

Urban Form & Corporate Strategic Development
City Planning

City of Edmonton
6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton AB T5J 0J4



April 16, 2019

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 -103 Avenue NW
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

APR 16 2019

RECEIVED

Attention: Sharon Shuya

Dear Ms. Shuya

RE: Referral of File LDA18-0563 - Edmonton Central, Garneau

- **Garneau Area Redevelopment Plan Amendment - Bylaw 18802**
- **Rezoning Charter Bylaw – Charter Bylaw 18803**

Please accept this letter as a request by the City of Edmonton for review of the proposed matter by the Edmonton Metropolitan Region Board, in reference to the following relevant conditions under Section 4.2 of Ministerial Order No. MLS:111/17, the Regional Evaluation Framework:

- j) The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Rails to 2044 in the Edmonton Metropolitan Region Growth Plan.

Relevant conditions under Section 5.0- Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
- a) the proposed statutory plan or statutory plan amendment bylaw;
 - b) sufficient documentation to explain the statutory plan or statutory plan amendment;
 - c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and

d) a copy of the most recent amended plan without the proposed amendment.

A copy of the required documents and information is enclosed. Associated proposed zoning charter bylaw amendments referenced in the Council Report are included for context.

In summary, the subject plan amendments proposes to amend the Garneau Area Redevelopment Plan to accommodate the rezoning of a portion of land located at the corner of 112 Street and 86 Avenue to allow for a high-density mixed use development. Specifically, the plan is being amended to exclude the subject site from three policies that seek to limit commercial development along 112 Street. A land use map is also being proposed to be amended. This parcel is located within 0.8 km of the planned Central Connector LRT within the Metropolitan Core identified as Downtown Edmonton on Schedule 2 of the Edmonton Metropolitan Region Growth Plan. The amendment effectively facilitates an increase in density of the site from approximately 650 du/ha to 912 du/ha.

The planning consultant on record for this application is Greg Mackenzie & Associates Consultants Ltd.

For your information, the Bylaw and Charter enclosed received first and second on April 15, 2019.

Yours truly,



Stuart Carlyle

Planner

Planning Coordination, City Planning Branch

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SC