

Bylaw 18132

Amendment to the Secord Neighbourhood Structure Plan

Purpose

The proposed amendment will redesignate the subject site from Medium Density Residential to High Density Residential uses, and update associated text, figures and statistics in the Secord Neighbourhood Structure Plan to facilitate the associated rezoning Bylaw 18139.

Readings

Bylaw 18132 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 18132 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the September 11, 2017, the following motion was passed:

That Bylaws 18132 and 18139 be referred back to Administration for an update on suggested resolution on Secord's access to 231 Street.

Report

The proposed plan amendment will allow for an increase in density for the subject site in Secord, in support of the associated proposed rezoning from RA7 to RA8. Access to Secord Neighborhood is currently constrained due to a lack of collector roadway connections to 231 Street to the west and 92 Avenue to the south. The construction of first two urban lanes of 231 Street, from Stony Plain Road to 97 Avenue, is scheduled to be constructed in 2018. The stretch from 97 Avenue to Secord Road is scheduled for 2019, which will allow access from two collector roads to 231 Street in Secord. The need for intersection improvements at Stony Plain Road/231 Street has been identified by the Province and the City is working with Alberta Transportation to facilitate design approvals. The intersection modifications at Stony Plain Road and 231 Street are also planned for construction in 2018. 92 Avenue construction is currently underway and is expected to be completed in 2018. Completion of 92 Avenue will provide additional access to the Secord and Rosenthal neighbourhoods.

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.

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

Public Consultation

An advance notice was sent out on June 16, 2017, to the surrounding land owners and Parkland County. A summary of the responses are contained in the attached Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18132
2. Urban Form and Corporate Strategic Development report