

Bylaw 19029

Amendment to the Secord Neighbourhood Structure Plan

Purpose

To allow for a range of residential development, Secord.

Readings

Bylaw 19029 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 19029 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on September 20, 2019, and September 28, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The proposed Neighbourhood Structure Plan text amendment includes a more detailed description of high density residential which will allow for medium rise apartment development on the subject site. The introduction of the proposed RA8 and RMD Zones creates opportunity for a balance between mid-rise apartment uses and low density residential uses in the plan area and a potential for a greater diversity of housing forms in the neighbourhood.

This proposal will increase the planned residential density for the Neighbourhood Structure Plan from 37 units per net residential hectare (upnrh) to 38 upnrh.

An associated amendment to the Lewis Farms Area Structure Plan, Bylaw 19028, is necessary to consider this amendment. A rezoning is also under Council’s consideration, Charter Bylaw 19030.

Public Engagement

Advance notice was sent to surrounding property owners and the president of the Secord Community League on May 21, 2019. No responses were received and are summarized in the attached City Planning Report.

Attachments

1. Bylaw 19029
2. Administration Report (attached to Bylaw 19028 – Item 3.5)