

BYLAW 19949

Amendment to the Boyle Street/McCauley Area Redevelopment Plan

Purpose

To amend two sections, two policies, one objective and two maps.

Readings

Bylaw 19949 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 19949 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on February 4, 2022 and February 12, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Bylaw 19949 is to amend two sections, two policies, one objective and two maps within the Boyle Street/McCauley Area Redevelopment Plan to facilitate a zoning change proposed by Charter Bylaw 19950. Currently, the plan only supports “neighbourhood convenience commercial” development and not the “low intensity business” development proposed by the associated rezoning on the southwest corner of Jasper Avenue NW and 90 Street NW. The amendments also update the plan to reflect a nearby high-rise residential development and to recognize the zoning on the site that has been built since the plan was written.

This proposal generally meets the intent and objectives of the Boyle Street/McCauley Area Redevelopment Plan and The City Plan by expanding commercial opportunities in a sensitive way to support a growing higher density residential population.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the presidents of the Boyle Street and Riverdale Community Leagues on November 22, 2021. One response was received and is summarized in the attached Administration Report.

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Attachments

1. Bylaw 19949
2. Administration Report