

Bylaw 17560

To allow the opportunity for medium density housing, in the form of row housing, Fraser

Purpose

Rezoning from AG, RF4, RPL, RF1 and RF6 to RF5, located at 15248 - Victoria Trail NW, Fraser.

Readings

Bylaw 17560 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 17560 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 26, 2016, and Saturday, March 5, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application conforms to the intent of the Fraser Neighbourhood Area Structure Plan, as amended under Bylaw 17521, which designates the site for Medium Density Multiple Family uses. The proposed (RF5) Row Housing Zone meets the technical requirements of civic departments and utility agencies, is compatible with surrounding land uses and provides an opportunity for increased density within the Fraser neighbourhood.

The associated Lane Closure, Bylaw 17559 to close a portion of the old 153 Avenue NW road right-of-way, is proceeding concurrently with this Bylaw.

Policy

This application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities.

Corporate Outcomes

- The City of Edmonton has sustainable and accessible infrastructure: The proposed rezoning is compatible with surrounding land uses while also incorporating a varied housing choice.
- Edmonton is attractive and compact: The proposed rezoning provides the opportunity for increased density in the Fraser neighbourhood.

Public Consultation

Advance notification was sent on October 21, 2015, to surrounding property owners, the Fraser Community League, Hairsine Community League, Horse Hill Community League (1995) Association and the Clareview and District Area Council Area Council. No responses to the notification were received.

Attachments

1. Bylaw 17560
2. Sustainable Development (attached to Bylaw 17559 – Item 3.5)