

The applicant is proposing to change the designation at the corner of 166 Street and 26 Avenue in the Orchard Grove Neighbourhood Concept Plan (NCP) from Small Lot Single Family w/wo Coach House (10-15 upa) and Transition Landscape Buffer to Large Lot Duplex or Large Lot Single Family (2-10 upa). As part of File 7913-0241 (shown below), the lane was changed in orientation. Instead of exiting onto 26 Avenue and 25A Avenue (running North-South), Council approved that the lane exit onto 166 Street (run East-West as it currently exists in an unopened state). With the re-orientation of the lane, the orientation of the lots at the corner of 166 Street and 26 Avenue will front onto 26 Avenue instead of 166 Street. Due to the existing lane location, there is not enough depth for a transition landscape buffer on the proposed duplex lots.

Please also note that the applicant is intending to hold a public information meeting in early January 2015. The notices for the public information meeting will be mailed out directly by the applicant, and Planning will attend the meeting on behalf of the City.

See map below.

