

Bylaw 18146

Amendment to the Stadium Station Area Redevelopment Plan

Purpose

To amend the boundary of the 1982 Stadium Station Area Redevelopment Plan and rename it to "Cromdale/Virginia Park Area Redevelopment Plan."

Readings

Bylaw 18146 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 18146 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The City of Edmonton is planning for a more sustainable future by encouraging Transit Oriented Development around existing and future LRT stations including Stadium Station. City Planning has prepared a new Stadium Station Area Redevelopment Plan under Bylaw 18145. As a result of the proposed new Stadium Station transit-oriented Area Redevelopment Plan, Bylaw 18146 proposes to amend the boundaries of the plan of the 1982 Stadium Station Area Redevelopment Plan and rename it to "Cromdale/Virginia Park Area Redevelopment Plan". This purpose of this Bylaw is to avoid overlap between the two plans by amending relevant text and maps in the Area Redevelopment Plan.

Two additional associated plan amendments -- to the Boyle McCauley Area Redevelopment Plan (Bylaw 18147) and Parkdale Area Redevelopment Plan (Bylaw 18148) -- accompany this Bylaw.

Policy

This Bylaw supports the following policies within Edmonton's Municipal Development Plan, *The Way We Grow*:

- develop higher density housing and a mix of uses in proximity to LRT stations and transit centres
- encourage commercial, entertainment, institutional and employment uses to locate at LRT stations

Corporate Outcomes

- Edmontonians use public transport and active modes of transportation
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians use facilities and services that promote healthy living

Public Consultation

Substantial public consultation occurred throughout the planning process for the proposed new Stadium Station Area Redevelopment Plan. In January 2016, Urban Form and Corporate Strategic Development held an open house to provide information on the planning process, project background, purpose of the plan, and key aspects of the Transit-oriented Development visions for the area.

Over 3,000 combined advance notification and invitation postcards to attend a second open house was sent to the Downtown Business Association, Chinatown and Area BRZ Business Revitalization Zone, Kingsway Business Revitalization Zone, Riverdale Community League, Boyle Street Community League, McCauley Community League, Bellevue Community League, Parkdale-Cromdale Community League, Edmonton Federation of Community Leagues, and surrounding property owners on March 30, 2017. The second open house was held on April 20, 2017, and approximately 77 people attended.

A summary of the comments received at the second open house is included as *Appendix I – What We Heard Report*.

Attachments

1. Bylaw 18146
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18145 – Item 5.2)