

Bylaw 17253

Amendment to the West Ingle Area Redevelopment Plan to facilitate the adoption of the 104 Avenue Corridor Area Redevelopment Plan

Purpose

To facilitate the adoption of the 104 Avenue Corridor Area Redevelopment Plan by removing the applicable portions of the plan area and updating relevant policy in the West Ingle Area Redevelopment Plan.

Readings

Bylaw 17253 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 17253 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 5, 2015, and Saturday, June 13, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the June 22, 2015, City Council Public Hearing, Bylaws 17251, 17252 and 17253 were postponed to the July 6, 2015, City Council Public Hearing at 2 p.m.

At the August 26, 2013, City Council Public Hearing, the following motion was passed:

That Administration undertake a station area land use study for the planned LRT station along 104 Avenue and Oliver and work with landowners to bring forward zoning that will facilitate long term development that meets the plans objectives.

Report

Bylaw 17253 proposes to amend the West Ingle Area Redevelopment Plan to remove the applicable area (south of 106 Avenue, between 121 Street and the lane west of 123 Street) and update relevant maps and policy to allow the adoption of the 104 Avenue Corridor Area Redevelopment Plan. The associated Bylaw 17251, the 104 Avenue Corridor Area Redevelopment Plan, and amendments to the Oliver Area Redevelopment Plan (Bylaw 17252) are proceeding concurrently with this Bylaw.

All comments from civic departments and utility agencies have been addressed and there are no outstanding concerns regarding this application.

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
- Section 7.0: Natural Environment

The Way We Move, Edmonton's Transportation Master Plan

- Section 4.1: Integrate Transit and Land Use
- Section 6.1: Walking
- Section 6.2: Cycling

Corporate Outcomes

This Bylaw supports each of the goals of the City of Edmonton Strategic Plan in various ways which serve to: preserve and sustain the environment, improve livability, transform Edmonton's urban form, shift its transportation mode, ensure financial stability and diversify Edmonton's economy.

Public Consultation

Stakeholder consultation for the 104 Avenue Corridor Area Redevelopment Plan has occurred throughout the Plan's development. Public engagement included three formal public open house workshops; meetings with community leagues, business revitalization zones, surrounding institutions, and large property holders; project website and e-newsletter; and the distribution of over 35,000 notifications and flyers.

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

Attachments

1. Bylaw 17253
2. Sustainable Development report (attached to Bylaw 17251 – Item 3.3)