior)	1.2 m
Side (flanking)	3.0 m
Rear	1.2 - 7.5 m



THE CITY PLAN



EDMONTON NORTH ASP



EAUX CLAIRES NSP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**