

Bylaw 17276

To allow for the development of a mixed-used exhibition and convention facility/spectator entertainment and sports establishment, Place La Rue

Purpose

Rezoning from DC2 to DC2, located north of 100 Avenue NW and west of 180 Street NW, Place LaRue.

Readings

Bylaw 17276 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 17276 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning complies with the objectives of *The Place La Rue West Neighbourhood Area Structure Plan* which is concurrently being amended through Bylaw 17275 to make text amendments which will facilitate the rezoning.

The proposed DC2 contains a number of features that will minimize impact on the surrounding properties and residential area to the south and will ensure the site is designed to be as safe as possible. A summary of those features can be found in the associated report.

Both Bylaws are consistent with, and in conformance with higher level plans.

No civic department or utility agency expressed concern regarding this application.

Policy

The proposed rezoning complies with the following policies of *The Way We Grow*:

- 5.6.1.2 Encourage new development to locate and organize vehicle parking, vehicle access, service areas, and utilities to minimize their impact on the property and surrounding properties and to improve the safety and attractiveness of adjacent streets and other public spaces
- 5.6.1.3 Encourage new development and redevelopment to locate and design safe and adequate vehicle access for emergency services vehicles

- 6.3.1.5 Identify opportunities and facilitate redevelopment and intensification to higher value industrial, commercial and institutional uses in established industrial areas
- 6.3.1.13 Maintain adequate separation distances between heavy industry and residential and other incompatible uses by addressing risk, nuisance and other impacts through the use of guidelines in the planning process
- 6.4.1 Attract creative workers and visitors by supporting arts, recreational, education and cultural facilities
- 6.4.1.1 Coordinate land availability, services and infrastructure to support major attractions, such as festivals and sporting events

Further, the proposed Zoning and associated Plan amendment will also help to achieve *The Way We Grow's* intention (Policy 5.7.1.5) of creating a sense of arrival to the city along major city entrance corridors.

Corporate Outcomes

This application supports the City of Edmonton's strategic goal of having a globally competitive and entrepreneurial business climate and of having a community in which Edmontonians are connected to the city in which they live work and play.

Public Consultation

On January 11, 2015, the applicant met with the La Perle Community League and made a presentation to its members regarding the proposed facility which resulted in a letter of support from the Community League.

The applicant also sent out pre-application notification letters to surrounding property owners, the La Perle Community League, and the West Edmonton Communities Council Area Council in February 2015. The applicant reported that he did not receive any response to the pre-application notification.

When the applicant submitted their application for the Plan amendment and rezoning to the City, there were letters of support from two of the hotel operators in the immediate vicinity of the subject site.

Advance notification of the proposed rezoning was sent to the surrounding property owners, the La Perle Community League and the West Edmonton Communities Council Area Council on April 17, 2015. As a result of the advance notification, Sustainable Development received one call of concern based on the potential traffic and parking impact and one neighbouring property owner contacted Sustainable Development enquiring about the project. These enquiries and Sustainable Development's responses can be found in the associated report.

Attachments

1. Bylaw 17276
2. Mark-up Showing Proposed Amendments