

Bylaw 15489

Text amendment to Section 910 of the Edmonton Zoning Bylaw

Purpose

The proposed text amendment will add a new sub-section (910.12) to the Downtown Special Area zones in the Zoning Bylaw. Section 910.12 is designed as an Arena and Entertainment District Zone, with new parking regulations to implement the goals and objectives of the Capital City Downtown Plan.

Readings

Bylaw 15489 is ready for three readings after the public hearing has been held.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 15489 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, December 31, 2010, and Sunday, January 9, 2011. The Bylaw can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment will create a new Arena and Entertainment District Zone that will accommodate a variety of uses including, but not limited to, Spectator Sports Establishment, Casino

and other Gaming Establishments, Exhibition and Convention Facilities, Hotels, Major and Minor Amusement Establishments, Apartment Housing, Convenience Retail Stores and General Retail Stores.

Section 54.2 Schedule 1(B) of the Zoning Bylaw is also being amended to incorporate new regulations for parking that will be applied in this Downtown Special Area zone.

Policy

Bylaw 15489 supports The Way We Grow by:

- promoting the Downtown as the prime focus of Edmonton's central growth
- promoting the development of major cultural, educational and recreational facilities in the Downtown
- supporting major attractions
- enhancing Downtown livability

Corporate Outcomes

Bylaw 15489 supports Preserving and Sustaining Edmonton's Environment, Transforming Edmonton's Urban Form, and Improving Edmonton's Livability.

Public Consultation

On April 28, 2010, the City sent out notification of the application to 2,164 recipients, including property owners, various Community Leagues and Business Revitalization Zones to inform them about the application.

Public Meeting

A public meeting was held on May 19, 2010. Invitations to attend the meeting were sent to 2,164 recipients. The

meeting was attended by approximately 120 persons. Most comments expressed during the meeting were not related directly to the zoning application or amendments, but dealt with the business aspects of the proposal. These concerns include, in summary:

- lack of clarity and detail in the application
- zoning format
- traffic and parking
- interface of developments with the street
- interface of developments with lack of public involvement)
- inadequate infrastructure
- lack of Urban Design requirements
- uncertainty in final development product

On July 21, 2010, Council passed a motion directing Administration to develop a community consultation program, in line with City Policy C513, on a downtown arena and entertainment district project on a city-wide basis. As a result two stakeholder meetings and four public open houses/workshops were held during November 2010, to provide an open forum for dissemination of information, discussion and gathering opinions and ideas about the arena proposal. A report on the findings of this work was presented to Council on December 10, 2010.

Attachments

1. Bylaw 15489
2. Planning and Development Department report