

Bylaw 15475

Rezoning from CO to JAMSC,
located at 10055 - 110 Street NW,
Downtown

Purpose

To consolidate the zoning within a blockface under the JAMSC Zone.

Readings

Bylaw 15475 is ready for three readings after the public hearing has been held and following third reading of Bylaw 15201.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 15475 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 4, 2010, and Sunday, June 13, 2010. The Bylaw can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report Summary

Bylaw 15475 will amend the Zoning Bylaw from CO to JAMSC. The rezoning will consolidate the zoning within a single blockface and thereby mitigate potential land use conflicts.

Report

Bylaw 15475 is an Administrative amendment and amends the Zoning Bylaw at 10055 – 110 Street from CO to JAMSC. The inclusion of this parcel in the JAMSC zone will bring the

remainder of the block into a single zone. This will help to improve the developability of the vacant parcel and reduce any land use conflicts which may arise.

Policy

Bylaw 15475 supports the Municipal Development Plan directly in terms of managing growth, focusing development, and ensuring high quality design within Edmonton's Central Core. This includes contributing to a strong downtown characterized by high density, mixed-use, transit, pedestrian orientation and excellent urban design.

Focus Area

Bylaw 15475 supports each of the goals of the City of Edmonton Strategic Plan in various ways which serve to: preserve and sustain the environment, improve liveability, transform Edmonton's urban form and shift its transportation mode, ensure financial stability and diversify Edmonton's economy.

Public Consultation

Stakeholder consultation for the Capital City Downtown Plan project occurred over a five year period and included over 1,000 persons. A chronology of public involvement over the course of the plan preparation (not including internal stakeholder consultations) is as follows:

2005 Public Involvement

- vision workshop (June)
- two public open houses – Coast Terrace Plaza, Coast Edmonton Hotel (June)
- presentation to Downtown Business Association Operations Committee (September)

- two day design workshop (November)

2006 Public Involvement

- Downtown Stakeholder Forum (January)
- Community League representation workshop (June)

2008 Public Involvement

- speech to Chamber of Commerce (May)
- key stakeholder discussions (May-June)
 - Grant MacEwan University
 - Urban Development Institute
 - Building & Owners Managers Association (BOMA)
 - University of Alberta
 - NorQuest College
 - Downtown Business Association
 - Downtown Edmonton Community League (DECL)
 - Edmonton Chamber of Commerce
 - Capital Health
- web-survey (August-September)
- five public information booths around downtown (September)
- open house/public meeting at Winspear Centre (September)
- three Edmonton Design Committee meetings (August, November, December)

2009 Public Involvement

- CCDPlan Citizen Advisory Committee Inaugural meeting (September)

2010 Public Involvement

- three Edmonton Design Committee meetings (March, April, May)
- public open house – City Hall (April)

- key stakeholder discussions (May-June)
- four CCDPlan Citizen Advisory Committee meetings (January, February, March, May)

Attachments

1. Bylaw 15475