

Bylaw 19602

Amendment to the Desrochers Neighbourhood Area Structure Plan

Purpose

To allow for shallow lot residential development, Desrochers.

Readings

Bylaw 19602 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 19602 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on February 26 and March 6, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The application proposes to amend the Desrochers Neighbourhood Area Structure Plan (NASP) to re-designate 1.53 ha of land from Low Rise/Medium Density Residential and Row Housing to Shallow Lot Residential in the southwest portion of the NASP. The Plan’s projected density of 55 units per net residential hectare (upnrha) will decrease slightly to 54 upnrha as a result of the proposed amendment.

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

Public Engagement

Advance Notice was sent to surrounding property owners, as well as the Blackmud Creek and Chappelle Community Leagues on October 15, 2020. No responses were received.

Attachments

1. Bylaw 19602
2. Administration Report