

## Charter Bylaw 19128

To allow for the redevelopment of Jasper Gates Shopping Centre into a high density mixed-use transit oriented development, West Jasper Place

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### Purpose

Rezoning from (CB1) Low Intensity Business Zone to (DC2) Site Specific Development Control Provision; located at 14915 Stony Plain Road, West Jasper Place.

### Readings

Charter Bylaw 19128 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 Charter Bylaw 19128 be considered for third reading."

### Advertising and Signing

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

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The proposed rezoning would allow for the redevelopment of the Jasper Gates Shopping Centre into a high density mixed-use development adjacent to the future 149 Street LRT stop. The rezoning is in conformance with the Jasper Place Area Redevelopment Plan and its vision for the Jasper Gates Shopping Centre site, including a pedestrian-oriented site design, appropriate height transitions, integration with the future 149 Street LRT stop and underground parking.

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

### Public Engagement

The applicant sent pre-notifications and held two engagement sessions and Administration sent advance notice and held one engagement session. Notices were sent to surrounding property owners, community leagues in Canora, Crestwood, Grovenor, West Jasper-Sherwood and the Stony Plain Road and Area Business Improvement Area. The feedback that was received is summarized in the attached Administration Report.

**Attachments**

1. Charter Bylaw 19128
2. Administration Report