

Bylaw 17046

Amendment to the West Ingle Area Redevelopment Plan

Purpose

To amend the West Ingle Area Redevelopment Plan to allow medium rise apartment use up to six storeys in height with ground floor commercial uses, east of 124 Street NW and north of 109 Avenue NW, Westmount.

Readings

Bylaw 17046 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 17046 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the January 26, 2015, City Council Public Hearing, the following motion was passed:

That Bylaws 17046 and 17047 be referred back to Administration to discuss with the applicant a Direct Control zone for 10911 124 Street NW and 12320 109 Avenue NW, which requires the inclusion of commercial development on the ground floor as part of the overall site.

Report

The subject site is 1486 square metres in size and currently contains two low rise apartment and a duplex housing, for a total of 12 dwelling units. The proposed amendment to the West Ingle Area Redevelopment Plan will provide the opportunity for the development of a mid-rise apartment building with commercial/retail uses at street level, up to 23 metres in height. This Bylaw will amend Map 17 - Land Use Districts of the Area Redevelopment Plan to reflect the proposed associated rezoning.

The proposed development will provide pedestrian oriented commercial/retail opportunities similar in scale with the 124 Street Commercial Strip at the street level, and consistent in height, density, and massing with the mid-rise apartment developments to the north.

This application is proceeding concurrently with Bylaw 17047 to rezone the subject site from (CB1) Low Intensity Business Zone to (DC2) Site Specific Development Control Provision.

Other civic departments and utility agencies have expressed no concerns regarding this application.

Policy

This application supports *The Way We Grow* policies through allowing intensification and investment in a mature neighbourhood; optimizing existing infrastructure; encouraging good quality development of a type, density and form compatible with the character of the area and adjacent land uses; encouraging small scale residential and mixed use development in neighbourhood commercial centres; providing a broad and varied housing choice; and incorporating housing for various demographic and income groups in all neighbourhoods.

Corporate Outcomes

This application supports the City's Strategic Goal of Transform Edmonton's Urban Form through allowing intensification along an arterial road with demonstrated capacity to support additional density, optimizing existing infrastructure while maintaining and revitalizing strong, vibrant neighbourhoods.

Public Consultation

An advance notification was sent to adjacent land owners, Westmount Community League and 124 Street and Area Business Revitalization Zone on August 26, 2014. In response to the notification, Sustainable Development received 17 responses. A public meeting hosted by Sustainable Development on October 7, 2014, was attended by 30 citizens. A summary of the responses received is included in the attached report.

Attachments

1. Bylaw 17046
2. Sustainable Development report