



ITEM 3.1
BYLAW 21025
GARNEAU

DEVELOPMENT
SERVICES
APR 28, 2025

Edmonton



Respondents (16)

Opposition (16)

- Historic character of block (x12)
- No spot zoning outside Priority Growth Area Rezoning (x8)
- Scale should be on corner sites or major roads (x6)
- Street parking congestion (x5)
- Goes against maintaining housing diversity (x4)
- Shadow impacts (x3)
- Decreased property values (x3)
- Potential construction damage (x3)
- Lot too small for larger building (x3)



CITY WEBPAGE
Oct 24, 2024



MAILED NOTICE
Oct 25, 2024



1:1 COMMUNICATION
Ongoing



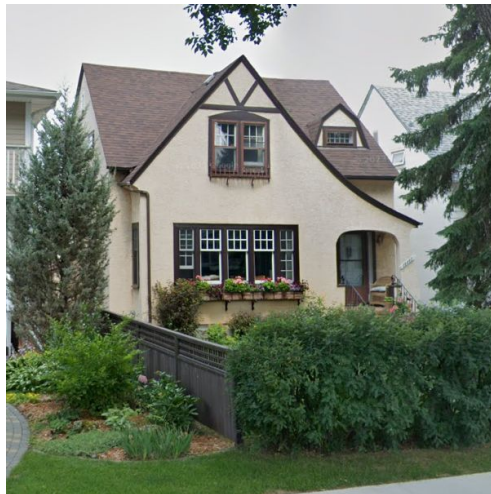
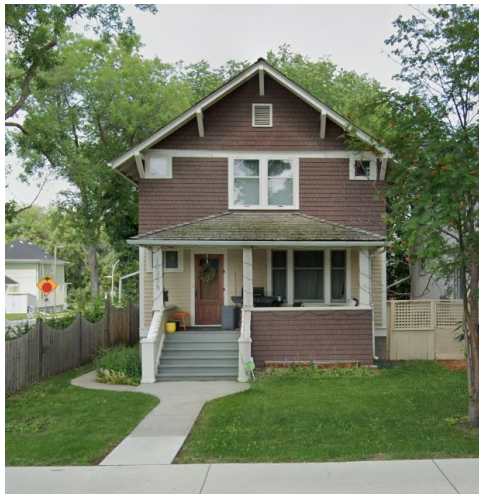
SITE SIGNAGE
Nov 13, 2024
Mar 19, 2025

