Bylaw 3-2020 map amendment to Municipal Development Plan Bylaw 20-2017 (Ward 3) (second and third readings)

Report Purpose
To provide information to Council to make a decision on second and third readings of Bylaw 3-2020 that proposes to amend Municipal Development Plan (MDP) Bylaw 20-2017 to re-designate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area.

Recommendations
1. THAT Bylaw 3-2020, a bylaw that proposes to amend MDP Bylaw 20-2017 to re-designate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area, be given second reading.

2. THAT Bylaw 3-2020 be given third 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
The purpose of proposed Bylaw 3-2020 is to amend MDP Bylaw 20-2017 to re-designate Plan 6133MC, Lot A from the Commercial Policy Area to the Urban Centre Policy Area.

The parcel’s existing commercial development, direct access to Brentwood Boulevard and location contiguous to the Urban Centre Policy Area provide an excellent opportunity for the type of redevelopment supported under the Urban Centre Policy Area.

The parcel has been included in the proposed Centre in the Park (CITP) Area Redevelopment Plan (ARP) Bylaw 1-2020 that was drafted under the policy direction of the Urban Centre Policy Area.

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February 23, 2016 Council adopted Bylaw 55-2015, a bylaw which repealed and replaced Bylaw 80-90.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.

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

Legislative/Legal: The Municipal Government Act (MGA) provides that Council may, by bylaw, amend the MDP. The MGA provides that an ARP must be consistent with any municipal development plan.

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

Master Plan/Framework: The proposed MDP amendment has been prepared in accordance with the Edmonton Metropolitan Region Growth Plan.

Communication Plan
N/A

Enclosures
1 Bylaw 3-2020
2 MDP amendment map
3 Air photo