

Bylaw 18143

To allow for religious assembly uses, Chappelle

Purpose

Rezoning from RA7 to US, located at 3704 - 141 Avenue SW, Chappelle.

Readings

Bylaw 18143 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 18143 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

This application is a proposed rezoning from (RA7) Low Rise Apartment Zone to (US) Urban Services Zone. It will accommodate the development of a religious assembly and related uses in the Chappelle Neighbourhood. Religious assembly uses are compatible with adjacent community commercial and medium density residential uses in this location at a major entrance into the neighbourhood where an arterial and collector road intersect.

An associated Resolution to the Heritage Valley Servicing Concept Design Brief and Bylaw 18142, an amendment to the Chappelle Neighbourhood Area Structure Plan are proposed concurrently to facilitate this rezoning application. They redesignate the land use on the site subject site to Institutional and update plan maps and statistics accordingly.

All civic department and review agencies comments have been addressed.

Policy

This application supports Developing and Planned Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by providing a mixture of residential, commercial, and institutional uses to accommodate growth in an orderly fashion.

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 18143
2. Urban Form and Corporate Strategic Development (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.6)