

Charter Bylaw 19385

To allow for medium rise Multi-unit Housing, Hays Ridge

Purpose

Rezoning from RA7 (Low Rise Apartment Zone) to RA8 (Medium Rise Apartment Zone); located at 3010 Hays Ridge Drive SW, Hays Ridge.

Readings

Charter Bylaw 19385 is ready for third reading.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 16 and October 24, 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 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.

Charter Bylaw 19385 proposes to rezone the subject site from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone, to allow for the development of medium rise, multi-unit housing up to 23 m in height (approximately 6 storeys).

Associated Bylaw 19384 proposes to amend the Hays Ridge Neighbourhood Area Structure Plan to redesignate a portion of the plan area near the commercial centre from Low Rise / Medium Density Units to High Density Residential. The proposed amendment meets the intent of the Heritage Valley Servicing Concept Design Brief which designates the area for residential uses.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of 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. Charter Bylaw 19385
2. Administration Report (attached to Bylaw 19384 item 7.4)