

# Bylaw 19480

## Amendment to the Garneau Area Redevelopment Plan

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### Purpose

To amend Policies 2.1, 2.2a and six maps.

### Readings

Bylaw 19480 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 19480 be considered for third reading.”

### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on October 30 and November 7, 2020. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

Policy 2.1 currently restricts height to 4 storeys for the interior of the northeast portion of Garneau and Policy 2.2a currently directs high rise development to north of the rail right-of-way along Saskatchewan Drive NW only. The proposed amendments to these policies would allow a residential tower to be built on the west side of 108A Street NW at its north terminus through an associated rezoning (Charter Bylaw 19481).

Six maps in the plan would also be updated to reflect this rezoning, if approved. An administrative change to four of these maps is also included to accurately reflect that the site to the north of the subject rezoning site is appropriate for High Rise Apartments. There is an older existing tower there (Strathcona House) but the plan maps do not currently designate the site for this scale of development.

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

### Public Engagement

The applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Garneau and Strathcona Community Leagues on November 21, 2018. This notice was also an invite to an Open House hosted by the applicant

that was held on December 11, 2018. As reported by the applicant, 33 people attended the event, 13 wrote emails and 2 people contacted them through telephone to ask questions or provide feedback.

Advance Notice was sent to the same recipient list as the Pre-Application Notification, on January 30, 2020. Six direct responses were received. In addition, a joint letter signed by 65 Strathcona House Residents (the high rise residential building directly north of the subject rezoning site) was received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between August 5 and 26, 2020, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 677 people, 112 of whom either asked questions or left comments.

Feedback received from all of the above is summarized in the attached Administration Report.

**Attachments**

1. Bylaw 19480
2. Administration Report