

CHARTER BYLAW 20461

To allow for low rise multi-unit housing, Heritage Valley Town Centre

Purpose

Rezoning from AG to RA7 and PU; located at 2603, 2615 - 127 Street SW

Readings

Charter Bylaw 20461 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 20461 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 6, 2023, and April 15, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20461 is to rezone the subject site from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone and (PU) Public Utility Zone. The proposed RA7 zone would allow for low rise multi-unit housing with limited commercial opportunities at the ground floor, and the PU zone would allow for a pipeline right-of-way. This proposal conforms with the Heritage Valley Town Centre Neighbourhood Area Structure Plan which designates the site for mixed uses and pipeline right-of-way.

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the presidents of the Blackmud Creek, Chappelle, and Heritage Point Community Leagues on May 3, 2022. No responses have been received.

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Attachments

1. Charter Bylaw 20461
2. Administration Report