

Charter Bylaw 18723

To allow for the continued use and renovation of an existing commercial building, Queen Mary Park

Purpose

Rezoning from US To DC2, located at 11623 - 106 Avenue NW & 10586 - 116 Street NW.

Readings

Charter Bylaw 18723 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 18723 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 8, 2019, and February 16, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18723 proposes to rezone land from the (US) Urban Services Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would provide the opportunity for the continued use of a two-storey commercial legal non-conforming building. Accompanying Bylaw 18761 would amend a current zoning map in the Central McDougall/Queen Mary Park Area Redevelopment Plan to reflect the rezoning.

Comments from civic departments and utility agencies have been addressed.

Public Engagement

On January 20, 2017, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Queen Mary Park Community League. No comments were received.

Attachments

1. Charter Bylaw 18723
2. City Planning Report (Attached to Bylaw 18761 - Item 3.6)