

Bylaw 19133

Amendment to the Rossdale Area Redevelopment Plan

Purpose

To replace a DC1 Provision embedded in the plan and update associated maps and text to reflect a proposed rezoning.

Readings

Bylaw 19133 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 19133 be considered for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on January 17, 2020, and January 25, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

This application proposes to amend the Rossdale Area Redevelopment Plan to replace an existing (DC1) Direct Development Control Provision embedded in the plan. An associated rezoning (Charter Bylaw 19135) proposes to rezone a portion of the DC1 Provision to a (DC2) Site Specific Development Control Provision. Changes to the DC1 Provision are administrative updates only, including changing the boundary to exclude the proposed DC2 site.

The plan objectives of the ARP and a land use map would also be amended to support the proposed rezoning application for a mixed use mid-rise apartment building and row housing development.

An associated road closure application is also proposed with Bylaw 19134.

All comments from civic departments and utility agencies regarding this proposal have been addressed.

Public Engagement

On October 30, 2018, the applicant sent pre-notification letters to surrounding property owners as well as the president of the Rossdale Community League.

On November 20, 2018, the applicant held a pre-application public open house to provide information on the development proposal and collect feedback on the application.

On March 19, 2019, Administration sent an advance notice to surrounding property owners and the president of the Rossdale Community League. One response was received.

On October 9, 2019, the applicant held a public open house to provide information on changes to the development proposal and collect feedback on the application.

A summary of the comments and concerns received in response to the public engagement is provided in the attached Administration report.

Attachments

1. Bylaw 19133
2. Administration Report