

## **BYLAW 20524**

### **To amend the Clareview Town Centre Neighbourhood Area Structure Plan**

#### **Purpose**

To redesignate land uses to allow for medium density residential development, Clareview Town Centre.

#### **Readings**

Bylaw 20524 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 Bylaw 20524 be considered for third reading.

#### **Advertising and Signing**

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

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

Bylaw 20524 proposes to amend the Clareview Town Center Neighbourhood Area Structure Plan by redesignating an area from Row Housing to Low Rise Apartment land use to allow for multi-unit housing in the form of apartment units.

The proposed application conforms to the intent of the Plan to provide for a range of housing choices and aligns with The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries and will contribute to a complete community. The application will also add to the diversity of housing types, utilize land and infrastructure efficiently and encourage the use of public transportation.

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

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### **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.

### **Attachments**

1. Bylaw 20524
2. Administration Report