

## Bylaw 17646

To allow for a Convenience Retail Store including a pharmacy in a designated Municipal Historic Resource, McCauley

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### Purpose

Rezoning from RF6 to DC1, located at 10631 - 96 Street, McCauley.

### Readings

Bylaw 17646 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 17646 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 6, 2016, and Saturday, May 14, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 17646 proposes to rezone land from (RF6) Medium Density Multiple Family Zone to (DC1) Direct Development Control Provision. The proposed DC1 Provision provides the opportunity to operate a Convenience Retail Store including a pharmacy, within a designated Municipal Historic Resource, "*The Phyllis Grocery Store*". The Provision limits possible commercial uses to Convenience Retail Stores, and this use can only operate within the designated Historic Resource building.

The proposed rezoning is accompanied by an associated proposed amendment to the Boyle Street/McCauley Area Redevelopment Plan (Bylaw 17645).

Comments from other civic departments and utility agencies have been addressed.

### Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Boyle Street/ McCauley Area Redevelopment Plan
- City Policy C450B: Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton

### 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 contributes to the goals of improving Edmonton's livability and preserving and sustaining Edmonton's environment. This is achieved by retaining the Municipal Historic Resource known as the *Phyllis Grocery Store* and allowing it to operate as a Convenience Retail Store.

### **Public Consultation**

On November 19, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the President of the McCauley Community League. A summary of all responses received is contained in the Sustainable Development report.

### **Attachments**

1. Bylaw 17646
2. Sustainable Development report (attached to Bylaw 17645 – Item 3.2)