

# Bylaw 19752

## To amend the 109 Street Corridor Area Redevelopment Plan

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### Purpose

To amend six maps to remove one lot from being within the plan boundary.

### Readings

Bylaw 19752 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 19752 be considered for third reading.”

### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on June 18 and June 26, 2021. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

The purpose of proposed Bylaw 19752 is to amend six maps in the 109 Street Corridor Area Redevelopment Plan to remove a rezoning site from being shown within the plan boundary. There is an associated rezoning (Charter Bylaw 19753) to redevelop a 3 lot site, 2 lots of which are already not in the plan boundary, according to most maps. By removing the entire site from the plan boundary, the redevelopment site would have consistent policy direction for all 3 lots. The maps to be amended are:

- Map 2: Existing Land Use June 2013
- Map 3: Existing Zoning June 2013
- Map 5: Active Transportation Network
- Map 4: Corridor Development Concept
- Map 7: Medium Scale Residential District
- Map 8: Existing Overlays June 2013

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 Queen Alexandra and Parkallen Community Leagues as well as the Central Area Council of Community Leagues on April 6, 2021. Twelve responses were received and are summarized in the attached Administration Report.

### **Attachments**

1. Bylaw 19752
2. Administration Report