

Bylaw 19536

To amend the Trumpeter Neighbourhood Structure Plan

Purpose

To amend the Trumpeter Neighbourhood Structure Plan to change the land use designation of a portion of the plan area from “Row Housing” to “Street Oriented Residential, Trumpeter.

Readings

Bylaw 19536 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 19536 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on January 8, 2021 and January 16, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19536 proposes to change the land use designation of an area of land south of Trumpeter Way and east of Winterburn Road from “Row Housing” to “Street Oriented Residential” to allow for the development of a mix of housing typologies that have a pedestrian oriented streetscape.

The applicant’s stated intention for the amendment is to facilitate shifting consumer preferences and changing market demands in order to build a single detached housing product instead of a row housing product in this location. There is no significant reduction to the density calculation for the neighbourhood as a result of this amendment. The units per net residential hectare for the neighbourhood remains at 36.

This proposal is in alignment with the City Plan by facilitating the development of residential in the Trumpeter neighbourhood, located in the West Henday District, to accommodate future growth to a 1.25 million population within Edmonton’s existing boundaries.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Big Lake Community League and the Big Lake Estates Homeowners Association Area Council on October 1, 2020. No responses were received.

Attachments

1. Bylaw 19536
2. Administration Report