

# Bylaw 19458

## Amendment to the Richford Neighbourhood Area Structure Plan

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### Purpose

To amend the Richford Neighbourhood Area Structure Plan (NASP) to align with the Resolution to amend the Heritage Valley Servicing Concept Design Brief, and Charter Bylaw 19459.

### Readings

Bylaw 19458 is ready for third reading.

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on October 30, and November 7, 2020. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Previous Council/Committee Action

At the November 17, 2020 City Council Public Hearing, the motion was passed:

That Bylaw 19458 and Charter Bylaw 19459 be read a second time.

(Third readings of Bylaw 19458 and Charter Bylaw 19459 are pending review by the Edmonton Metropolitan Region Board)

### Report

On December 16, the Edmonton Metropolitan Region Board (EMRB) endorsed the proposed amendment to the Richford Neighborhood Area Structure Plan under file REF 2020 - 016, City of Edmonton, subject to a 28 day appeal period ending January 13, 2021. As no appeal was submitted, the EMRB approved the REF application and it is ready for consideration for third reading by City Council.

Bylaw 19458 proposes to redesignate a portion of the Richford NASP to commercial land use to allow for the development of a range of commercial uses.

The proposed amendment is in keeping with the intent of the existing Richford NASP, which envisions a complete neighbourhood.

Associated applications are advancing concurrently under Charter Bylaw 19459 to rezone the subject site, and a Resolution to amend the Heritage Valley Servicing Concept Design Brief to align with this application.

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

**Public Engagement**

Advance Notice was sent to surrounding property owners, as well as the Blackmud Creek Community and Heritage Point Community Leagues on June 15, 2020. Three phone calls and six email responses were received, and are summarized in the attached Administration Report.

**Attachments**

1. Bylaw 19458
2. Administration Report