

Charter Bylaw 19255

To allow for the development of a public park, non-accessory parking, restricted parking for Northlands events and the development of a light rail storage facility, Montrose

Purpose

Rezoning from AP (Public Parks Zone), IB (Industrial Business Zone), IM (Medium Industrial Zone) & DC2.720 (Site Specific Development Control Provision) to AP (Public Parks Zone), PU (Public Utility Zone) & DC2 (Site Specific Development Control Provision), 12104 - 70 Street NW; 12520 - 66 Street NW; 7518U & 7520 - 119 Avenue NW; 6910, 7002, 7008, 7320, 7332 & 7503 - 120 Avenue NW; and 7004 - 121 Avenue NW, Montrose.

Readings

Charter Bylaw 19255 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 Charter Bylaw 19255 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 24, May 2, and May 5, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning has three main objectives. The first is to allow for the continued use of DC2 Areas 1 & 2, the two southerly lots adjacent to the rail line, for non-accessory surface parking restricted for northland events. This will ensure that during peak parking events, there will be ample opportunities for the public to park in close proximity to the northland events centre. The second aspect of this rezoning is to allow for non accessory parking on DC2 Area 3 (the most eastern parcel, a vacant parking lot). Currently the vacant lot is being utilized by users of Wally Footz Field. Rezoning this parcel will recognize the ongoing use of the site in conjunction with the adjacent field. The third objective is to allow for the development of a light rail storage facility on the northerly lot which will support LRT expansion and is necessary infrastructure to facilitate the expansion. The proposed changes are appropriate and consistent with surrounding land uses.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Montrose Community League on August 16, 2019. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19255
2. Administration Report (attached to Bylaw 19254 - item 3.10)