

Bylaw 17621

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

Purpose

Rezoning from CB2 to DC2, located at 10506, 10512, 10514 and 10516 - 81 Avenue NW, Queen Alexandra.

Readings

Bylaw 17621 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 17621 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration does not support this Bylaw.

Report

Bylaw 17621 proposes to rezone land from the (CB2) General Business Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a mixed use development with commercial and high density residential uses that contributes to an active and inviting pedestrian oriented streetscape. The development could be a maximum of 55 metres in height (approximately 16 storeys) containing up to 209 residential dwellings.

The proposed rezoning is accompanied by an associated proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 17620).

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Strathcona 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 Edmonton's livability by

facilitating development that increases intensity of development within a mature neighbourhood.

Public Consultation

On April 13, 2015, the applicant sent pre-application notification letters to surrounding property owners as well as the presidents of the Central Area Council of Community Area Council, Queen Alexandra Community League, Strathcona Centre Community League and Old Strathcona Business Revitalization Zone Association.

On May 14, 2015, the applicant held an open house to provide information and collect feedback on their application.

On June 23, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Central Area Council of Community Area Council, Queen Alexandra Community League, Strathcona Centre Community League and Old Strathcona Business Revitalization Zone Association.

On September 30, 2015, Sustainable Development held a public meeting 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 17621
2. Sustainable Development report (attached to Bylaw 17620 – Item 5.3)