

Charter Bylaw 19719

To allow for a combination of community, commercial, recreational, sporting and entertainment uses, Rosssdale

Purpose

Rezoning from (A) Metropolitan Recreation Zone, (PU) Public Utility Zone and (DC1) Direct Development Control Provision - Rosssdale Area C to (A) Metropolitan Recreation Zone, (AJ) Alternative Jurisdiction Zone, (AN) River Valley Activity Node Zone, (AP) Public Parks Zone & (DC1) Direct Development Control Provision - Rosssdale Area C-G; located at 9315 - 101 Street NW; 9648, 9704, and 9722 - 102 Street NW; 10250 - 97 Avenue NW; 9604, 9610, 9616, 9620, 9624, 9628, 9634, and 9638 - 103 Street NW; 9530, 9610, 9614, 9615, 9620, 9621, 9635, 9637, 9640, 9641, and 9645 - 104 Street NW; 9507, 9511, 9515, 9519, 9523, 9527, 9533, 9537, 9543, 9551, 9603, 9607, 9611, 9615, 9617, 9619, 9623, 9629, 9633, 9637, and 9639 - 105 Street NW; 10427 - 96 Avenue NW; 9804 - 107 Street NW; 10155, 10202, 10310, 10404 - 96 Avenue NW; and 9469 - Rosssdale Road NW.

Readings

Charter Bylaw 19719 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 19719 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 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 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 Plant, and the Touch the Water Promenade.
- rezone Municipally owned and Provincially owned properties south of 96 Avenue and West of 101 Street.

Charter Bylaw 19719 proposes to:

- rezone the RE/MAX Field, Rossdale Power Plant, and the riparian area east of the Waltherdale Bridge to allow for more flexible operation of these existing facilities and development of the Touch the Water Promenade;
- Creating future opportunities for neighbourhood open spaces;
- Rezoning land recently added to the Provincial Legislature grounds to zoning intended for sites outside municipal planning jurisdiction; and
- Rezoning properties north of Rossdale Road to consolidate land for a future public space and for future residential development to the north.

This rezoning is associated with an amendment to the Rossdale Area Redevelopment (Bylaw 19717) and an associated text amendment to the AN zone (Charter Bylaw 19718).

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 19719
2. Administration Report (attached to Bylaw 19717 - item 3.18)