

Bylaw 18142

Amendment to the Chappelle Neighbourhood Area Structure Plan

Purpose

To replace land designated as Medium Density Residential (Low Rise Apartment) with an Institutional designation located within the southeast corner of the plan area.

Readings

Bylaw 18142 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 18142 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment to the Chappelle Neighbourhood Area Structure Plan includes maps, statistical, and text revisions. It will result in an increase of 2.14 hectares of land designated for Institutional uses and a corresponding decrease in area of land designated for Medium Density Residential (Low Rise Apartment) uses.

The application supports the objectives of the Chappelle Neighbourhood Area Structure Plan, which encourages providing a mixture of uses in the neighbourhood. This change of use is compatible with adjacent land use designations.

An associated resolution to the Heritage Valley Servicing Concept Design Brief and concurrent rezoning Bylaw 18143 are proposed.

All comments from affected civic department and utility agencies have been addressed.

Policy

The proposed amendment to the Chappelle Neighbourhood Area Structure Plan conforms with relevant principles, policies, and density targets of the Edmonton Metropolitan Regional Growth Plan.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmonton is a catalyst for industry and business growth

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice on June 13, 2017, to surrounding property owners and the Greater Windermere and Heritage Point Community Leagues. No responses to the advance notice were received.

Attachments

1. Bylaw 18142
2. Urban Form and Corporate Strategic Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief - Item 3.6)