

Bylaw 18223

To allow for a high rise, mixed-use development which promotes a pedestrian friendly, transit supportive urban environment, Central McDougall

Purpose

Rezoning from DC1 to DC2, located at 10527, 10531 and 10541 - 106 Street NW, Central McDougall.

Readings

Bylaw 18223 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 18223 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 18223 proposes to rezone land from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision. The proposed DC2 provision provides the opportunity for a high density development that accommodates a private college, student residences, and other retail uses. The development consists of a four storey podium, and a residential tower meant to be utilized as student apartments.

This application provides an opportunity to promote revitalization in the Downtown North Edge by developing a substantial mixed-use development that may trigger further development in the underdeveloped neighborhood.

The proposed rezoning is accompanied by an associated amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 18222).

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Central McDougall/Queen Mary Park 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

Public Consultation

On December 15, 2015, and June 20, 2017, Urban Form and Corporate Strategic Development sent advanced notices to surrounding property owners as well as the presidents of the Central McDougall Community League and the North Edge Business Revitalization Zone. No responses were received in regards to these notices.

Attachments

1. Bylaw 18223
2. Urban Form and Corporate Strategic Development Report (Attached to Bylaw 18222 – Item 5.4)