

Bylaw 19219

Amendment to the Summerlea Neighbourhood Area Structure Plan

Purpose

To amend the Summerlea Neighbourhood Area Structure Plan (NASP).

Readings

Bylaw 19219 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 192196 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on September 4, 2020 and September 12, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The Summerlea NASP was originally approved in May 1978. Since that time, it has been amended in 1983 to allow for West Edmonton Mall, in 1998 to add the hotel on the northside of 90 Avenue NW. This application proposes to redesignate a site that is approximately 5 hectares in size from Urban Services to Shopping Centre in order to allow for the future development of the site for retail and associated uses. In the interim, the site is intended to be used as a temporary transit centre while the Valley Line LRT is being built on the south side of West Edmonton Mall.

The proposed redesignation is compatible with surrounding commercial uses. A berm and planting exist to provide a buffer adjacent to the residential area and vehicular access to the property is by way of major arterials and collectors.

Public Engagement

Advance Notice was sent to surrounding property owners and the Summerlea Community League and the West Edmonton Council of Community Leagues on December 19, 2019. A meeting was held with the Summerlea Community League executive on December 2, 2019. On February 24, 2020, the Community League held a meeting open to neighbourhood residents. A summary of the comments is included in the attached report.

Attachments

1. Bylaw 19219
2. Administration Report