

Charter Bylaw 19414

To allow for a high-rise mixed use building, Central McDougall

Purpose

Rezoning from DC2(P) to CB3, located at 10107 - 111 Avenue NW, Central McDougall.

Readings

Charter Bylaw 19414 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 19414 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 4, 2020, and September 12, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19414 proposes to rezone land from the (DC2(P)) Royal Alex Place Development Agreement to the (CB3) Commercial Mixed Business Zone in the Central McDougall neighbourhood. The proposed CB3 Zone provides the opportunity to develop a high-rise mixed use tower up to 45 meters in height with ground oriented commercial uses compatible with the adjacent Royal Alexandra Hospital campus.

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 president of the Central McDougall Community League on March 25, 2019. No responses were received.

Attachments

1. Charter Bylaw 19414
2. Administration Report