

Bylaw 18293

Amendment to the Allard Neighbourhood Area Structure Plan

Purpose

To amend the Allard Neighbourhood Area Structure Plan population statistics and Land Use Concept map to reflect a change from Medium Density Residential 1 to Medium Density Residential 2. This will allow for the development of row housing instead of low rise apartments or stacked row housing.

Readings

Bylaw 18293 is ready for third reading. The proposed plan amendment was referred to the Edmonton Metropolitan Region Board, and was approved on June 14, 2018.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018.

Position of Administration

Administration supports this Bylaw/Resolution

Previous Council/Committee Action

At the February 26, 2018, City Council Public Hearing, the following motion was passed:

That Bylaws 18293 and 18294 be read a second time.

(Third readings of Bylaws 18293 and 18294 are withheld pending review by the Edmonton Metropolitan Region Board).

Report

The proposed amendment will revise a 2.28 hectare area from Medium Density Residential 1 to Medium Density Residential 2. This will allow for the development of row housing instead of low rise apartments or stacked row housing. The amendment conforms to the Allard Neighbourhood Area Structure Plan development objectives and principles.

This amendment supports the concurrent rezoning application (Charter Bylaw 18294). All comments from affected city departments and utility agencies have been addressed.

Policy

The proposed rezoning supports the Municipal Development Plan, *The Way We Grow*, by placing higher density development near a future LRT station, providing diversity in

housing types within the area, and promoting the completion of developing neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Advance notice was sent on October 2, 2017, to surrounding property owners, Blackmud Creek Community League, Heritage Point Community League. No responses to these notifications were received.

Attachments

1. Bylaw 18293
2. Urban Form and Corporate Strategic Development Report