

# Bylaw 19251

## Amendment to the Belvedere Station Area Redevelopment Plan

---

### Purpose

To revise direction for future development of the Station Pointe Lands near the Belvedere LRT Station.

### Readings

Bylaw 19251 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 19251 be considered for third reading.”

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 14, 2020, and August 22, 2020. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

This Bylaw proposes to amend the Belvedere Station ARP to revise Figure 12 to show ‘medium to high density residential’ instead of ‘high density’ to align with the associated rezoning application (Charter Bylaw 19262). Additional amendments are proposed to update subsequent figures, to remove the ‘boundary of amendment’ outline from a previous amendment, and to remove Section 6: Land Use Regulations and Guidelines, which contains outdated descriptions of standard zoning and is no longer applicable.

### Public Engagement

Prior to making an application for rezoning, Administration, as the applicant, mailed notices to surrounding properties within one kilometre of the site on May 22, 2019. These notices provided information for a Public Engagement Session, which was later held on May 30, 2019. The session was to provide information about the status of the Station Pointe lands and to solicit feedback prior to submitting a rezoning application for the area.

Following this session, the application for rezoning was submitted and advance notice was mailed out to surrounding property owners, the Balwin, Belvedere and Hairsine

Community Leagues and the Edmonton North District Council of Community Leagues on October 16, 2019. No responses were received.

Notices for a public engagement session were sent to the same recipients as well as an expanded radius of property owners on January 15, 2020. The session was held on January 29, 2020. Feedback received is summarized in the attached Administration Report and the “What We Heard Reports” from both sessions are appended to the attached Administration Report.

### **Attachments**

1. Bylaw 19251
2. Administration Report (attached to the Amendment - Item 3.14)