

Bylaw 19480

Amendment to the Garneau Area Redevelopment Plan

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 April 16 and 24, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the November 17, 2020 City Council Public Hearing, the following motion was Passed:

That Bylaw 19480 and Charter Bylaw 19481 be referred back to Administration.

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.

Since the November 17, 2020 referral, the lot located at 8650 - 108A Street NW was removed from the area of application of the associated rezoning and this is reflected on the revised versions of the proposed map amendments.

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.

After the November 17, 2020 referral, notice of revisions made by the applicant was sent to the same recipient list as above. 40 responses were received. It should be noted that the purpose of the revisions was not to address specific issues or previous concerns raised. The referral motion was requested by the applicant to make adjustments to changing circumstances on their end.

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

Attachments

1. Bylaw 19480
2. Administration Report