

Amendment to the Highlands Neighbourhood Planning Study

Recommendation

That Attachment 1 of the April 7, 2021, Urban Form and Corporate Strategic report to amend the Highlands Neighbourhood Planning Study, be approved.

(This recommendation can be considered after the Statutory Public Hearing)

Purpose

Change the designation of a site to reflect the proposed rezoning under Bylaw 18711.

Advertising and Signing

This resolution has been advertised in the Edmonton Journal on March 19 and 27, 2021.

Position of Administration

Administration supports this proposed resolution.

Previous Council/Committee Action

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

That Item 5.5 and Bylaw 18711 be referred to Administration to work with the community members and Proponent to consider further options, including direct control zoning, for the potential use of the building and land and return to the June 6, 2019, City Council Public Hearing.

At the June 6, 2019 City Council Public Hearing, the motion was passed:

That Item 3.1 and Charter Bylaw 18711 be referred to Administration to allow the Proponent time to consider further options, including, but not limited to, direct control zoning, rezoning to an alternative residential zone or redevelopment under the current zone.

Report

The purpose of the proposed amendment to the Highland Neighbourhood Planning Study is to reflect the changes proposed in Charter Bylaw 18711. Proposed amendments include redesignation of the subject site from “Single Family Housing” to

“Single Family Housing and Neighbourhood Convenience Commercial Uses” and updating the rezoning map embedded in the Planning Study.

Public Engagement

Advance notice for the proposed rezoning from RF1 to CNC was mailed to surrounding property owners as well as the president of the Highlands and District Community League on August 29, 2018.

This application was presented at the March 11, 2019 Public Hearing where it was referred back to Administration to work with the community and the proponent to consider further options for the Site and return to a future Public Hearing.

On April 9, 2019 Administration hosted a public meeting to discuss potential options for the proposal.

On September 7, 2019, the applicant revised their application to a DC2 Provision and sent out a pre-application notification letter to surrounding property owners as well as the president of the Highlands and District Community League.

On March 31, 2020, Administration sent out an Advance Notice of the revised application to surrounding property owners and the president of the Highlands and District Community League.

From November 30 to December 21, 2020 Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Amendment to the Highlands Neighbourhood Planning Study
2. Administration Report