

Bylaw 18887

Amendment to the Albany Neighbourhood Structure Plan

Purpose

The purpose of Bylaw 18887 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 18887 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 18887 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 Albany Neighbourhood Structure Plan (NSP) will add a new land use designation and re-designate a portion of land from “Commercial” to “Mixed Use/ Commercial/ Residential”. The Mixed Use/ Commercial/ Residential designation will allow for a variety of commercial and residential uses. The proposed NSP amendment also includes an update removing a portion of a decommissioned pipeline corridor through the subject site.

The proposed plan amendment will maintain the intent of the neighbourhood convenience shopping centre uses on the subject site, while providing more flexibility in accommodating potential future residential apartment uses.

Associated amendments to the Palisades Area Structure Plan and rezoning are advancing concurrently under proposed Bylaw 18886 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. Bylaw 18887
2. Administration Report (attached to Bylaw 18886 - item 3.13)