

## **BYLAW 20108**

### **Amendment to the West Ingle Area Redevelopment Plan**

#### **Purpose**

To amend one map and one section.

#### **Readings**

Bylaw 20108 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 20108 be considered for third reading.”

#### **Advertising and Signing**

This Bylaw was advertised in the Edmonton Journal on May 6, 2022 and May 14, 2022. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

The purpose of proposed Bylaw 20108 is to add the (CB3) Commercial Mixed Business Zone as a potential land use within the West Ingle Area Redevelopment Plan area and to amend “Map 2 - Plan Concept West-Ingle” to change the direction for 124 Street NW, south of 111 Avenue NW, from “Improvements to 124 Street by the BRZ Association” to “Pedestrian Oriented Shopping Street”. These changes are associated with a proposed rezoning for the southwest corner of 124 Street NW and 111 Avenue NW (Charter Bylaw 20109).

This proposal aligns with the goals and objectives of The City Plan to support mixed use intensification at infill locations focused on key nodes and corridors. It also conforms with the intent and policies of the West Ingle Redevelopment Plan with the proposed zoning helping to extend the 124 Street NW shopping street character in a way that is compatible with the nearby residential neighborhoods.

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 presidents of the Inglewood and Westmount Community Leagues as well as the 124 Street and Crossroads Business Associations on January 12, 2022. No responses were received.

## **BYLAW 20108**

From February 7 - 22, 2022, online feedback about the proposed rezoning and plan amendment was collected through the City's Engaged Edmonton webpage. The page was visited by 258 people, 17 of whom either asked questions or left comments. Two phone calls with feedback were also received after the engagement period had ended.

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

### **Attachments**

1. Bylaw 20108
2. Administration Report