

## CHARTER BYLAW 20525

### To allow for low rise multi-unit housing, Clareview Town Centre

#### Purpose

Rezoning from RF5 to RA7; located at 13832 - 36 Street NW

#### Readings

Charter Bylaw 20525 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 20525 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

The purpose of Charter Bylaw 20525 is to rezone the subject site from (RF5) Row Housing Zone to (RA7) Low Rise Apartment Zone to develop low rise multi-unit housing up to 16 metres / 4 storeys in height, with limited commercial uses on the ground level.

The proposed application conforms to the intent of the Clareview Town Centre Neighbourhood Area Structure Plan to provide for a range of housing choices and with The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries and will contribute to a complete community.

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 presidents of the Hairsine Community League and Clareview and District Area Council on April 12, 2023. Three responses were received and are summarized in the attached administration report.

## **CHARTER BYLAW 20525**

### **Attachments**

1. Charter Bylaw 20525
2. Administration Report (attached to Bylaw 20524 - item 3.8)