

Bylaw 19766

Amendment to the Garneau Area Redevelopment Plan

Purpose

To amend Policy 2.1 and three maps to allow for a higher Walk-up Apartment to accommodate the proposed rezoning at 10742 - 86 Avenue NW.

Readings

Bylaw 19766 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 19766 be considered for third reading."

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

The proposed amendment to the Garneau Area Redevelopment Plan would exempt 10742 - 86 Avenue NW from the current policy maximum height of 4 storeys to allow for 6 storeys. Three maps (Schedules C, J & Q) would also be amended to allow for development of 6 storeys at this site. This plan amendment is associated with a proposed rezoning (Charter Bylaw 19767).

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 Garneau Community League of Edmonton on January 4, 2021.

From March 22 to April 6, 2021, Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Bylaw 19766
2. Administration Report