

Charter Bylaw 19550

To amend DC1 Provisions in the The Quarters, Boyle Street

Purpose

Rezoning from DC1 to DC1, generally located between 97 Street NW and 92 Street NW, and between 103A Avenue NW and 101 Avenue NW.

Readings

Charter Bylaw 19550 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 19550 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 5, 2021 and February 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19950 is to amend the following six (DC1) Direct Development Control Provisions within the Quarters area of the Boyle Street neighbourhood:

1. Civic Quarter;
2. Five Corners High Density Quarter;
3. Heritage Quarter;
4. McCauley Quarter, Areas 1 & 3;
5. McCauley Quarter, Area 2; and
6. The Armature Quarter, Areas 1-3.

The proposed Charter Bylaw is to add, where appropriate, new and recently defined uses, and updates the DC1 provisions to align with current Zoning Bylaw standards. The proposed updates to the allowed uses for the DC1 Zones, introduces where appropriate recently defined uses such as: Multi-Unit Housing, Cannabis Retail Sales, Special Events, Markets, Liquor Stores, Supportive Housing and Secondary Suites.

An associated amendment to The Quarters Overlay, Section 860 of the Zoning Bylaw (Charter Bylaw 19549) accompanies the proposed rezoning.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the president of the Downtown Business Improvement Area, and presidents of the Downtown Edmonton, Riverdale, and Boyle Street Community Leagues on July 31, 2020. Six responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19950
2. Administration Report (attached to Charter Bylaw 19549 item 3.17)