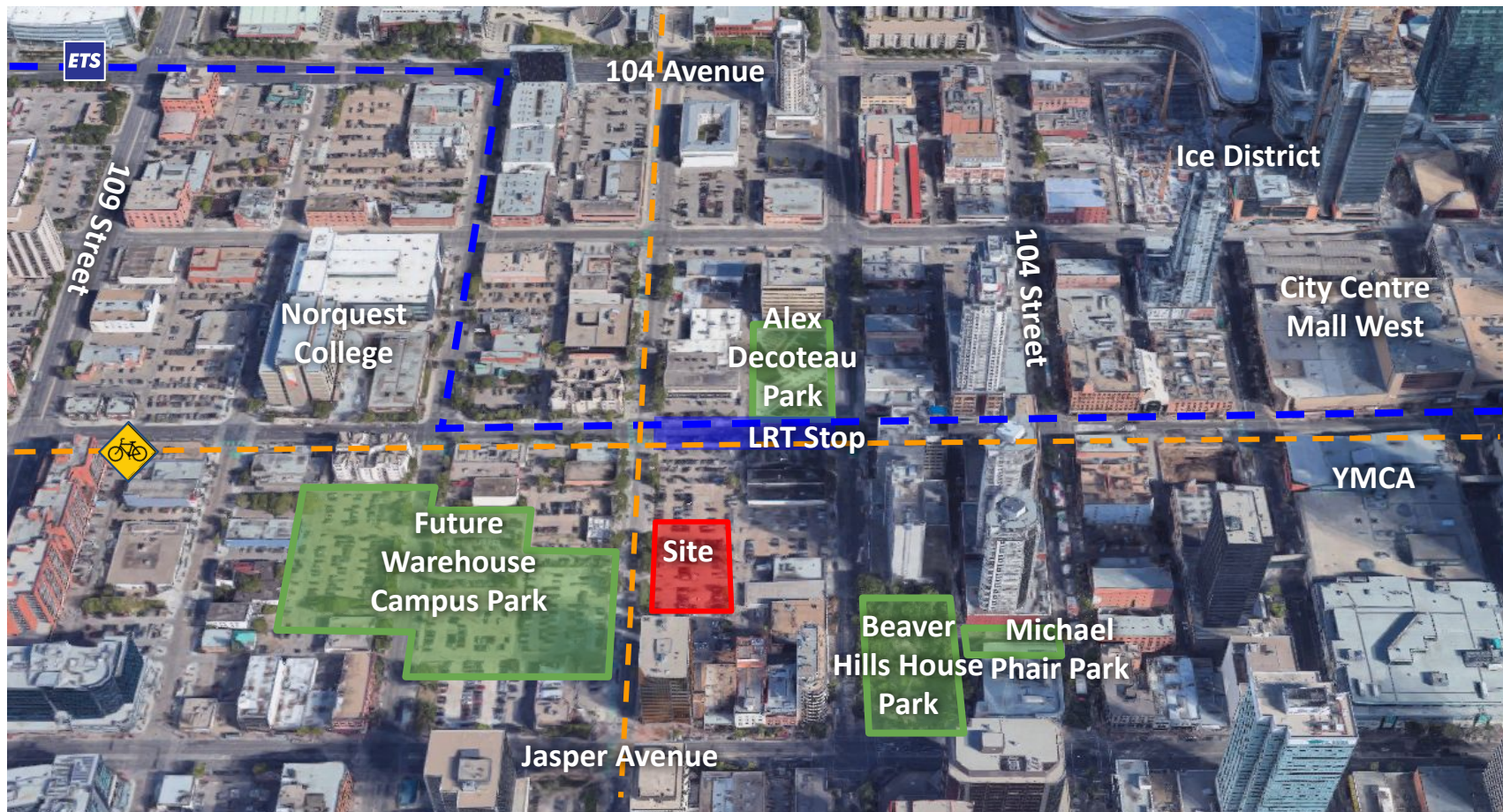




ITEM 3.12 - DOWNTOWN
CHARTER BYLAW 19785

DEVELOPMENT
SERVICES
August 31, 2021

