

Bylaw 19688

To amend the Kinglet Gardens Neighbourhood Structure Plan

Purpose

To amend the Kinglet Gardens Neighbourhood Structure Plan.

Readings

Bylaw 19688 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 19688 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 16, 2021, and April 24, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19688 is an administrative amendment to update the text of the Kinglet Gardens Neighbourhood Structure Plan (NSP) to specify the use of Direct control Provisions to achieve more innovative and compact housing types, such as row housing.

The subject site is designated for Street Oriented Residential (Row Housing) uses in the approved Kinglet Gardens NSP.

This Bylaw accompanies proposed Charter Bylaw 19636 to amend the Zoning Bylaw to (DC1) Direct Development Control Provision to allow for the development of multi-unit housing in the form of row housing.

The application aligns with the goals and policies of City Plan (MDP) to accommodate all future growth for an additional 1.25 million population within existing Planned areas and will provide multi-unit housing that utilizes land and infrastructure efficiently and contributes to densification by encouraging a compact residential urban form in Kinglet Gardens.

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 Big Lake Estates Homeowners Association Area Council on January 12, 2021. No responses were received.

Attachments

1. Bylaw 19688
2. Administration Report