

Bylaw 17829

To amend the DC1 Provisions in The Quarters, Boyle Street

Purpose

Rezoning from DC1 to DC1, located west of 97 Street NW and south of 103A Avenue NW, Boyle Street.

Readings

Bylaw 17829 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 17829 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

Bylaw 17829 is to amend the six (DC1) Direct Development Control Provisions within the Quarters area of the Boyle Street neighbourhood. The proposed rezoning will update the format of six Quarters precincts to reflect the current Zoning Bylaw format and Use Class naming, as well as other 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 setbacks, where applicable.

An associated amendment to The Quarters Overlay, Section 860 (Bylaw 17828) accompanies the proposed rezoning.

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 proposed rezoning 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 by allowing for increased flexibility within The Quarters special character 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 17829
2. Sustainable Development report (attached to Bylaw 17828 – Item 3.8)