

Bylaw 15490

To allow development in the new Arena and Entertainment District Zone

Purpose

Rezoning from DC2 to Arena and Entertainment District Zone, located between 101 and 104 Street NW and north of 104 Avenue NW, Downtown.

Readings

Bylaw 15490 is ready for three readings after the public hearing has been held and following third reading of Bylaws 15489 and 15491.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 15490 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 apply a new Sub-section (910.12) to the subject lands. Sub-section 910.12 is proposed as an Arena and Entertainment District Zone that will accommodate a variety of potential uses including, but not limited to a multi-purpose arena, other Spectator Sports Establishment, Casino

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

These developments will develop in stages over time.

Policy

Bylaw 15490 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
- support major attractions
- enhancing Downtown livability

Corporate Outcomes

Bylaw 15490 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. Concerns expressed during the meeting and provided in writing included:

- lack of clarity and detail in the application

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- zoning format:
 - traffic and parking
 - interface of developments with the street
 - lack of public involvement
 - inadequate infrastructure
 - lack of Urban Design requirement
 - 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 15490
2. Planning and Development Department report (attached to Bylaw 15489 – Item 3.1)