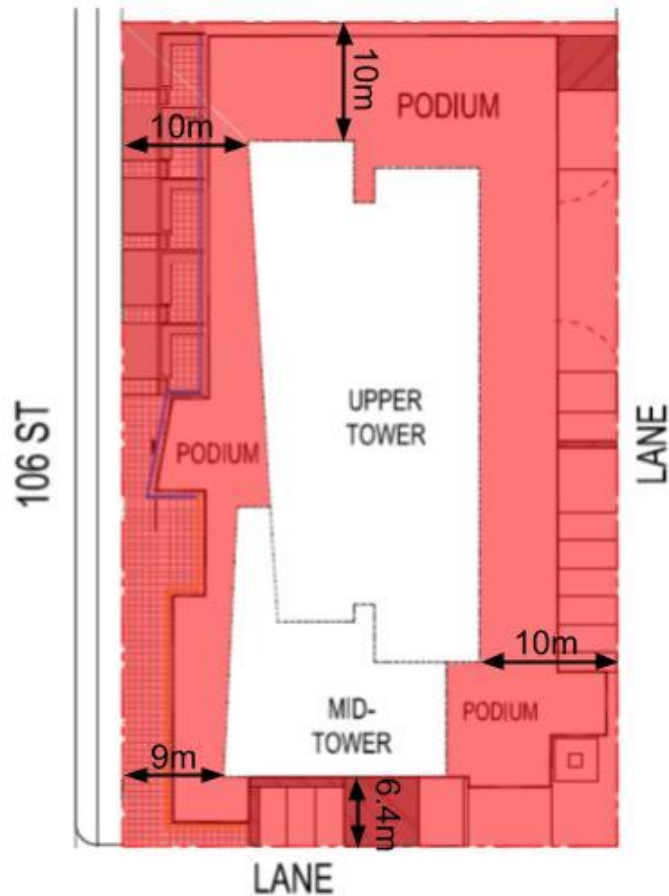
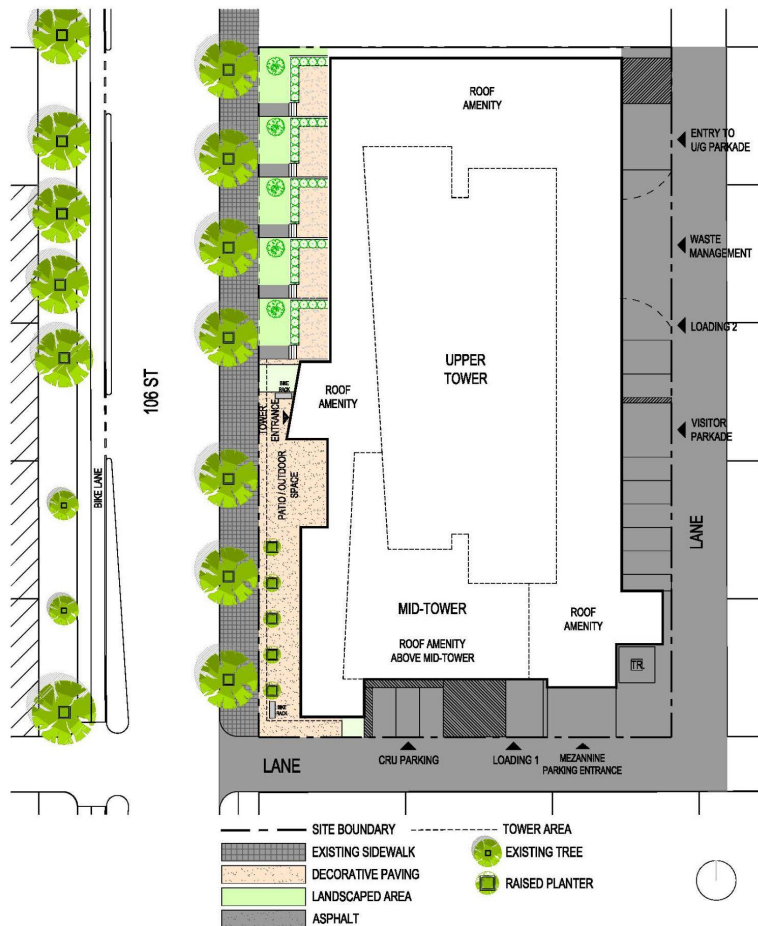
Site and Surrounding Context



