

Bylaw 18252

Amendment to the Desrochers Neighbourhood Area Structure Plan

Purpose

The proposed amendment will redesignate the subject sites to allow a greater range of both low and medium density housing in support of the proposed associated rezoning (Bylaw 18253). Revision to associated text, figures, and statistics in the Desrochers Neighbourhood Area Structure Plan are proposed accordingly.

Readings

Bylaw 18252 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 18252 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 26, 2018, and Saturday, February 3, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment to the Desrochers Neighborhood Area Structure Plan supports proposed associated rezoning Bylaw 18253. It reallocates residential land use designations replacing 0.9 hectares of Low Rise/Medium Density Housing with a new medium density designation, Row Housing/Stacked Row Housing (Direct Control) and replacing 0.2 hectares of Row Housing with Low Density Residential. The overall residential density for the Neighborhood Area Structure Plan remains unchanged. Text has been added to allow a Direct Control Provision to be applied and Neighborhood Area Structure Plan maps and statistics have been revised accordingly.

Policy

This application supports the policies of the *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities at a neighbourhood level and supports the City's Transit Oriented Development Guidelines.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent out on September 22, 2017, to the surrounding land owners and Leduc County. No responses to it were received.

Attachments

1. Bylaw 18252
2. Urban Form and Strategic Development report