

Bylaw 18099

To revise and update zoning regulations in the 104 Avenue Corridor

Purpose

Rezoning from DC1 to DC1, located on 104 Avenue NW between 111 and 124 Street NW, 104 Avenue Corridor.

Readings

Bylaw 18099 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 18099 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.

Report

Bylaw 18099 proposes to rezone land from (DC1) Direct Development Control Provision to a revised (DC1) Direct Development Control Provision. The revisions made to the DC1 Provision include:

- ensuring new development provides appropriate setbacks from future LRT Operations along 104 Avenue
- strengthening regulations to ensure digital signs are not permitted in a freestanding form as was the original intent
- clarify the location of building setbacks
- updating development regulations to ensure they are consistent with Zoning Bylaw 12800

Comments from civic departments and utility agencies have been addressed.

Policy

The proposed rezoning supports the policies of *The Way We Grow* by focusing on design elements that support transit use and optimizing the use of existing infrastructure in established neighbourhoods.

Corporate Outcomes

- The City of Edmonton has sustainable and accessible infrastructure
- Edmonton is attractive and compact

Public Consultation

Advance notification of the rezoning application was sent to surrounding property owners and the Oliver Community League, Westmount Community League, Queen Mary Park Community League and the 124 Business Revitalization Zone Association on April 28, 2017. Sustainable Development received four phone calls requesting more information.

Attachments

1. Bylaw 18099
2. Sustainable Development report