

## Charter Bylaw 18848

To allow for additional commercial uses within an existing DC1, Central McDougall

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### Purpose

Rezoning from DC1 to DC1; located at 10505 106 Street NW and generally located between 105 and 106 Avenue and between 101 and 106 Street.

### Readings

Charter Bylaw 18848 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 18848 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 26, 2019, and May 4, 2019. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The proposed rezoning maintains the intent of the existing (DC1) Direct Development Control Provision of the subject site while adding additional compatible use opportunities. The DC1 has specific provisions that allow the existing development to be maintained and accommodate a range of commercial and industrial uses, until such a time as it is redeveloped as a high density residential development. The proposed rezoning will update Zoning Bylaw references, include more uses within the existing DC1 and allow for the development of an outdoor patio on the south side of the building, adjacent to the dedicated bike lane on 105 Avenue.

### Public Engagement

Advance notice was sent to surrounding property owners, the Central McDougall and Queen Mary Park Community Leagues and the North Edge Business Improvement Area on February 26, 2019. No responses were received.

### Attachments

1. Charter Bylaw 18848
2. City Planning Report (attached to Bylaw 18847 – Item 3.6)