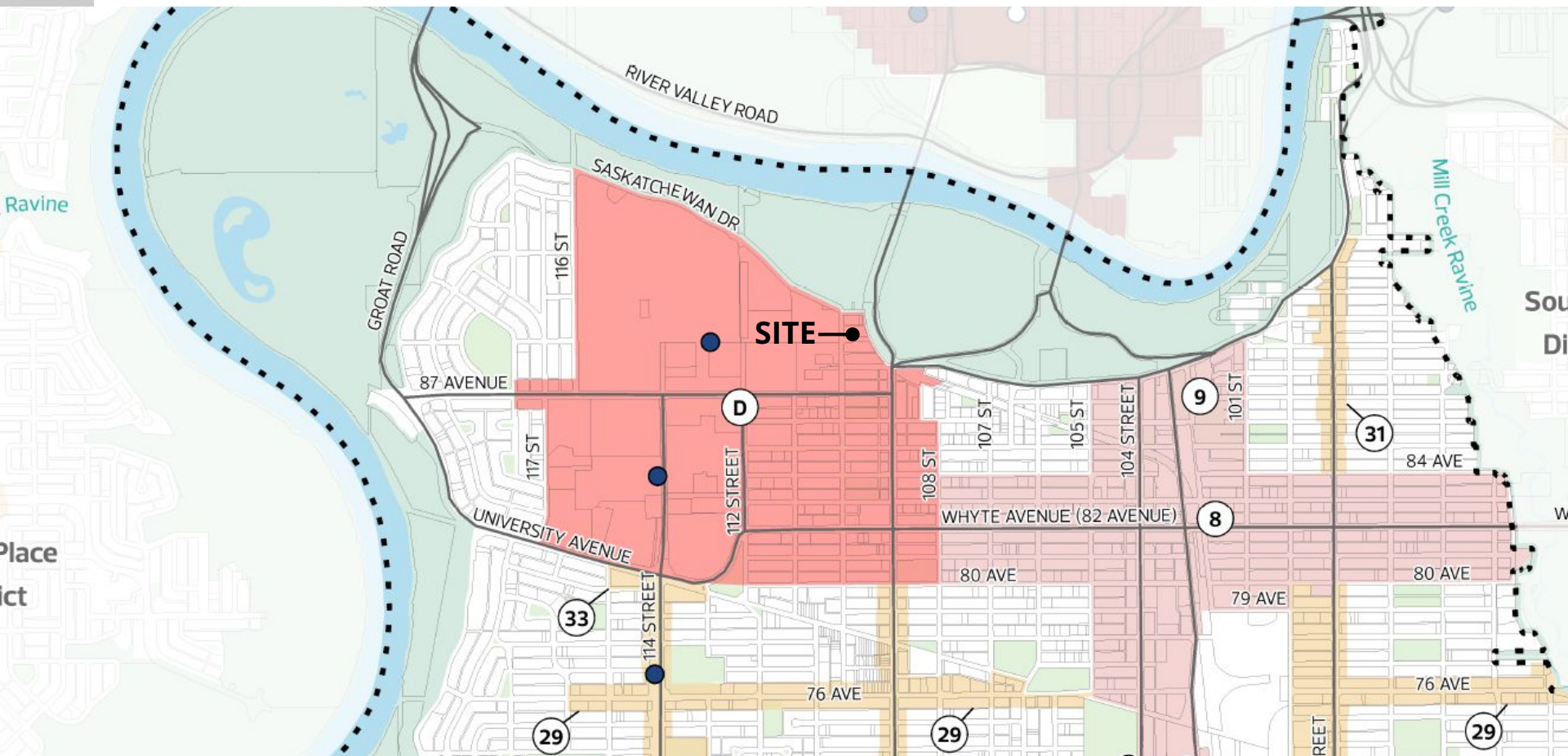


PUBLIC HEARING
NOTICE
Apr 3, 2025



JOURNAL AD
Apr 11 & 19, 2025

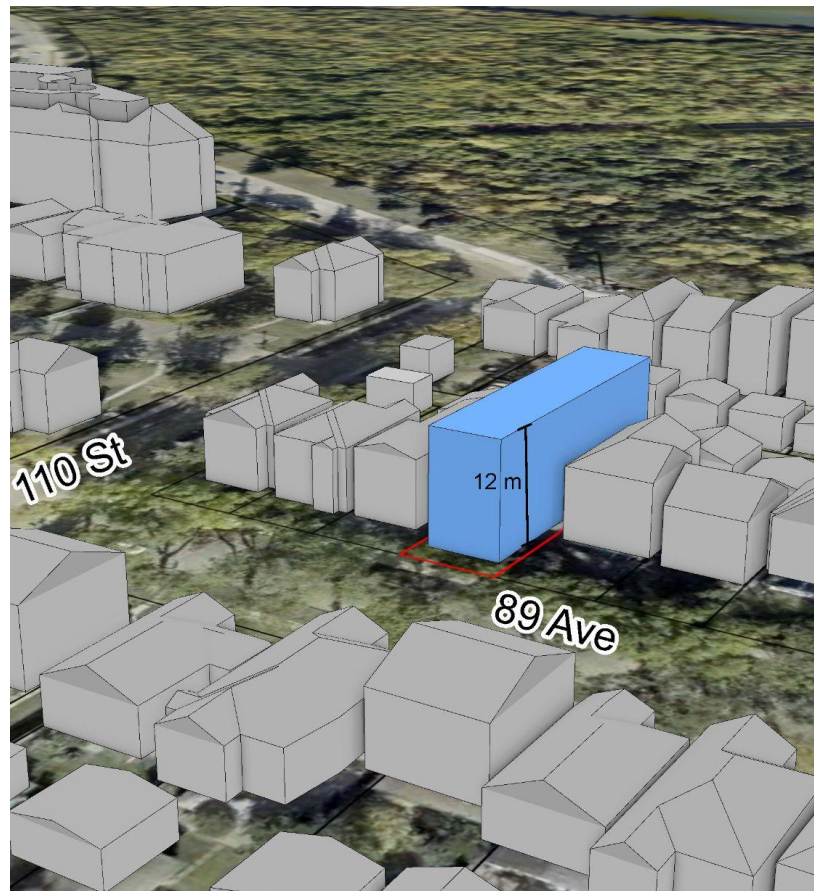




PROPOSED ZONING



CURRENT RS ZONE



PROPOSED RSM H12.0 ZONE



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**