

Bylaw 17850

To allow for temporary surface Non-Accessory Parking

Purpose

Rezoning from DC1 to DC1, located east and west of 102 Avenue NW and north of 105 Avenue NW, Central McDougall.

Readings

Bylaw 17850 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 17850 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 17850 is to amend the DC1 Provisions (Areas 1 and 5 – Precinct C) in the following ways.

- Adding Non-Accessory Parking to the list of allowable Uses and restricting it for a period of three years with the ability to renew for a maximum of another three years if development of a building has commenced
- Adding in development regulations for landscaping, lighting, hard surfacing of accesses, wheel stops, and the provisions of drop-off spaces
- Providing a community amenity contribution for a public amenity space in Central McDougall

The proposed rezoning is accompanied by an associated proposed amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 17850).

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
- Central McDougall/Queen Mary Park 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

Public Consultation

In January, March, June, July and November of 2016, the applicant held meetings with the Central McDougall Community League board members to provide information on the application, address concerns and provide regular updates. In March, the applicant held a meeting with the North Edge Business Revitalization Zone.

On May 20, 2016, Sustainable Development sent an advanced notice to surrounding property owners, the President of the Central McDougall, Downtown and McCauley Community Leagues, as well as the Chinatown and Area, Downtown and North Edge Business Revitalization Zones.

On June 20, 2016, Sustainable Development held an open house regarding this application.

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

Attachments

1. Bylaw 17850
2. Sustainable Development report (attached to Bylaw 17849 – Item 5.1)