

Bylaw 19832

To amend the Jasper Place Area Redevelopment Plan

Purpose

To amend the Jasper Place Area Redevelopment Plan.

Readings

Bylaw 19832 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 19832 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19832 proposes to amend the Jasper Place Area Redevelopment Plan (ARP) to allow for an increased height maximum for a specific site in the *Stony Plain Road Focus Area - Mixed Use Hubs (SPR4)*.

The associated rezoning application (Charter Bylaw 19833) proposes the use of a conventional zone, (RA8) Medium Rise Apartment Zone, which meets the general intent and policies of the ARP except that the RA8 Zone would allow for a building up to 23 metres in height (approximately 6 storeys); the ARP indicates a maximum of 4 storeys in this area.

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 Glenwood Community League, Stony Plain Road and Area Business Improvement Area, and the West Edmonton Communities Area Council on January 6, 2021. No responses were received.

Attachments

1. Bylaw 19832
2. Administration Report