

Bylaw 17593

Amendment to the 104 Avenue Corridor Area Redevelopment Plan

Purpose

To amend the 104 Avenue Corridor Area Redevelopment Plan. The proposed amendment will delete the (DC1) Direct Development Control Provision Area 1,4 and 5. No policy changes are occurring.

Readings

Bylaw 17593 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 17593 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 16, 2016, and Saturday March 26, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 17593 proposes to amend the 104 Avenue Corridor Area Redevelopment Plan to delete Direct Development Control Provision Area 1,4 and 5 to facilitate the alignment of land use policy with Area Redevelopment Plan policy through the associated Zoning Bylaw amendment (Bylaw 17595). Associated amendments to the the Oliver Area Redevelopment Plan (Bylaw 17594), and additional Zoning Bylaw amendments (Bylaw 17603) are proceeding concurrently with this Bylaw.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- Section 3.0: Managing Growth
- Section 4.0: Complete, Healthy and Livable Communities
- Section 5.0: Urban Design
- Section 6.0: Support Prosperity

Corporate Outcomes

This Bylaw contributes to the strategic goals of Improving Liveability, Transforming Edmonton's Urban Form, and Enhance Use of Public Transit and Active Modes of Transportation.

Public Consultation

The rezoning of the corridor was a continuation of the planning process and engagement undertaken in preparation of 104 Avenue Corridor Area Redevelopment

Plan. Public engagement included advance notice of the application, one formal public open house, meetings with key stakeholders, project website, and e-newsletter.

A summary of the public engagement and its outcomes is included in the attached report.

Attachments

1. Bylaw 17593
2. Sustainable Development report