

Bylaw 18834

Amendment to the Southeast Area Structure Plan

Purpose

To amend the Southeast Area Structure Plan (ASP).

Readings

Bylaw 18834 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal, on April 26, 2019 and May 4, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the May 13, 2019, City Council Public Hearing, the following motion was passed following closure of the Public Hearing:

That Bylaws 18834, 18835, and Charter Bylaw 18836 be read a second time.

(Third reading of Bylaws 18834, 18835, and Charter Bylaw 18836 was withheld pending review by the Edmonton Metropolitan Regional Board.)

Report

On June 14, 2019, the EMRB recommended approval of REF 2019-013, City of Edmonton, Proposed Southeast Area Structure Plan Amendment, Proposed Charlesworth Neighbourhood Structure Plan Amendment, subject to a 28 day appeal period ending July 12, 2019. As no appeal was submitted, the EMRB approved the REF application.

Proposed Bylaw 18834 to amend the Southeast ASP replaces 7.95 hectares of land designated for Institutional/City Level Park uses with 1.55 hectares for Commercial retaining 5.04 hectares for Institutional land uses. The remainder of the amendment area will be dedicated as road right of way, at the subdivision stage. The amendment will be reflected in proposed figures and land use statistics.

The proposed amendment aligns with policies of the Southeast ASP which support the provision of institutional and commercial opportunities that contribute to the

development of destinations and focal points and that adds to the vibrancy, image, and sustainability of the community. The application will facilitate development that can take advantage of proximity to the adjacent future LRT/transit station and Park and Ride site south of Ellerslie Road.

An associated plan amendment to the Charlesworth NSP (Bylaw 18835) and rezoning of the site from AG to CNC and DC1 (Charter Bylaw 18836) will be considered concurrently with the proposed ASP amendment.

All technical comments from affected city departments and utility agencies have been addressed.

Public Engagement

An advance notice was sent to surrounding property owners and the Edmonton Southwood and Summerside Community Leagues, and the Ellerslie and Meadows Community League Associations, on October 12, 2018. Two responses were received and are summarized in the attached City Planning Report.

Attachments

1. Bylaw 18834
2. City Planning Report