

# Bylaw 18293

## Amendment to the Allard Neighbourhood Area Structure Plan

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### 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 two readings after the public hearing has been held.

Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading due to a decrease in the overall planned residential density (see attached Council report for more information).

### 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.

### 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 (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