

COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

BYLAW 20820

To close portions of 156 Street SW, Chappelle

Purpose

To facilitate the development of the neighbourhood in accordance with the Chappelle Neighbourhood Area Structure Plan.

Readings

Bylaw 20820 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 20820 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20820 proposes to close portions of 156 Street SW road right-of-way located south of 28 Avenue SW as shown in Attachment 2. If approved, Areas A and B will be consolidated with the westerly abutting lands for the development of low rise apartments (Area A) and drainage infrastructure (Area B). Administration is reviewing a related subdivision (LDA23-0164) to create a multi-unit housing site and a public utility lot on the closure areas and the western abutting parcel.

This proposal conforms to the Chappelle Neighbourhood Area Structure Plan, which designates the closure areas for low rise apartments and stormwater management facility (drainage infrastructure), as shown in Attachment 3.

Public engagement for this application included mailed notices to surrounding property owners and information on the City's webpage. Administration received two responses. The first respondent requested more information about construction in the area.

The second respondent expressed concerns about the difficulty of getting farm equipment on a property along 28 Avenue SW, north of the road closure area. The respondent further inquired about the timeline for developing the park east of 156 Street SW.

BYLAW 20820

All requirements from civic departments and utility agencies have been met, and a sales agreement has been executed with the purchaser.

Attachments

1. Bylaw 20820
2. Aerial Map
3. Context Map