

Charter Bylaw 19459

To allow for a range of commercial, office, and service uses, Richford

Purpose

Rezoning from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone; located at 441 - 111 Street SW; Richford.

Readings

Bylaw 19459 is ready for third reading.

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter 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, Richford Neighborhood Area Structure Plan Amendment, 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.

Charter Bylaw 19459 proposes to rezone land within the northwestern portion of the Richford Neighbourhood Area Structure Plan to (CB1) Low Intensity Business Zone to allow for a range of commercial, office, and service uses.

Associated applications are advancing concurrently under Bylaw 19458 to amend the Richford Neighbourhood Area Structure Plan, 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. Charter Bylaw 19459
2. Administration Report