

Bylaw 15661

To allow development of a hotel and general commercial development with limited intensity that is compatible with adjacent development, Place LaRue

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.

This bylaw proposes to rezone three lots from (RR) Rural Residential and (RMH) Mobile Home Zone to (DC2) Site Specific Development Control Provision, for the purpose of allowing the development of a hotel and general commercial development. The DC2 Provision also ensures that the hotel will have limited building height and be oriented to minimize impacts on the southerly adjacent neighbourhood of LaPerle.

Purpose

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

Readings

Bylaw 15661 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 15661 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 Bylaw 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,

Policy

This application complies with the policies of Plan Edmonton and the Place La Rue West Neighbourhood Area Structure Plan to maintain this area as a business and employment area with services for the travelling public.

Corporate Outcomes

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

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 was received.

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 15661
2. Planning and Development Department report (attached to Bylaw 15660 – Item 7.2)