

Bylaw 18139

To allow for the development of medium rise apartment uses, Secord

Purpose

Rezoning from RA7 to RA8, located at 9615 - 231 Street NW, Secord. The associated Secord Neighbourhood Structure Plan amendment under Bylaw 18132 is also proposed to accommodate this rezoning bylaw.

Readings

Bylaw 18139 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 18139 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, City Council Public Hearing, 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 rezoning from RA7 to RA8 will allow for increased height when the site develops, equal to about two floors beyond the four floors allowed under the current zone. 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 Way We Grow* by providing for contiguous development and infrastructure and multiple unit density 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 landowners and Parkland County. A summary of the responses is contained in the attached Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18139
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18132 – Item 5.1)