

# Charter Bylaw 18615

To provide the opportunity for a high density mixed-use tower, Downtown

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## Purpose

Rezoning from UW to DC2, located at 10305 and 10321 - 106 Street NW, Downtown.

## Readings

Charter Bylaw 18615 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 18615 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on November 9, 2018 and November 17, 2018. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 18615 proposes to rezone a site from the (UW) Urban Warehouse Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a 320 dwelling, 126 metre high (approximately 40 storeys) mixed use tower with regulations included to ensure integration of the building with future development within the Warehouse Campus Neighbourhood and provide for an active and inviting pedestrian oriented streetscape.

This bylaw is associated with a proposed amendment to Section 910 of the Edmonton Zoning Bylaw, to replace maps that show zoning, height and floor area ratio in the Downtown (Charter Bylaw 18614).

All comments from civic departments and utility agencies regarding this proposed rezoning have been addressed.

## Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Downtown Edmonton Community League and Downtown Business Association on July 19, 2016. On January 25, 2017, a Public Open House was held. A summary of comments and concerns received in response to this public engagement is contained in the attached City Planning report.

**Attachments**

1. Charter Bylaw 18615
2. City Planning Report (Attached to Charter Bylaw 18614 - Item 5.6)