

## Charter Bylaw 18487

To allow for a mid-rise, mixed-use development, which contributes to 111 Avenue NW as a Main Street, Spruce Avenue

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### Purpose

Rezoning from RF3 and CB2 to DC2, located at 11111 - 101 Street NW, and 9720, 9728, 9730 - 111 Avenue NW, Spruce Avenue.

### Readings

Charter Bylaw 18487 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 18487 be considered for third reading."

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Charter Bylaw.

### Report

The application proposes to rezone a site at 111 Avenue NW and 101 Street NW to a (DC2) Site Specific Development Control Provision. The proposal also includes the closure of an east-west lane that runs through the site (Bylaw 18396).

The proposed DC2 Provision allows for a mid-rise, mixed-use development. Up to seven residential units can be developed, including one Live Work Unit. Commercial and retail space provides active frontages at the street level, with office uses above, and parking will be accommodated both underground and to the rear of the building.

### Policy

*The Way We Grow*, Edmonton's Municipal Development Plan.

### Corporate Outcomes

Edmonton is attractive and compact:

- The proposed development would provide for increased housing options and a mix of local business opportunities, in place of the existing used car sales lot and small offices.

### **Public Consultation**

Advance notice was sent on February 9, 2016, to 78 surrounding property owners, the Alberta Avenue Community League, the Spruce Avenue Community League, the Central McDougall Community League, the McCauley Community League, and the Kingsway Business Revitalization Zone. Three responses were received. One person supported the proposal because it could bring more businesses to the area; one person opposed it due to concerns about accessing parking; and one wanted more information, which was provided to them.

### **Attachments**

1. Charter Bylaw 18487
2. Urban Form and Corporate Strategic Development Report (attached to Bylaw 18396 - Item 3.15)