

## Bylaw 18132

### Amendment to the Secord Neighbourhood Structure Plan

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#### **Purpose**

To 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.

#### **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, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Bylaw.

#### **Report**

The proposed amendment to the Secord Neighbourhood Structure Plan is comprised of the following updates in support of the associated proposed rezoning Bylaw 18139:

- decreasing the area of land designated for Medium Density Residential by 1.7 hectares and the number of units by 149
- increasing the area of land designated for High Density Residential by 1.7 hectares and the number of units by 383.

The net increase of 232 units increases the projected population and residential density for the neighbourhood in conformance to regional density targets in this area. The amendment includes Neighbourhood Structure Plan text and map revisions accordingly.

The application is supported by the intent of the Secord Neighbourhood Structure Plan that supports diversity in housing forms and increased densities in close proximity to transit service and neighbourhood amenities such as the adjacent school/park site.

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

### **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

### **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