

# Charter Bylaw 18422

To allow for row housing, Ebbers

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## Purpose

Rezoning from RF6 to RF5, located at 104 - Ebbers Boulevard NW, Ebbers.

## Readings

Charter Bylaw 18422 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 18422 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 25, 2018, and June 2, 2018. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this Bylaw.

## Report

Charter Bylaw 18422 proposes to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (RF5) Row Housing Zone. The proposed rezoning will allow for row housing in conformance with the Ebbers Neighbourhood Area Structure Plan which designates the site for medium density residential uses. Development of the site under the (RF5) Row Housing Zone will result in lower servicing costs to the landowner.

The proposed rezoning maintains housing choice in a neighbourhood designated primarily for low density residential uses and provides future residents with convenient access to a planned park space, the Clareview LRT Station and a large commercial shopping centre.

## Policy

The proposed rezoning supports *The Way We Grow* by allowing medium density residential development near an LRT Station, promoting the completion of a developing neighbourhood, and providing housing choice.

## Corporate Outcomes

- Edmonton is attractive and compact - the proposal will allow for row housing within walking distance of a public park and commercial shopping centre.
- Edmontonians use public transit and active modes of transportation - the proposed rezoning site is located near transit routes and the Clareview LRT Station.

### **Public Consultation**

An advance notice was sent out on March 7, 2018, to surrounding property owners and the Hairsine Community League. No responses were received.

### **Attachments**

1. Charter Bylaw 18422
2. Urban Form and Corporate Strategic Development report