

Bylaw 18241

To allow for low rise apartments, McCauley

Purpose

Rezoning from DC1 to RA7, located at 10601, 10607 and 10613 - 95 Street NW, McCauley.

Readings

Bylaw 18241 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 Bylaw 18241 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18241 proposed a change in zone from a (DC1) Direct Development Control Provision to the (RA7) Low Rise Apartment Zone including the Medium Scale Residential Infill Overlay. The current DC1 Provision was associated with the designation of the William Paskins House which has now been moved off site to a new location. As such, the RA7 Zone, which was in place for the land prior to the designation, is proposed to be applied again to the site.

This application is associated with an amendment to the Boyle Street/McCauley Area Redevelopment Plan (Bylaw 18240).

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Boyle Street/McCauley Area Redevelopment Plan

Corporate Outcomes

This Bylaw supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This bylaw contributes to the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating appropriately scaled residential development on vacant land in a mature community.

Public Consultation

On January 15, 2014, Urban Form and Corporate Strategic Development sent an advanced notice to surrounding property owners as well as the presidents of the McCauley Community League and the Chinatown and Little Italy Business Revitalization Zone Association.

A summary of feedback received is contained in the attached City Planning report.

Attachments

1. Bylaw 18241
2. Urban Form and Corporate Strategic Development Report (Attached to Bylaw 18240 - Item 3.13)