

CHARTER BYLAW 20324

To allow for future LRT alignment and surrounding residential, commercial, public utility, public park, and mixed uses, Heritage Valley Town Centre.

Purpose

Rezoning from (AG) Agricultural Zone, (CB1) Low Intensity Business Zone, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone and (US) Urban Services Zone to (CB1) Low Intensity Business Zone, (RA8) Medium Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone, (US) Urban Services Zone and (PU) Public Utility Zone; located at 13505 - 28 Avenue SW and 2704, 2910, & 3150 - 127 Street SW.

Readings

Charter Bylaw 20324 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 20324 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20324 proposes to rezone 11.7 hectares in the central portion of the Heritage Valley Town Centre neighbourhood as follows:

Current zoning:

- (AG) Agricultural Zone
- (CB1) Low Intensity Business Zone
- (RA7) Low Rise Apartment Zone
- (RA8) Medium Rise Apartment Zone
- (US) Urban Services Zone

Proposed zoning:

- (CB1) Low Intensity Business Zone
- (RA8) Medium Rise Apartment Zone
- (RMD) Residential Mixed Dwelling Zone
- (PU) Public Utility Zone
- (US) Urban Services Zone

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The proposed zoning will allow for the development of the planned Capital Line South LRT extension and adjacent mixed use, residential, commercial, public utility (Stormwater Management Facility), and public park uses.

An amendment to the Heritage Valley Town Centre Special Area map is also proposed to align with the proposed rezoning and NASP amendment.

This rezoning is associated with an amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan (Bylaw 20323).

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

Community Insights

An Advance Notice was sent to surrounding property owners and the presidents of the Blackmud Creek, Chappelle, Greater Windermere, and Heritage Point Community Leagues on February 16, 2022. No responses were received.

Attachments

1. Charter Bylaw 20324
2. Administration Report (Attached to item 3.21 - Bylaw 20323)