

Bylaw 18201

Amendment to the Desrochers Neighbourhood Area Structure Plan

Purpose

To allow use of a Direct Control Provision (DC) at select locations within the Desrochers Neighbourhood. It is intended to facilitate an associated rezoning to allow for unique narrow lot housing options, proposed under the associated rezoning bylaw.

Readings

Bylaw 18201 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 18201 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed text amendment to the Desrochers Neighbourhood Area Structure Plan provides the opportunity to use Direct Control Zones for innovative, affordable and/or mixed use developments that have been evaluated for land use compatibility at a neighbourhood planning level. The Zoning Bylaw requires that neighbourhood plans must reference the use of Direct Control Provisions before they can be considered in the area. The proposed DC reference added respects the existing Neighbourhood Area Structure Plan land use concept and no map amendments are proposed to the Neighbourhood Area Structure Plan with this application.

The associated proposed rezoning bylaw allows for a greater variety of low density residential housing uses along Desrocher Boulevard SW.

All comments from affected civic departments and utility agencies have been addressed.

Policy

This application supports the policies of *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

Public Consultation

An advance notice was sent on August 14, 2017, to surrounding property owners, the Heritage Point Community League and Leduc County. A summary of the responses is contained in the attached administration's Council Report.

Attachments

1. Bylaw 18201
2. Urban Form and Corporate Strategic Development Report