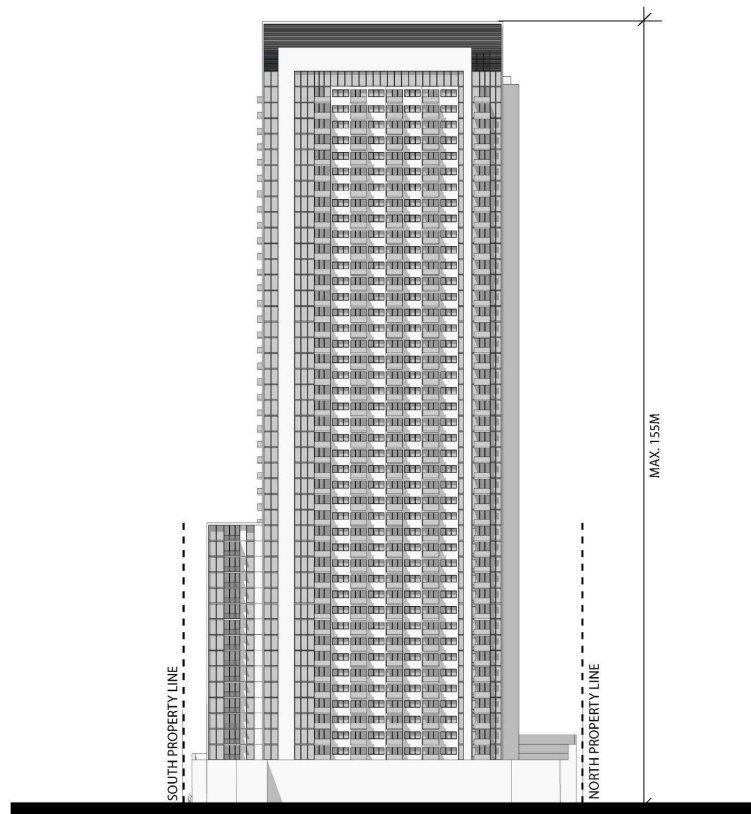


Podium Tower Design and Public Realm

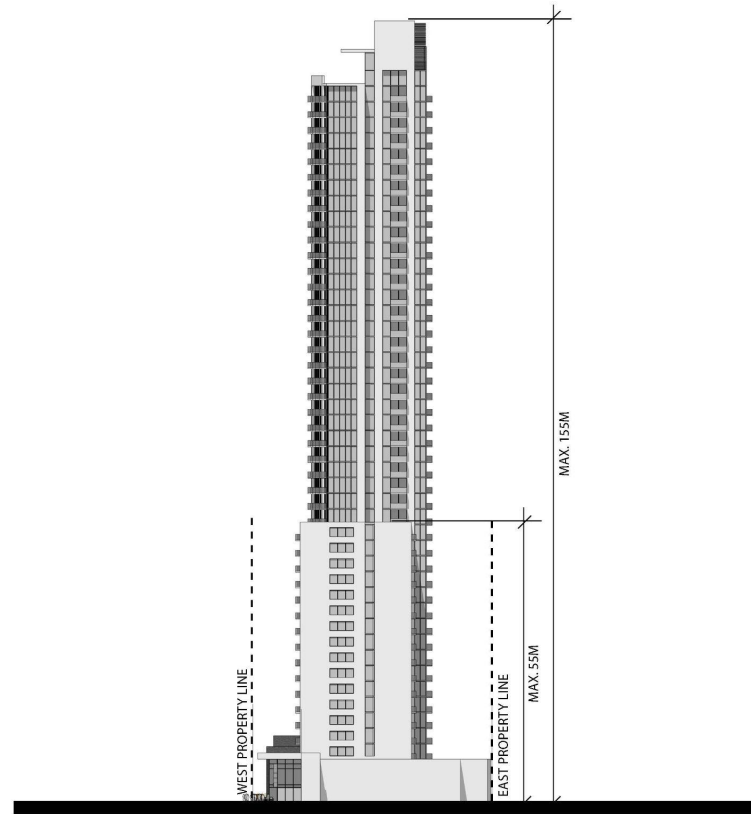
APPENDIX 2 - LANDSCAPE PLAN



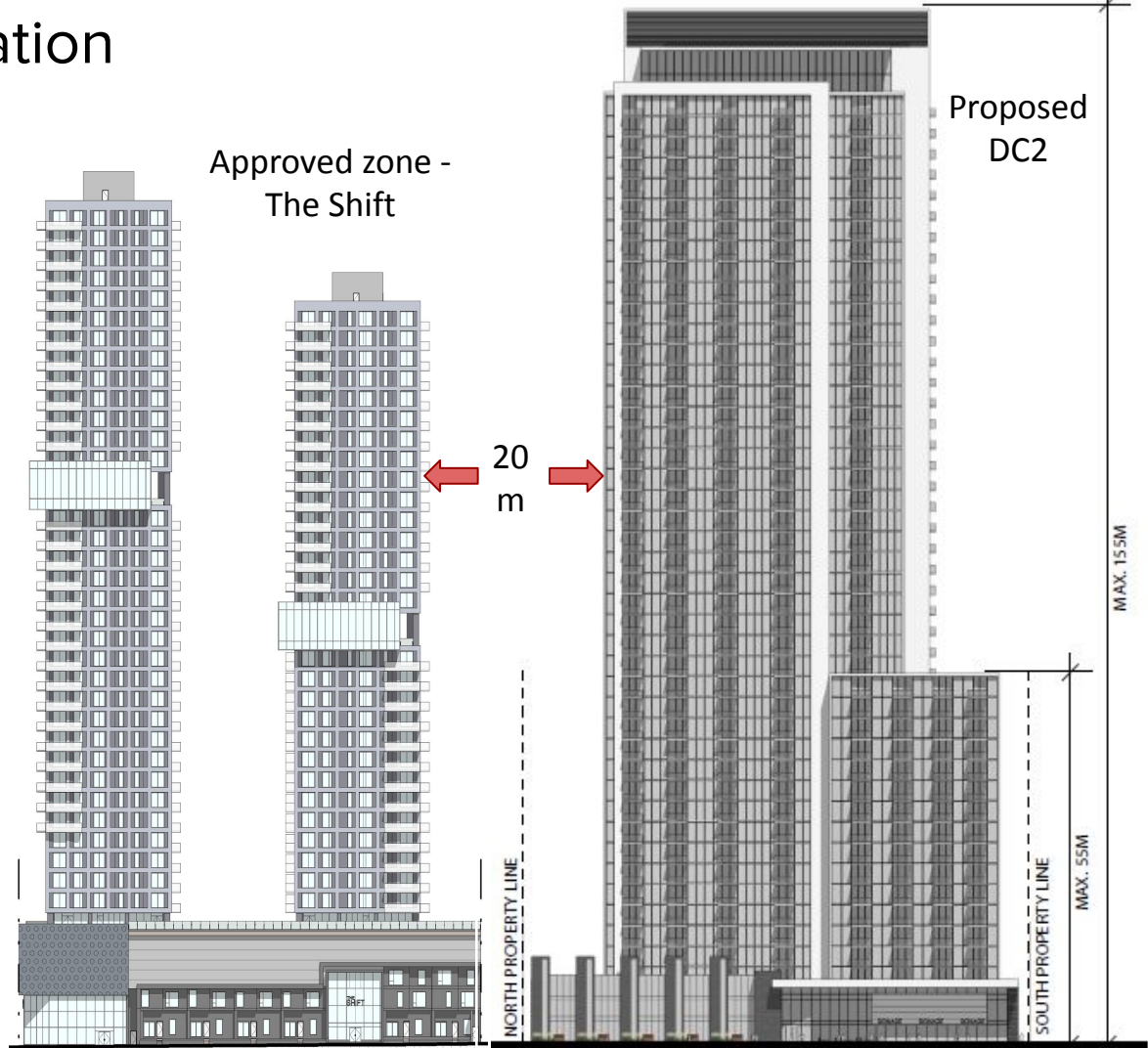
APPENDIX 4 - EAST ELEVATION



APPENDIX 5 - SOUTH ELEVATION



6 Tower Separation



West Elevations - Not to Scale

7 Zone Comparison

Regulation		UW Zone	The Shift (2-tower zone to north)	Proposed DC2 Provision
Height	Podium	12.0 m - 26.0 m	6.0 - 16.8 m	6.0 - 14.0 m
	Mid-Tower	-	-	55.0 m
	Tower	50 m	117.0 - 127.0 m	155.0 m
Floor Area Ratio (FAR)		6.0	18.0	13.5
Maximum # Dwellings		174	780	550
Tower Floor Plate		-	800 m ²	Mid-Tower: 1198 m ² Tower: 892 m ²
Podium Setbacks	North	0.0 m	0.0 - 2.0 m	0.0 m
	East	0.0 m	0.0 m	0.0 m
	South	0.0 m	0.0 m	0.0 m
	West	1.5 - 3.0 m	0.8 m	2.5 - 7.5 m
Tower Setbacks	North	4.5 m	4.2 m	10.0 m
	East	4.5 m	4.2 m	10.0 m
	South	4.5 m	10.0 m	6.4 m
	West	6.0 - 7.5 m	2.5 m	9.0 m

