

Charter Bylaw 19816

To allow for expanded development opportunities, Central McDougall/Queen Mary Park

Purpose

Rezoning from DC1 to DC1 for properties generally located near 105 Avenue NW between 101 Street NW and 115 Street NW.

Readings

Charter Bylaw 19816 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 19816 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 13, 2021, and August 21, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the May 13, 2019 City Council Public Hearing, the following motion was passed:

That Administration provide a report to Urban Planning Committee looking at options to expand development opportunities within the DC1 area of the Central McDougall/Queen Mary Park Area Redevelopment Plan as it pertains to clause 4v.

At the December 1, 2020 Urban Planning Committee meeting, the following motion was passed:

That the December 1, 2020, Urban Form and Corporate Strategic Development report CR_7325, be received for information.

Report

The proposed rezoning maintains the intent of the existing (DC1) Direct Development Control Provisions, while opening up the opportunity for existing buildings to be repurposed. The existing DC1 provisions for these properties include a regulation that limits the development of any new commercial uses to being in the lower floors of a

residential apartment building. This means that existing buildings are not able to be repurposed for a different commercial use. The proposed rezoning will add a regulation which would allow for the commercial use of existing standalone commercial buildings. Minor revisions to update Zoning Bylaw references are also proposed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Central McDougall, Downtown, McCauley, Queen Mary Park, and Rosedale Community Leagues and the Chinatown and Area, Downtown, and North Edge Business Improvement Areas on May 6, 2021. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19816
2. Administration Report (attached to Bylaw 19815 - item 3.14)