

Bylaw 2-2020 map and text amendment to Land Use Bylaw 6-2015 (Wards 1, 2, 3)**Report Purpose**

To provide information to Council to make a decision on first reading of Bylaw 2-2020, a bylaw that proposes to amend Land Use Bylaw 6-2015 to address the creation of a new zoning district for Centre in the Park (CITP).

Recommendation

THAT Bylaw 2-2020, a bylaw that proposes to amend Land Use Bylaw 6-2015 to:

- create a new CITP - Centre in the Park Zoning District;
- remove the existing UV1 - Centre in the Park Zoning District;
- rezone various properties within the Centre in the Park Area to the CITP - Centre in the Park Zoning District; and
- add regulations relevant to the new CITP - Centre in the Park Zoning District in various parts of the Land Use Bylaw;

be given first reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

Report

Centre in the Park (CITP) is a redevelopment area with existing zoning districts in place that enable development on various public and privately-owned lots. Several of the existing zoning districts within the area do not align with the proposed vision, principles, objectives and policies of the proposed Area Redevelopment Plan (ARP). Further, the existing zoning districts do not enable compliance with the aspirational density targets set by the Edmonton Metropolitan Region Growth plan, Strathcona County's Municipal Development Plan and the proposed CITP ARP.

In order to implement the policies of proposed CITP ARP Bylaw 1-2020, the zoning within the area is proposed to be updated to a special area zoning district specific to CITP. Minor corrections have been made to the CITP - Centre in the Park Zoning District since presentation to Priorities Committee on March 10, 2020.

Council and Committee History

March 10, 2020	Priorities Committee received the CITP ARP final draft documents as a strategic initiative and update.
October 22, 2019	Priorities Committee received the CITP ARP update as a report for information.
February 12, 2019	Priorities Committee received the CITP ARP update as a strategic initiative and update.
September 18, 2018	Priorities Committee received the CITP ARP update as a strategic initiative and update.
June 12, 2018	Priorities Committee received the CITP ARP update as a report for information.

February 23, 2016	Council adopted Bylaw 55-2015, a bylaw which repealed and replaced Bylaw 80-90. Bylaw 55-2015 included several original sections from Bylaw 80-90 as well as selected revised sections related to a site-specific proposal.
March 10, 2015	Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.
February 11, 2003	Council adopted Bylaw 141-2002, an amendment to the CITP ARP Bylaw 80-90.
November 27, 1990	Council adopted the CITP ARP Bylaw 80-90.

Other Impacts

Policy: The County's Subdivision Procedure will require an update to reflect the requirements of the proposed zoning district, should it be approved. Policies and procedures may be required to establish practices and philosophies for infrastructure provision within the area.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: Multiple Strathcona County departments are involved in the CITP ARP update project through inter-departmental technical advisory.

Master Plan/Framework: The proposed zoning district has been prepared in accordance with the proposed CITP ARP, Strathcona County's Municipal Development Plan and the Edmonton Metropolitan Growth Plan.

Communication Plan

The CITP ARP Project included three phases of public engagement. The three phases of public engagement provided residents with a range of opportunities to provide project input. Zoning concepts and drafts associated with the ARP were presented at the third open house in October 2019. All three phases are documented under a consolidated engagement summary available online.

A zoning sign has been posted outside of County Hall since October 2019 with information on the proposed amendments.

Newspaper advertisement were provided in the Sherwood Park/Strathcona County News on May 26, May 29, June 2 and June 5. Letters were mailed to landowners included within the area shown on Enclosure 5 Notification map.

Enclosures

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| 1 | Bylaw 2-2020 |
| 2 | Land Use Bylaw amendment map |
| 3 | CITP zoning areas map |
| 4 | Existing UV1 – Centre in the Park Zoning District |
| 5 | Notification map |