

Bylaw 18160

To allow for convenience retail and service uses, Chappelle

Purpose

Rezoning from RF6 to DC2, located at 3105 and 3130 - 141 Street SW, Chappelle.

Readings

Bylaw 18160 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 18160 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 proposed rezoning will amend the Zoning Bylaw for the subject site from (RF6) Stacked Row Housing Zone to (DC2) Site Specific Development Control Provision to allow for the development of a variety of low intensity convenience retail and service uses up to a maximum height limited to only 10.0 metres with vehicular parking limited to the front of the proposed buildings and access to the site limited to only 141 Street SW. The proposed DC2 Provision contains urban design regulations to mitigate the impact of development on adjacent low density residential uses.

Associated amendments to the Heritage Valley Servicing Design Concept Brief and Chappelle Neighbourhood Area Structure Plan (Bylaw 18159) accompany this Bylaw.

Comments from civic departments and utility agencies have been addressed.

Policy

The proposed rezoning supports the policies in *The Edmonton Metropolitan Region Growth Plan*, 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

The applicant sent pre-application letters to the Heritage Point Community League and surrounding property owners on February 1, 2017. An advance notice was sent by the City 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 18160
2. Urban Form and Corporate Strategic Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.5)