

Bylaw 17595

To allow alignment of land use regulation with the 104 Avenue Corridor Area Redevelopment Plan policy, Oliver/Westmount

Purpose

Rezoning from CB2, CB1, RA9, RA8, RA7, RF6, DC2 and DC1 to DC1, generally bounded by 111 Street NW on the east, 123 Street NW on the west, and one block north and south of 104 Avenue NW, Oliver.

Readings

Bylaw 17595 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 17595 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 18, 2016, and Saturday, March 26, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 17595 proposes to amend the Zoning Bylaw for the majority of properties within the 104 Avenue Corridor Area Redevelopment Plan boundary from the current zoning to five contextual (DC1) Direct Development Control Provisions that align land use regulation and guide development in a manner that respects the policy of the Area Redevelopment Plan. Associated amendments to the 104 Avenue Corridor Area Redevelopment Plan (Bylaw 17593), the Oliver Area Redevelopment Plan (Bylaw 17594), and additional Zoning Bylaw amendments (Bylaw 17603) are proceeding concurrently with this Bylaw.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- Section 3.0: Managing Growth
- Section 4.0: Complete, Healthy and Livable Communities
- Section 5.0: Urban Design
- Section 6.0: Support Prosperity

Corporate Outcomes

This Bylaw contributes to the strategic goals of Improving Liveability, Transforming Edmonton's Urban Form, *and* Enhance Use of Public Transit and Active Modes of Transportation.

PLEASE RETAIN THIS REPORT FOR FUTURE MEETINGS

Public Consultation

The rezoning of the corridor was a continuation of the planning process and engagement undertaken in preparation of 104 Avenue Corridor Area Redevelopment Plan. Public engagement included advance notice of the application, one formal public open house, meetings with key stakeholders, project website, and e-newsletter.

A summary of the public engagement and its outcomes is included in the attached report.

Attachments

1. Bylaw 17595
2. Sustainable Development report (attached to Bylaw 17593 – Item 3.9)