

Charter Bylaw 19385

To allow for medium rise Multi-unit Housing, Hays Ridge

Purpose

Rezoning from RA7 (Low Rise Apartment Zone) to RA8 (Medium Rise Apartment Zone); located at 3010 Hays Ridge Drive SW, Hays Ridge.

Readings

Charter Bylaw 19385 is ready for first and second readings after the public hearing has been held. Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading (see attached Council report for more information).

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 16 and October 24, 2020.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19385 proposes to rezone the subject site from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone, to allow for the development of medium rise, multi-unit housing up to 23 m in height (approximately 6 storeys).

Associated Bylaw 19384 proposes to amend the Hays Ridge Neighbourhood Area Structure Plan to redesignate a portion of the plan area near the commercial centre from Low Rise / Medium Density Units to High Density Residential. The proposed amendment meets the intent of the Heritage Valley Servicing Concept Design Brief which designates the area for residential uses.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Chappelle Community League and the Greater Windermere Community League on

May 6, 2020. Administration received 64 responses, which are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19385
2. Administration Report (attached to Bylaw 19384 item 3.5)