

Bylaw 17592

To allow for a high density, mixed use development, Central McDougall

Purpose

Rezoning from DC2 to DC2, located at 10809, 10813, 10819, 10821 and 10825 - 111 Avenue NW, Central McDougall.

Readings

Bylaw 17592 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 17592 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 17592 proposes to rezone land from a Site Specific Development Control Provision (DC2.822) to a new Site Specific Development Control Provision (DC2). The proposed DC2 Provision provides the opportunity for a high density, mixed use development near a Light Rail Transit station.

This application was initially received as an application to change the zoning to the (CB3) Commercial Mixed Business Zone. Public consultation and technical review by Sustainable Development resulted in some land use compatibility concerns. At Sustainable Development's encouragement, the applicant decided to change their proposed zone to a DC2 Provision that is very similar to the CB3 Zone but with adjustments to address the aforementioned compatibility concerns. More details regarding this process is explained in the Sustainable Development report.

This proposed rezoning is accompanied by an associated proposed amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 17591).

Comments from civic departments and utility agencies 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 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, enhancing the use of public transit and other forms of active transportation and transforming Edmonton's urban form. This is achieved by providing the opportunity for a high density, pedestrian oriented, mixed use development near a Light Rail Transit station.

Public Consultation

On June 24, 2014, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Central McDougall Community League, Prince Rupert Community League, Queen Mary Park Community League and Kingsway Business Revitalization Zone Association.

On October 14, 2014, Sustainable Development held a public meeting regarding this application.

On December 1, 2015, after the applicant changed their proposed zone to a (DC2) Site Specific Development Control Provision, Sustainable Development sent notice of this revision to surrounding property owners as well as the presidents of the Central McDougall Community League, Prince Rupert Community League, Queen Mary Park Community League and Kingsway Business Revitalization Zone Association.

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

Attachments

1. Bylaw 17592
2. Sustainable Development report (attached to Bylaw 17591 – Item 5.3)