

Bylaw 18886

To amend the Palisades Area Structure Plan

Purpose

The purpose of Bylaw 18886 is to add a new land use designation “Mixed Use Commercial / Residential” and re-designate a portion of land identified for Commercial uses to Mixed Use Commercial / Residential.

Readings

Bylaw 18886 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 18886 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 Bylaw.

Report

The proposed amendment to the Palisades Area Structure Plan (ASP) will add a new land use designation and re-designate a portion of land located in the northeast corner of the Plan from “Commercial” uses to “Mixed Use Commercial/Residential” to allow a variety of commercial and residential uses.

The proposed plan amendment will maintain the intent of the commercial uses on the subject site while providing more flexibility in accommodating potential future residential uses.

Associated amendments to the Albany Neighbourhood Structure Plan and rezoning are advancing concurrently under proposed Bylaw 18887 and Charter Bylaw 18888 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 18886
2. Administration Report