

Bylaw 18781

Amendment to the Rutherford Neighbourhood Area Structure Plan

Purpose

To allow for a Specific Site Development Control Provision (DC2) to be applied within the Rutherford neighbourhood. If approved, there would be a minor increase in overall planned residential density for the neighbourhood area structure plan. Plan figures, statistics, and text are revised accordingly.

Readings

Bylaw 18781 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on March 15, 2019, and March 23, 2019. The Bylaw can be passed following third reading. A sign providing information on the application was erected on the site on November 14, 2018.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the April 1, 2019, City Council Public Hearing, the motion was passed:

That Bylaw 18781 be read a second time.

(Third reading of Bylaw 18781 is pending review by the Edmonton Metropolitan Region Board)

Report

On May 1, 2019, the Edmonton Metropolitan Region Board (EMRB) endorsed the proposed Rutherford Neighbourhood Structure Plan amendment under file REF 2019 - 007, City of Edmonton, Rutherford NASP Amendment, subject to a 28 day appeal period ending May 29, 2019. As no appeal was submitted, the EMRB approved the

REF application and it is ready for consideration for third reading by City Council.

The proposed Rutherford Neighbourhood Area Structure Plan amendment supports the associated proposed rezoning (Charter Bylaw 18782), being proposed concurrently for third reading. It reallocates 0.8 hectares of land from a low density residential to a commercial land use designation. A minor increase in the overall residential density for the Neighbourhood Area Structure Plan is the result. Text has been added to allow a Specific Site Development Control Provision to be applied. Plan figures and statistics have been revised accordingly.

Public Engagement

An advance notice was sent to surrounding property owners and the Heritage Point Community League, on July 30, 2018. One response identified concerns with the proposed commercial use and associated changes to the character of the neighbourhood. Elaboration of concerns and the results of a City-hosted public engagement session, held on December 4, 2018, is contained in the Council Report.

Attachments

1. Bylaw 18781
2. City Planning Report