

Bylaw 17828

Text Amendment to Section 860 of the Edmonton Zoning Bylaw

Purpose

To amend The Quarters Overlay (Section 860) to ensure compliance with the Zoning Bylaw and associated proposed rezoning of The Quarters precincts.

Readings

Bylaw 17828 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 17828 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 25, 2016, and Saturday, December 3, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The purpose of Bylaw 17828 is to update The Quarters Overlay (Section 860 of the Zoning Bylaw) to reflect the associated proposed rezoning of the Quarters precincts (Bylaw 12829). In addition to general administrative updates, the proposed rezoning will allow for increased flexibility and clarity with respect to Residential Related Uses, minimum Floor Area Ratios, minimum Height requirements, and stepbacks, where applicable.

The application conforms to the Quarters Downtown Area Redevelopment Plan and Quarters Downtown Urban Design Plan.

All comments from civic departments and utility agencies regarding the application have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Boyle Street/McCauley Area Redevelopment Plan

Corporate Outcomes

This Bylaw addresses *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 liveability by allowing for increased flexibility within The Quarters Districts to facilitate development and redevelopment.

Public Consultation

On October 12, 2016, Sustainable Development sent an advanced notice to surrounding property owners, the President of the Boyle Street, Downtown Edmonton and Riverdale Community Leagues, as well as the Downtown Business Revitalization Zone.

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

Attachments

1. Bylaw 17828
2. Sustainable Development report