

## **BYLAW 20412**

### **To amend the Jasper Place Area Redevelopment Plan**

#### **Purpose**

To amend Figure 6 and 16 and one policy to facilitate a proposed rezoning.

#### **Readings**

Bylaw 20412 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 20412 be considered for third reading.

#### **Advertising and Signing**

This Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

The purpose of the proposed Bylaw 20412 is to amend Figures 6 & 16 of the Jasper Place Area Redevelopment Plan (ARP) to redesignate the subject property from 'Multi-family housing' to 'Mixed use hubs'. To facilitate the rezoning, text will be added to the ARP that would allow for an increase in height to a maximum of 23 metres (6 storeys) and better describe the intended built form.

This proposed amendment is associated with a proposed rezoning (Charter Bylaw 20413) from (DC2.912) Site Specific Development Control Provision to (RA8) Medium Rise Apartment Zone to facilitate the development of medium rise multi-unit housing.

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 Britannia Youngstown Community League on November 23, 2022. Two responses were received and are summarized in the attached Administration Report.

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## **Attachments**

1. Bylaw 20412
2. Administration Report