

## Bylaw 17603

To allow a change in area of application for (DC1) Direct Development Control Provisions (Area 1 and 5), Oliver

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### Purpose

Rezoning from DC1 to DC1, located south of 103 Avenue between 111 Street NW and the lane west of 123 Street NW.

### Readings

Bylaw 17603 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 17603 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 17603 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision is required to facilitate the alignment of land use policy with the 104 Avenue Corridor Area Redevelopment Plan policy through the associated Zoning Bylaw amendment (Bylaw 17595). Associated amendments to the the Oliver Area Redevelopment Plan (Bylaw 17594) and the 104 Avenue Corridor Area Redevelopment Plan (Bylaw 17593) 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.

### **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 17603
2. Sustainable Development report (attached to Bylaw 17593 – Item 3.9)