

Bylaw 15474

Rezoning from HDR to AP,
located at 9836 and 9840 Bellamy
Hill NW, Downtown

Purpose

To properly align the existing land use with the permitted uses under the AP zone.

Readings

Bylaw 15474 is ready for three readings.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 15474 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 4, 2010, and Sunday, June 13, 2010. The Bylaw can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the June 21, 2010, City Council Public Hearing, Bylaw 15474 received first and second readings. Consideration of third reading failed. The public hearing was closed.

Report Summary

Bylaw 15474 will amend the Zoning Bylaw from HDR to AP. The proposed zone will properly align the existing Urban Eden, currently operated by the Edmonton Downtown Community League with the permitted uses under the AP zone.

Report

Bylaw 15474 is an administrative amendment and amends the Zoning Bylaw at 9836 and 9840 Bellamy Hill from HDR to AP. The two City owned parcels are presently developed as urban agricultural garden plots operated by the Downtown Edmonton Community League. This rezoning will properly align the existing use with permitted uses under the AP zone. There are no outstanding issues with this rezoning.

Policy

Bylaw 15474 supports the Municipal Development Plan directly in terms of managing growth, focusing development, and ensuring high quality design within Edmonton’s Central Core. This includes contributing to a strong downtown characterized by high density, mixed-use, transit, pedestrian orientation and excellent urban design.

Focus Area

Bylaw 15474 supports each of the goals of the City of Edmonton Strategic Plan in various ways which serve to: preserve and sustain the environment, improve liveability, transform Edmonton’s urban form and shift its transportation mode, ensure financial stability and diversify Edmonton’s economy.

Public Consultation

Stakeholder consultation for the Capital City Downtown Plan project occurred over a five year period and included over 1,000 persons. A chronology of public involvement over the course of the plan preparation (not including internal stakeholder consultations) is as follows:

2005 Public Involvement

- vision workshop (June)

- two public open houses – Coast Terrace Plaza, Coast Edmonton Hotel (June)
- presentation to Downtown Business Association Operations Committee (September)
- two day design workshop (November)

2006 Public Involvement

- Downtown Stakeholder Forum (January)
- Community League representation workshop (June)

2008 Public Involvement

- speech to Chamber of Commerce (May)
- key stakeholder discussions (May-June)
 - Grant MacEwan University
 - Urban Development Institute
 - Building & Owners Managers Association (BOMA)
 - University of Alberta
 - NorQuest College
 - Downtown Business Association
 - Downtown Edmonton Community League (DECL)
 - Edmonton Chamber of Commerce
 - Capital Health
- web-survey (August-September)
- five public information booths around downtown (September)
- open house/public meeting at Winspear Centre (September)
- three Edmonton Design Committee meetings (August, November, December)

2009 Public Involvement

- CCDPlan Citizen Advisory Committee Inaugural meeting (September)

2010 Public Involvement

- three Edmonton Design Committee meetings (March, April, May)
- public open house – City Hall (April)
- key stakeholder discussions (May-June)
- four CCDPlan Citizen Advisory Committee meetings (January, February, March, May)

Attachments

1. Bylaw 15474