

Bylaw 17671

To allow for a range of low and medium density residential uses as well as public park and public utility uses, Chappelle

Purpose

Rezoning from AP, RA7 and RSL to AP, PU, RF4, RF5 and RSL, located at 3428 - 156 Street SW, 15950 - 41 Avenue SW and 15970 - 41 Avenue SW, Chappelle.

Readings

Bylaw 17671 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 17671 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 10, 2016, and Saturday, June 18, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning accommodates the development of a range of low and medium density residential uses as well as public park and public utility uses, in conformance with associated amendments to the Heritage Valley Servicing Concept Design Brief and to the Chappelle Neighbourhood Area Structure Plan (Bylaw 17670).

All comments from affected civic departments and utility agencies have been addressed.

Policy

The proposed rezoning support *The Way We Grow* policies of accommodating growth and housing choices in developing neighbourhoods, including:

- 3.6.1.6 – Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion
- 4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods
- 4.4.1.2 – Provide a greater range of housing choice in association with the location of education, recreation and health uses

This application supports the following policies of *The Way We Live*:

- 2.1.3 – Provides infrastructure and public spaces to promote and encourage healthy and active living
- 2.2.1 – Provides access to its parks, natural areas and green spaces for the enjoyment of Edmontonians

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living

Public Consultation

Sustainable Development sent advance notices to the surrounding property owners, the Heritage Point Community League, and Leduc County on October 23, 2015, and March 14, 2016. The rezoning application was revised in early 2016, necessitating two advance notice mail-outs. No concerns or questions were received in response to the notice.

Attachments

1. Bylaw 17671
2. Sustainable Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.1)