



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

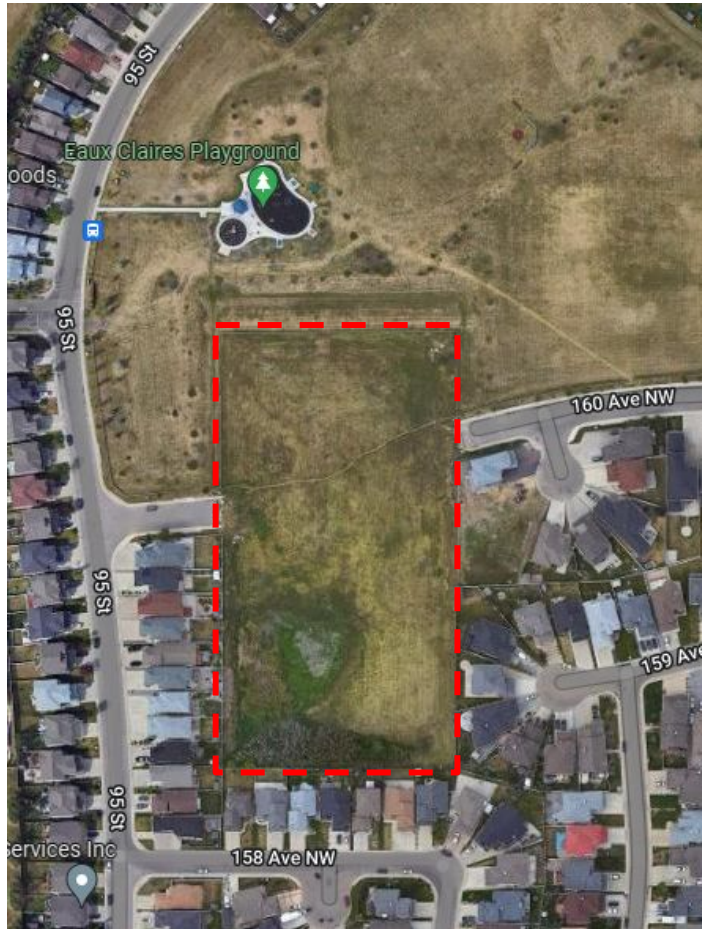


PUBLIC HEARING
NOTICE

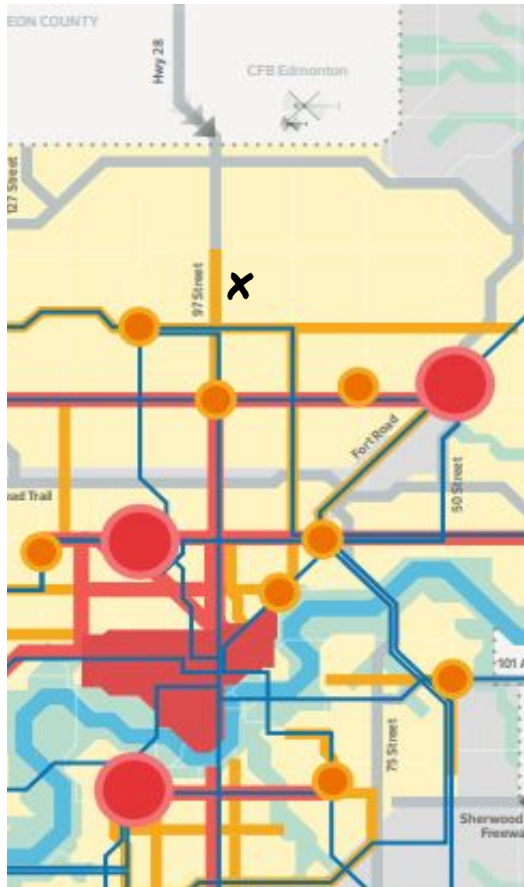


JOURNAL AD
December 15, 2022

PROPOSED ZONING



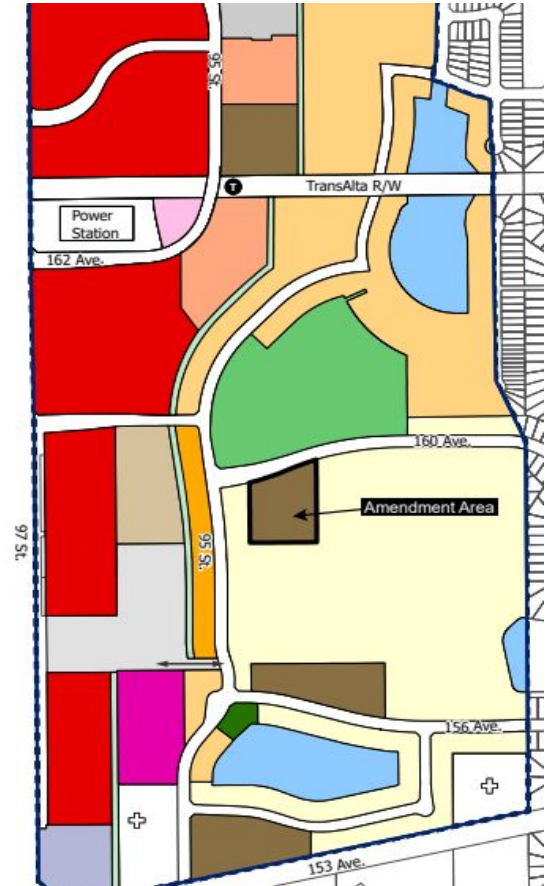
REGULATION	RA5
Principle Building	Multi-Unit Housing Single Detached Semi-detached
Height	10.0 m
Density	Max: None
Site Coverage	50% - 52%
Setbacks	
Front	3.0 - 4.5 m
Side (interior)	1.2 m
Side (flanking)	3.0 m
Rear	1.2 - 7.5 m



THE CITY PLAN



EDMONTON NORTH ASP



EAUX CLAIRES NSP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**