

Bylaw 19717

Amendment to the Rossdale Area Redevelopment Plan

Purpose

To amend the Rossdale Area Redevelopment Plan to align with the River Crossing Business Plan and the Heritage Interpretive Plan.

Readings

Bylaw 19717 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19717 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on June 4 & 12, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

On September 3, 2019 City Council’s Urban Planning Committee endorsed Administration’s recommendation to prepare amendments to the Rossdale Area Redevelopment Plan in order to implement the River Crossing Business Plan. The intent of the River Crossing Business Plan was to create a foundation for redevelopment in West Rossdale into a signature community and a City-wide gathering area that honours its true sense of place.

The River Crossing Business Plan established a development concept which addressed the objectives and outcomes of previous policy work undertaken in the area, as well as a supporting business case for this plan. This land use application represents part of the first phase of implementation of this development concept through amendments and proposes to:

- amend the Rossdale Area Redevelopment Plan to reflect the development concept of the River Crossing Business Plan;
- amend the Edmonton Zoning Bylaw to create a new appendix for the (AN) River Valley Activity Node Zone to allow for expanded operation and use of the RE/MAX Field, the Rossdale Power Plan, and the Touch the Water Promenade.

- rezone Municipally owned and Provincially owned properties south of 96 Avenue and West of 101 Street.

Bylaw 19717 proposes to amend the Rossdale Area Redevelopment Plan to align the West Rossdale portion of the neighbourhood with the River Crossing Business Plan and Heritage Interpretive Plan for West Rossdale.

This plan amendment is associated with a proposed text amendment to create a new Appendix to the (AN) Rivery Valley Activity Node (Charter Bylaw 19718) and an associated rezoning (Charter Bylaw 19719).

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 president of the Rossdale Community League on February 3, 2021. Four responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 19717
2. Administration Report