

Bylaw 19458

Amendment to the Richford Neighbourhood Neighbourhood Area Structure Plan

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 first and second readings after the public hearing has been held. This application must be referred to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final 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.

Report

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.

As the application proposes to amend the Richford Neighbourhood Area Structure within 0.8 kilometres from a specified pipeline corridor in the Edmonton Metropolitan Region Growth Plan, the Edmonton Metropolitan Region Board (EMRB) must review and approve the application before Council can give third reading of the bylaws, pursuant to Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17.

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 (Attached to the Resolution - item 3.6)