

Bylaw 18959

Amendment to the Riverview Area Structure Plan

Purpose

To amend the Riverview Area Structure Plan to increase the size of the Town Centre area and to allow for additional residential opportunities.

Readings

Bylaw 18959 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 18959 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal, on August 9, 2019 and August 17, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 18959 proposes to amend the Riverview Area Structure Plan to increase the size of the Town Centre area, and to allow for a “mixed-use” concept by including opportunities for residential uses in the Town Centre. The proposed amendment will increase the density of people living within walking distance of commercial amenities and the future Transit Centre, and diversify the housing types available in the neighbourhood.

There are associated applications to amend the Riverview Neighbourhood Structure Plan to allow for a “mixed-use” Town Centre (Bylaw 18960) and to amend the Zoning Bylaw to create new Special Area Zones for the Town Centre (Charter Bylaw 18958).

Public Engagement

An advance notice was sent to surrounding property owners and the Cameron Heights, Greater Windermere, and Wedgewood Ravine Community Leagues, on January 28, 2019. Two responses were received which are summarized in the attached council report.

Attachments

1. Bylaw 18959
2. City Planning Report