

Bylaw 19534

Amendment to the Garneau Area Redevelopment Plan

Purpose

To amend Policy 2.1 and three maps to allow for a higher Walk-up Apartment to accommodate the proposed rezoning at 8515, 8521 & 8523 - 106a Street NW.

Readings

Bylaw 19534 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 19534 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on April 1 & 10, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council Action

At the January 26, 2021, City Council Public Hearing, the following motion was passed:

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

Report

The proposed amendment to the Garneau Area Redevelopment Plan would exempt 8515, 8521 & 8523 - 106a Street NW from the current policy maximum height of 4 storeys to allow for 6 storeys. Three maps (Schedules C, J & Q) would also be amended to allow for development of 6 storeys at this site. This plan amendment is associated with a proposed rezoning (Charter Bylaw 19535).

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

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Strathcona Centre Community League and the Garneau Community League of Edmonton on May 4, 2020.

From February 15 to March 1, 2021, Administration held an online public engagement session regarding this application.

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

Attachments

1. Bylaw 19534
2. Administration Report