

BYLAW 20039

Amendment to the Garneau Area Redevelopment Plan

Purpose

To amend four maps and two policies and to add a new subsection.

Readings

Bylaw 20039 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 20039 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on March 18, 2022 and March 26, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of Bylaw 20039 is to amend four maps and two policies and to add a new subsection within the Garneau Area Redevelopment Plan to enable an associated rezoning (Charter Bylaw 20040) at 11024 - 82 Avenue NW. The proposed amendments are:

- amending Schedules C, I and Q maps as well as the one associated with Policy G.3 to reflect the proposed rezoning, if approved
- amending Policies 1.5 and 1.8 to exempt the rezoning site from the application of these policies and allow for an expansion of commercial uses and allow a high-rise form. Together, these policies currently prohibit rezonings for commercial development and limit height to 6 storeys
- adding the (CB3) Commercial Mixed Business Zone to the list of land use districts in Section 5. The rezoning application would be the first such use of the CB3 Zone in Garneau. The plan pre-dates the creation of this zone

The proposed amendments to this nearly 40 year old plan are justified to align the development potential for the associated rezoning site with more modern goals for redevelopment as directed by The City Plan.

BYLAW 20039

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

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Garneau Community League on November 19, 2021. Three responses were received.

From January 10 - 24, 2022, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 183 people, 28 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

Attachments

1. Bylaw 20039
2. Administration Report