

## CHARTER BYLAW 20230

### To rezone land for low density residential development and a Stormwater Management Facility, Desrochers/Heritage Valley Town Centre

#### Purpose

Rezoning from AG & RMD to RLD, RMD, & PU; located at 13505 - 28 Avenue SW, 2910, 3150, and 3304 - 127 Street SW, and 3303 - 141 Street SW.

#### Readings

Charter Bylaw 20230 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 Charter Bylaw 20230 be considered for third reading."

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 26, 2022 and September 3, 2022. The Charter Bylaw can be passed following the third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

This application proposes to rezone a portion of the Desrochers and Heritage Valley Town Centre neighbourhoods from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, and (PU) Public Utility Zone. The RLD and RMD Zones will allow for a variety of Low Density Housing types and the PU Zone will allow for a Stormwater Management Facility (SWMF).

The proposal conforms with the Desrochers and Heritage Valley Town Centre Neighbourhood Area Structure Plans (NASPs) which designate the site for Low Density Residential development and Stormwater Management Facility (SWMF), and is in alignment with The City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

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

# **CHARTER BYLAW 20230**

## **Community Insights**

An Advance Notice for the application was sent to surrounding property owners and the Blackmud Creek, Heritage Point, and Chappelle Community Leagues on May 6, 2022. No responses were received.

## **Attachments**

1. Charter Bylaw 20230
2. Administration Report