

CHARTER BYLAW 20422

To allow for low density residential uses, a public park, and the protection of a natural area, Chappelle

Purpose

Rezoning from AG, RF5, RSL, and RPL to RLD, AP, and A; located at 2920, 3104, 3116, and 3130 - 156 Street SW.

Readings

Charter Bylaw 20422 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 20422 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20422 is to rezone the subject site from (AG) Agricultural Zone, (RF5) Row Housing Zone, (RSL) Residential Small Lot Zone, and (RPL) Planned Lot Residential Zone to (RLD) Residential Low-Density Zone, (AP) Public Parks Zone, and (A) Metropolitan Recreation Zone, and amend the North Saskatchewan River Valley and Ravine System Protection Overlay. The proposed RLD zone will allow for a range of low-density housing with flexibility of lot sizes. The AP zone will allow for park space, and the A zone will allow for the protection of the river valley and ravine system.

The proposed rezoning conforms to the Chappelle Neighbourhood Area Structure Plan, which designates the site for Low-Density Residential development, Park space, and Environmental Reserve.

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 president of the Chappelle Community League on October 14, 2021. No responses were received.

Attachments

1. Charter Bylaw 20422
2. Administration Report