

Bylaw 19384

Amendment to the Hays Ridge Neighbourhood Area Structure Plan

Purpose

To amend the Hays Ridge Neighbourhood Area Structure Plan.

Readings

Bylaw 19384 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on October 16 and October 24, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the November 3, 2020 City Council Public Hearing, the following motion was passed:

That Bylaw 19384 and Charter Bylaw 19385 be read a second time.

(Third readings of Bylaw 19384 and Charter Bylaw 19385 are pending review by the Edmonton Metropolitan Region Board)

Report

On December 22, 2020, the EMRB recommended approval of REF 2020-017, City of Edmonton, Hays Ridge NASP Amendment, subject to a 28 day appeal period ending January 19, 2021. As no appeal was submitted, the EMRB approved the REF application and it is now ready for Third Reading.

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