

Bylaw 18772

Amendment to the Desrochers Neighbourhood Area Structure Plan

Purpose

To amend the Desrochers Neighbourhood Area Structure Plan land use designation on a portion of the subject site from medium density residential to high density residential.

Readings

Bylaw 18772 is ready for two readings after the public hearing has been held.

A Ministerial Order requires the proposed statutory plan amendment be referred to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading, because it is within 0.8 km of a Planned LRT line as elaborated on in the attached Council Report. The application, including the NASP amendment as well as the associated SCDB resolution and rezoning are planned to be referred, following closure of the public hearing and second reading of the two proposed bylaws. Once EMRB endorsement is received, administration will prepare the application for consideration of third reading and final approval by City Council.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal, on April 12, 2019, and April 20, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 18772 proposes to amend approximately 1.0 ha of land in the Desrochers neighbourhood from the “Medium Density Units” land use designation to the “High Density Residential” designation. The amendment area is approximately 200 m from the future LRT station, and the increased density will provide a greater ridership base and help support future mixed use and commercial areas. If approved, the proposed amendment will increase the overall planned neighbourhood density from 53 du/nrha to 55 du/nrha.

All comments from affected Civic Departments and utility agencies have been addressed.

An associated rezoning from RA7 and DC1 to RA8, RF5, and DC1 (Charter Bylaw 18773) and resolution to amend the Heritage Valley Servicing Concept Design Brief (SCDB) are proposed to proceed concurrently with this Bylaw.

Public Engagement

An advance notice was sent to surrounding property owners and the Heritage Point Community League, on December 18, 2018. One response was received, and is elaborated on in the attached council report.

Attachments

1. Bylaw 18772
2. City Planning Report (Attached to the Amendment - item 3.3)