

# Bylaw 19384

## Amendment to the Hays Ridge Neighbourhood Area Structure Plan

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### Purpose

To amend the Hays Ridge Neighbourhood Area Structure Plan.

### Readings

Bylaw 19384 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 Bylaw has been advertised in the Edmonton Journal on October 16 and October 24, 2020.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

Bylaw 19384 proposes to amend the Hays Ridge Neighbourhood Area Structure Plan (NASP) by redesignating a portion of the plan area near the commercial centre from Low-Rise/Medium Density Units to High Density Residential land use. The proposed plan amendment includes associated text, mapping and statistical revisions.

The proposed amendment meets the intent of the Heritage Valley Servicing Concept Design Brief which designates the area for residential uses.

The plan amendment is accompanied by Charter Bylaw 19385 which proposes to rezone 3010 Hays Ridge Drive SW from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone.

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

### Public Engagement

Advance Notice was sent to surrounding property owners, 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. Bylaw 19384
2. Administration Report