

Bylaw 18834

Amendment to the Southeast Area Structure Plan

Purpose

To amend the Southeast Area Structure Plan.

Readings

Bylaw 18834 is ready for first and second reading after the public hearing has been held. The proposed ASP and associated NSP amendments require Edmonton Metropolitan Region Board (EMRB) endorsement prior to returning to City Council for third reading, given the proximity of the application area to a planned LRT line and future Park and Ride site. The proposed plan amendments and rezoning will be brought forward for consideration of third reading following EMRB endorsement.

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.

Report

Proposed Bylaw 18834 to amend the Southeast ASP replaces 7.95 hectare 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 and rezoning amending the Charlesworth NSP (Bylaw 18835) and rezoning 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