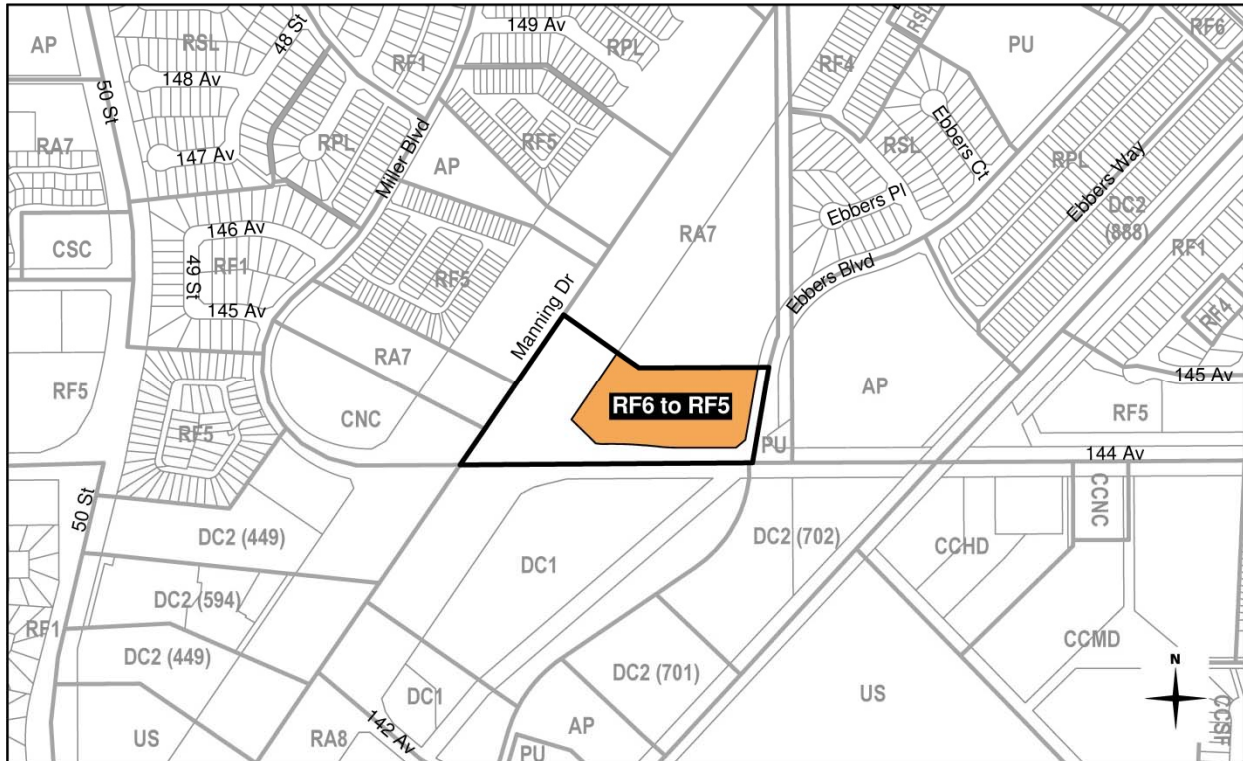




REZONING APPLICATION EBBERS

104 Ebbers Boulevard NW

To allow for row housing.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- conforms with the Ebbers Neighbourhood Area Structure Plan which designates the site for medium density residential uses; and
- allows for medium density housing in proximity to commercial uses, a future park and the Clareview LRT Station.

THE APPLICATION

The Charter Bylaw proposes to rezone the site 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.

SITE AND SURROUNDING AREA

The site is located east of Manning Drive NW and north of 144 Avenue NW in the Ebbers neighbourhood. The site is located across the street from a future park and within 800 m of a large commercial shopping centre to the north and the Clareview LRT Station to the south.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF6) Medium Density Multiple Family Zone	Vacant land
CONTEXT		
North	(RA7) Low Rise Apartment Zone	Developing with apartment housing
East	(PU) Public Utility Zone and (AP) Public Park Zone	Vacant land (future park)

South	Across from 144 Avenue, lands are zoned (DC1) Direct Development Control Provision for low rise apartments	Arterial road and vacant land
West	Across from Manning Drive, lands are zoned (CNC) Neighbourhood Convenience Commercial Zone, (RA7) Low Rise Apartment Zone, and (RF5) Row Housing Zone	Arterial road and commercial uses, apartment housing and row housing

PLANNING ANALYSIS

The application conforms with the Ebbers Neighbourhood Area Structure Plan which designates the site for medium density residential uses. 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.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 7, 2018	<ul style="list-style-type: none"> • Number of recipients: 70 • No responses received
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/ebbers

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 17810
APPROVED
EBBERS**

Neighbourhood Area Structure Plan
(as amended)



- | | | | |
|---|----------------------------|---|--------------------------------|
|  | Low Density Residential |  | Utility Right-of-Way |
|  | Medium Density Residential |  | Stormwater Management Facility |
|  | Commercial |  | Buffer |
|  | Office / Commercial |  | Boundary of Ebbers NASP |
|  | Park | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18422
Location:	North of 144 Avenue NW and east of Manning Drive NW
Address:	104 – Ebbers Boulevard NW
Legal Descriptions:	Lot 1, Block 1, Plan 1524521
Site Area:	1.6 ha
Neighbourhood:	Ebbers
Ward - Councillor:	4 – Aaron Paquette
Notified Community Organization:	Hairsine Community League
Applicant:	Scheffer Andrew Ltd.

PLANNING FRAMEWORK

Current Zones:	(RF6) Medium Density Multiple Family Zone
Proposed Zones:	(RF5) Row Housing Zone
Plans in Effect:	Ebbers Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Michelle Neilson
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination