

CHARTER BYLAW 20531

To allow for a range of ground-oriented housing, low rise multi-unit housing, a school and a park, Aster

Purpose

Rezoning from AG to RLD, RA7, and US; located at 605 - 23 Avenue NW.

Readings

Charter Bylaw 20531 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 20531 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20531 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RA7) Low Rise Apartment Zone, and (US) Urban Services Zone to allow for a range of ground-oriented housing with flexibility in lot sizes and widths, low rise multi-unit housing with limited commercial uses on the ground floor, and a school and park site.

This rezoning is associated with an application to amend the Aster Neighbourhood Structure Plan (Bylaw 20530).

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the president of the Fulton Meadows Community League and the Meadows Community League

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Association on April 17, 2023. Six responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20531
2. Administration Report (attached to item 3.13 - Bylaw 20530)