

Bylaw 18159

Amendment to the Chappelle Neighbourhood Area Structure Plan

Purpose

The proposed amendment will redesignate the site from Town House uses to Convenience Commercial uses.

Readings

Bylaw 18159 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 18159 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The purpose of the amendment to the Chappelle Neighbourhood Area Structure Plan is to redesignate the subject site from Town House use to Neighbourhood Commercial use to align the Chappelle Neighbourhood Area Structure Plan with the associated proposed rezoning (Bylaw 18160) in order to allow for a variety of low intensity convenience retail and service uses. The amendment to the Chappelle Neighbourhood Area Structure Plan also includes an administrative update to the Land Use Concept Map adding a previously approved CNC site (under Bylaw 16387), immediately south of the subject area.

An associated proposed rezoning (Bylaw 18160) and Amendment to the Heritage Valley Servicing Design Concept Brief to update the land use and population statistics are being considered concurrently.

Comments from civic departments and utility agencies have been addressed.

Policy

The proposed plan amendment complies with the density targets of *The Edmonton Metropolitan Region Growth Plan* and supports the policies in *The Way We Grow* related to ensuring high quality urban design throughout Edmonton, using land and infrastructure efficiently, and designing new neighbourhoods to support the health and livability of our citizen by providing pedestrian-friendly street frontages.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent to the Heritage Point Community League and surrounding property owners on April 25, 2017. The applicant held an open house on July 13, 2017, and approximately 12 people attended. A summary of the comments received is included in the Council report.

Attachments

1. Bylaw 18159
2. Urban Form and Corporate Strategic Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.5)