

BYLAW 20323

To amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan

Purpose

To reconfigure commercial, residential, public utility, and mixed uses around a future LRT station, Heritage Valley Town Centre.

Readings

Bylaw 20323 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 20323 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20323 proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) by reconfiguring the boundaries and locations of mixed use, neighbourhood commercial, low, medium and high density residential, and public utility (Stormwater Management Facility) uses. These changes would provide for more efficient development of parcels around the future LRT, maintain the neighbourhood density, and maintain the transit-oriented development pattern of the town centre.

The proposed NASP amendment will replace Figures 3, 4, 5, 6, and 7, replace the Land Use and Population Statistics, and make minor text changes throughout the NASP.

The NASP amendment is associated with a proposed rezoning (Charter Bylaw 20324).

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

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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. Bylaw 20323
2. Administration Report