

Charter Bylaw 18759

To allow for the development of a mixed use building, West Jasper Place

Purpose

Rezoning from DC2 to DC2; located at 9504 153 Street NW.

Readings

Charter Bylaw 18759 is ready for first and second readings after the public hearing has been held. Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading (see attached Council report for more information).

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 31, 2019, and June 8, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the March 11, 2019 City Council Public Hearing, the following motion was passed:

That Bylaw 18758 and Charter Bylaw 18759 be referred back to Administration to conduct further engagement with the community and the proponent to consider alternatives to the current proposal and return to the June 17, 2019, City Council Public Hearing.

Report

On March 28, 2019, City Planning met with the applicant, the property owners to the north and community league representatives to discuss the application. The community indicated three options, with the best case scenario having the development comply with the Jasper Place Area Redevelopment Plan. The applicant indicated that the proposal would remain for an apartment building with a commercial component, but offered some alternatives to the built form and unit size/count in order to encourage more family dwellings. Questions were asked by City Planning of the attendees to scope and understand their views. Further information about this engagement can be found in the attached City Planning Report.

This Charter Bylaw proposes to change the zoning for the site from (DC2) Site Specific Development Control Provision to a (DC2) Site Specific Development Control

Provision, which would allow for the development of a 37 unit, 4 storey apartment building, with family oriented ground level residential fronting on 153 Street NW and main floor commercial units on 95 Avenue NW.

An amendment to the Jasper Place Area Redevelopment Plan accompanies this Charter Bylaw.

Public Engagement

On February 7, 2018, the applicant sent out pre-application notification letters to surrounding property owners, the president of the West Jasper-Sherwood Community League and the West Edmonton Council of Community Leagues. The applicant held an open house on February 21, 2018, which was attended by seven people. Administration received thirty-nine responses following this notification and meeting.

Administration sent Advance notice to surrounding property owners, the president of the West Jasper-Sherwood Community League and the West Edmonton Council of Community Leagues on September 6, 2018. One (1) response was received and is summarized in the attached City Planning Report.

A public engagement session was held on December 6, 2018, which eight people attended and Administration received forty-three responses following the meeting. Feedback is summarized in a "What We Heard Report", which is found in Appendix 1 to the attached City Planning Report.

A community meeting was held March 28, 2019, and was attended by community representatives. Responses are summarized in the attached City Planning report.

Attachments

1. Charter Bylaw 18759
2. City Planning Report (attached to Bylaw 18758 - Item 3.8)