

Charter Bylaw 19825

To amend Section 993.6 (RTTC) Riverview Town Centre Commercial Zone, The Uplands

Purpose

The purpose of this application is to provide the opportunity for a wider range of commercial opportunities in The Uplands NSP by amending Section 993.6 (RTTC) Riverview Town Centre Commercial Zone, to allow for larger buildings and adding additional urban design and landscaping requirements.

Readings

Charter Bylaw 19825 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 19825 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 13, and August 21, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The Uplands Neighbourhood Structure Plan includes an area to be developed as the Riverview Town Centre. The zoning for the Town Centre is established through the special zoning Section 993 of the Zoning Bylaw. Section 993.6 Riverview Town Centre Commercial Zone currently sets the maximum frontage of any structure to 48 m. This amendment will allow for larger building frontages, provided design elements that add architectural interest, and landscaping adjacent to exterior walls, are provided to minimize the perceived mass of the building and to create visual interest.

The central location of the Town Centre, as well as its accessibility on two major arterial roads, do support larger scale commercial development at this site. The addition of variations in height and added landscaping requirements should lessen the impact of the larger buildings.

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 Cameron Heights, Greater Windemere and Wedgewood Ravine Community Leagues on July 6, 2021. The Edgemont Community League was sent notification on July 26, 2021. At the time of preparing this report no comments had been received.

Attachments

1. Charter Bylaw 19825
2. Administration Report