

# Bylaw 18108

## Amendment to the Mill Woods Station Area Redevelopment Plan

---

### Purpose

To update maps, figures, and statistics identified within the Mill Woods Station Area Redevelopment Plan.

### Readings

Bylaw 18108 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 18108 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

This proposed amendment to the Mill Woods Station Area Redevelopment Plan would support the concurrent proposed rezoning from (CSC) Shopping Centre Zone to (DC1) Direct Development Control Provision under Bylaw 18109. The amendment would update maps, figures, and statistics within the Area Redevelopment Plan to reflect the proposed (DC1) zone. This would allow for redevelopment of the Mill Woods Town Centre shopping mall and the surrounding site from a low-density, suburban-standard shopping centre, into a higher-density, urban-style transit oriented development. The highest density and heights would be located adjacent to the Mill Woods LRT stop and the relocated Mill Woods Transit Centre, both to be operational by December 2020. The site will be connected by a fine-grained grid of streets, lanes, mews, and bicycle lanes and paths. A large central green space and retail street will run north-south through the main portion of the site. Small open spaces, parks, and plazas will be provided within the site. A high standard of design and architecture will be required throughout the site; automotive-oriented uses will only be permitted at the south end of the site, along 23 Avenue NW.

### Policy

This proposed amendment is in line with the overall intent and the objectives of the Mill Woods Station Area Redevelopment Plan. The amendment also reflects the City's Transit Oriented Development Guidelines for sites proximate to LRT stations and bus Transit Centres. The amendment follows the direction of the Municipal Development Plan, *The Way We Grow*, to concentrate height and density at major nodes served by higher-order transit, and provides for increased choice in the local housing stock.

### Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians use public transit and active modes of transportation

### Public Consultation

Advance notice was sent on March 8, 2016, to property owners in the area and the Woodvale Community League. A public open house was held on May 5, 2016, which 500 people attended. A second public open house was held on March 16, 2017, which 407 people attended. *What We Heard* reports were completed for each open house. A web page was set up in February 2016, and has been periodically updated with new information and material from the public engagements. It received 8,470 unique visitors.

### Attachments

1. Bylaw 18108
2. Sustainable Development report