

Bylaw 17848

To allow for high density, mixed use development, Queen Alexandra

Purpose

Rezoning from CB2 and DC2 to DC1 located at 10520 to 10570 - 81 Avenue NW, 10602 to 10618 - 81 Avenue NW, 10565 - 82 Avenue NW and 10615 to 10631 - 82 Avenue NW, Queen Alexandra.

Readings

Bylaw 17848 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 17848 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 3, 2017, and Saturday, March 11, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the January 23, 2017, City Council Public Hearing, the following motion was passed:

That Bylaws 17846, 17847 and 17848 be referred back to Administration to return to the March 20, 2017, City Council Public Hearing, and include Administration's work to date on building heights for Plan Whyte that form the basis for the statements on page 9 in the Bylaw 17846 report.

Report

Bylaw 17848 proposes to rezone land from the (CB2) General Business Zone and (DC2.443) Site Specific Development Control Provision to a (DC1) Direct Development Control Provision. The proposed DC1 Provision provides the opportunity for high density development that accommodates a wide variety of uses including pedestrian oriented commercial and both high rise and ground oriented residential. There are four separate areas within the DC1 Provision that have different sets of regulations with height varying from 21 to 56 metres (approximately 5 to 19 storeys), floor area ratio varying from 3.5 to 9.0 and with a combined total of up to 840 residential units.

The proposed rezoning is accompanied by associated proposed amendments to the Strathcona Area Redevelopment Plan (Bylaw 17846) and the Garneau Area Redevelopment Plan (Bylaw 17847).

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Strathcona Area Redevelopment Plan
- Garneau 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 deals with the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating development that increases intensity of land use within a mature neighbourhood.

Public Consultation

On October 14, 2015, the applicant sent pre-application notification letters to surrounding property owners as well as the presidents of the Queen Alexandra Community League, Strathcona Centre Community League, Garneau Community League, Central Area Council of Community Area Council and the Old Strathcona Business Revitalization Zone.

On October 28, 2015, the applicant held a public open house to provide information and collect feedback on their application.

On March 3, 2016, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Queen Alexandra Community League, Strathcona Centre Community League, Garneau Community League, Central Area Council of Community Area Council and the Old Strathcona Business Revitalization Zone. A second notice was sent on March 16, 2016, when the applicant revised their application to no longer include a proposed lane closure component.

On August 30, 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 17848
2. Sustainable Development report (attached to Bylaw 17846 – Item 3.9)