

## Bylaw 17622

### Amendment to the Secord Neighbourhood Structure Plan

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#### **Purpose**

To amend the low density residential use policies to include additional text allowing for the use of Direct Development Control Provisions for zero lot line single detached housing within a specific portion of the Neighbourhood Structure Plan.

#### **Readings**

Bylaw 17622 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 17622 be considered for third reading."

#### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Bylaw.

#### **Report**

The application proposes to amend the Secord Neighbourhood Structure Plan by including additional text in the low density residential use policies. The additional text allows for the application of (DC1) Direct Development Control Provisions to enable development of single detached housing where one side yard setback is reduced to zero metres on narrow lots.

The associated rezoning, Bylaw 17623, to rezone the subject lands from (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Zone, is proceeding concurrently with this Bylaw.

No civic departments or utility agencies expressed concern regarding the proposed plan amendment.

#### **Policy**

This application supports the policies of *The Way We Grow* by achieving population thresholds necessary to support community facilities in developing neighbourhoods, supporting contiguous development and infrastructure and providing a range of housing types and densities.

#### **Corporate Outcomes**

This application supports the following policies of the City of Edmonton's strategic plan, *The Way Ahead*:

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

### **Public Consultation**

An advance notice was sent on January 18, 2016, to surrounding property owners, the Secord Community League and the West Edmonton Communities Council Area Council. No concerns or objections were received by Sustainable Development.

### **Attachments**

1. Bylaw 17622
2. Sustainable Development report