

Bylaw 15660

Amendment to the Place LaRue West Neighbourhood Area Structure Plan

Purpose

To amend the Place LaRue Neighbourhood Area Structure Plan to remove references and policies to the former mobile home development.

Readings

Bylaw 15660 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 14, 2011, and Sunday, January 23, 2011. The Bylaw can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

- At the May 2, 2011, City Council Public Hearing, Bylaw 15660 received first and second reading. The public hearing was closed.
- At the January 31, 2011, City Council Public Hearing, the following motion was passed:

That Bylaws 15660 and 15661 be referred back to Administration to work with the new owner to discuss outstanding issues and concerns as reflected in The Place LaRue West Neighbourhood Area Structure Plan, Section 4.2 Land Use Policies and return to the May 2, 2011, City Council Public Hearing at 2 p.m.

Report

At Council's direction, Administration held a meeting with the applicant and the lawyer representing the previous mobile home tenants of the site. At this meeting a request was made by the lawyer for financial compensation for the previous tenants. The applicant advised he would take this request to the current owner of the site for review. In response, Administration was advised that the current owner would not be able to meet the financial sum being requested.

The current owner suggested that if the City were to give a portion of an adjacent roadway (182 Street) to the applicant at no cost, then the owner would give the value amount of the roadway as compensation to the former residents. Despite this proposal, there would still be a significant difference between the value of the roadway and the amount requested for compensation. Notwithstanding this proposal, Administration does not enter into such agreements.

The application is to amend the Place LaRue West Neighbourhood Area Structure Plan by removing all sections of the plan that refer to or designate policy regarding the former and now vacant mobile home park and allowing for the development of a hotel and general commercial development.

Policy

This application complies with the policies of The Way We Grow and the Place La Rue West Neighbourhood Area Structure Plan.

Corporate Outcomes

This application contributes to the City's Strategic goal to Diversity Edmonton's Economy and attract diverse businesses and services to these areas.

Public Consultation

Planning and Development Department did not receive any responses to the preliminary notification letter sent to the surrounding property owners and the LaPerle Community League and the West Edmonton Communities Area Council, with the exception of a letter of support from the La Perle Community League.

In addition, the applicant has also submitted, as part of his pre-consultation, a letter of support from the La Perle Community League.

Attachments

1. Bylaw 15660
2. Planning and Development Department report