

Charter Bylaw 19427

To allow for low and medium rise multi-unit housing with opportunities for ground oriented commercial uses, and a pipeline utility corridor, Heritage Valley Town Centre

Purpose

Rezoning from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone and (PU) Public Utility Zone; located at 2615, 2704, 2910, 3003 and 3150 – 127 Street SW.

Readings.

Charter Bylaw 19427 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 19427 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 4, and September 12, 2020. The Charter Bylaw can be passed following the third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19427 proposes to rezone the subject site from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone, and (PU) Public Utility Zone. The proposed RA7 and RA8 Zones will allow for low and medium rise, multi-unit housing with a maximum height of 16 m and 23 m, respectively, and would also allow for ground oriented commercial uses. The (PU) Zone will recognize an existing pipeline right-of-way and allow it to be developed as a multi-use trail corridor, as well as designate land for a future Stormwater Management Facility.

Associated Bylaw 19426 proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan to allow the use of standard zones to facilitate the proposed rezoning.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Chappelle, Heritage Point, and Blackmud Creek Community Leagues on May 12,

2020. No responses were received.

Attachments

1. Charter Bylaw 19427
2. Administration Report (Attached to Bylaw 19426 - item 3.16)