

CHARTER BYLAW 20343

To allow for a park, low-intensity commercial development and a range of low-density and medium-rise multi-unit housing, Chappelle Area

Purpose

Rezoning from (AP) Public Parks Zone, (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CB1) Low-Intensity Business Zone, (RLD) Residential Low-Density Zone, (RMD) Residential Mixed Dwelling Zone and (RA8) Medium Rise Apartment Zone; located at 13505 - 28 Avenue SW and 3303 - 141 Street SW

Readings

Charter Bylaw 20343 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 20343 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 Bylaw.

Report

Charter Bylaw 20343 will amend the Zoning Bylaw, as it applies to the subject site, from (AP) Public Parks Zone, (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CB1) Low-Intensity Business Zone, (RLD) Residential Low-Density Zone, (RMD) Residential Mixed Dwelling Zone and (RA8) Medium Rise Apartment Zone to allow for a park, low-intensity commercial development and a range of low density and medium rise multi-unit housing.

This rezoning is associated with an application to amend the Chappelle Neighbourhood Area Structure Plan (Bylaw 20342).

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

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Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Blackmud Creek, Chappelle and Greater Windermere Community Leagues on October 12, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20343
2. Administration Report (Attached to item 3.15 - Bylaw 20342)