

Charter Bylaw 19718

To amend Section 541 of the Edmonton Zoning Bylaw - River Valley Activity Node

Purpose

To amend Section 541 of the Zoning Bylaw to add a new appendix to the River Valley Activity Node.

Readings

Charter Bylaw 19718 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 Charter Bylaw 19718 be considered for third reading.”

Advertising and Signing

This Charter 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 the Administration’s recommendation to prepare amendments to the Rosssdale 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 Rosssdale 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 Rosssdale 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 Rosssdale Power Plan, and the Touch the Water Promenade.

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

Charter Bylaw 19718 proposes to amend Section 541 of the Zoning Bylaw by creating a new appendix to the (AN) River Valley Activity Node Zone to facilitate an associated Charter Bylaw 19719 to rezone the RE/MAX Field, the Rossdale Power Plant, and nearby riparian areas to allow for the repurposing of these facilities and activate the riverfront through the Touch the Water Promenade.

This text amendment is associated with an amendment to the Rossdale Area Redevelopment (Bylaw 19717) 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. Charter Bylaw 19718
2. Administration Report (attached to Bylaw 19717 - item 3.18)