

Charter Bylaw 18888

To allow for a mix of commercial and multi-unit residential uses, Albany

Purpose

Rezoning from (CSC) Shopping Centre Zone to (DC2) Site Specific Development Control Provision; located at 165 - Albany Drive NW.

Readings

Charter Bylaw 18888 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 18888 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal, August 20 and 28, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 18888 is to change the Zoning Bylaw from (CSC) to (DC2) Site Specific Development Control Provision to allow for the development of a variety of commercial and residential building forms on the subject site. It adds potential for stand-alone mid-rise apartment uses, commercial uses and commercial/residential mixed uses on the site.

The DC2 Provision includes site design guidelines that provide buffering where adjacent to existing developing low density residential areas.

Associated amendments to the Palisades Area Structure Plan and Albany Neighbourhood Structure Plan are advancing concurrently under proposed Bylaw 18886 and Charter Bylaw 18887 to align with this Bylaw.

Public Engagement

The applicant indicated that they received four responses to their pre-application letter dated October 17, 2018, sent to surrounding landowners and affected community leagues.

Advance notice including a public engagement event invitation was sent to surrounding landowners, the Cumberland/Oxford Community League and Castle Downs Recreation Society Area Council, on May 6, 2019. The engagement event was held on June 5, 2019. A second notice was sent to surrounding landowners, the Cumberland/Oxford Community League and Castle Downs Recreation Society Area Council, on April 7, 2021.

A summary of responses and the public engagement activity by the applicant and administration is provided in the attached Council Report.

Attachments

1. Charter Bylaw 18888
2. Administration Report (attached to Bylaw 18886 - item 3.13)