

## Bylaw 17918

To establish a heritage corridor for Church Street, McCauley

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### Purpose

Rezoning from CB1, RF6, RA7, DC1 and US to DC1, located along 96 Street NW between 106 and 111 Avenues NW, McCauley.

### Readings

Bylaw 17918 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 17918 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Previous Council/Committee Action

In 2012, after the completion of a heritage inventory for McCauley, City Council directed the administration to initiate a project to highlight the unique character and build upon Church Street's high concentration of historically, architecturally and culturally significant church buildings to promote the revitalization of the area. Subsequent public engagement exercises and administration review identified zoning changes as being the preferred method for achieving this objective.

### Report

Bylaw 17918 proposes to rezone land from (CB1) Low Intensity Business Zone, (DC1) Direct Development Control Provision, (RF6) Medium Density Multiple Family Zone, (RA7) Low Rise Apartment Zone and (US) Urban Services Zone to a new (DC1) Direct Development Control Provision. The rezoning would create a single DC1 Provision for the Church Street corridor that would be divided into 3 Sub Areas:

- Low Density Residential Area
- Medium Density Residential Area
- Neighbourhood Church Area

This application does not significantly alter the existing development rights of the current zones but adds additional architectural and urban design regulations to guide the nature of future development and ensure it is compatible with the 12 historically significant church buildings. These 12 buildings would be allowed a greater variety of residential and commercial uses to encourage the ongoing occupation and maintenance of the buildings.

The proposed rezoning is accompanied by an associated proposed amendment to the Boyle Street McCauley Area Redevelopment Plan (Bylaw 17917).

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 Goal:

- Edmontonians are connected to the city in which they live, work and play - This Bylaw contributes to the goal of improving Edmonton's livability by recognizing and enhancing a historically and culturally important corridor that citizens can take pride in and feel connected to within their community.

### Public Consultation

Between 2012 and 2015, Sustainable Development held two public workshops and two public open houses to explore the opportunities for a special character area and get community input into the direction of the proposed DC1 Provision.

On September 20, 2016, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the McCauley Community League and the Chinatown and Area Business Revitalization Zone.

On November 2, 2016, Sustainable Development held a public open house regarding this application.

A summary of comments and concerns received in response to this public engagement is contained in the attached Sustainable Development report.

### Attachments

1. Bylaw 17918
2. Sustainable Development report (attached to Bylaw 17917 – Item 3.11)