

Charter Bylaw 19819

To allow additional commercial opportunities and appropriate signage regulations to support a high density, mixed use transit oriented development, Boyle Street

Purpose

Rezoning from DC1 to DC1; located at 10619 Muttart Crossing; 10920, 10954 & 11030 84 Street NW; and 8450 & 8490 106a Avenue NW.

Readings

Charter Bylaw 19819 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 Charter Bylaw 19819 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30, 2021 and August 7, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19819 is to change the zoning from (DC1) Direct Development Control Provision to a new (DC1) Direct Development Control Provision; Lot 2, Block 7, Plan 1723564; Lots 1MR & Lot 2, Block 6, Plan 1723564; Lot 1MR, Block 7, Plan 1723564; Lots 9 & 10 Block 8, Plan 1723564. The purpose of the rezoning is to make revisions to an existing (DC1) Direct Development Control Provision to align with current Zoning Bylaw standards, to update allowed uses and regulations, and to revise the sign regulations for on-site signage.

A summary of proposed changes include the following:

- Adding *Breweries, Wineries, and Distilleries* to the list of allowed uses;
- Allowing stand-alone commercial buildings fronting Muttart Crossing NW and two adjacent public parks;
- Updating signage regulations and allowing Freestanding On-Premises Signs to the list of allowed sign types; and
- Administrative updates and formatting throughout.

This application is in conformance with the Stadium Station Area Redevelopment Plan.

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Boyle Street, McCauley and Parkdale-Cromdale Community Leagues on April 30, 2021. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19819
2. Administration Report