8 Sun Shadow Models

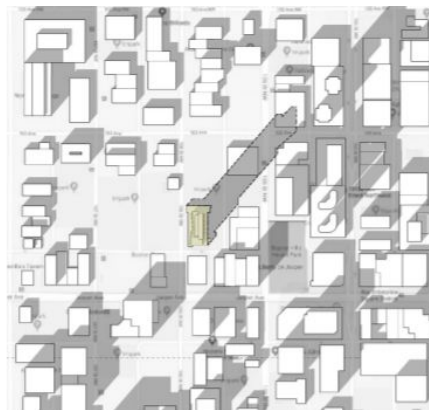


SPRING EQUINOX

9AM



12PM



3PM



SUMMER SOLSTICE

9AM



12PM



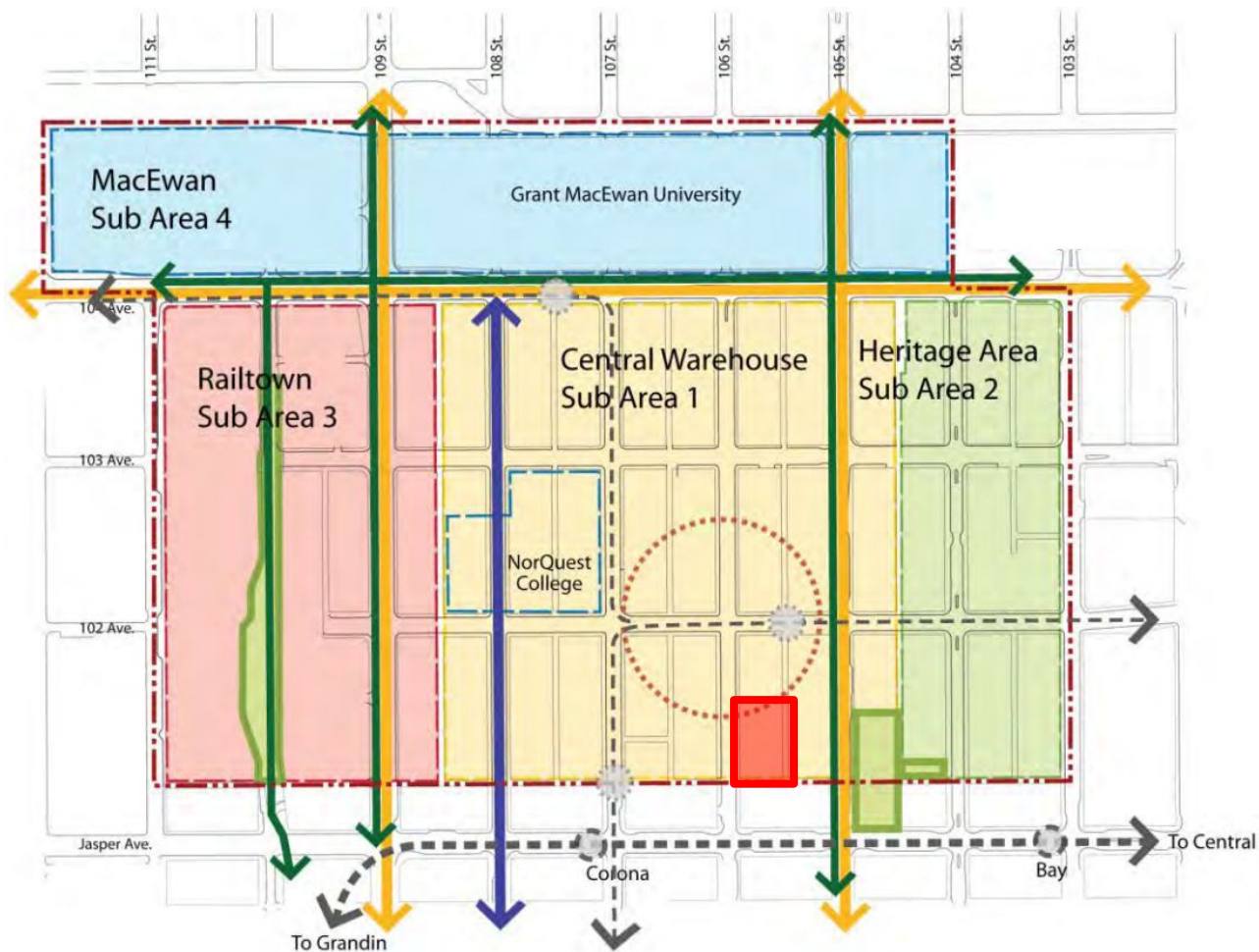
3PM

9 Community Contributions

- Family Friendly - 24 three bedroom family oriented units (\$35, 000 credit per unit)
- Public Realm - improvements to 106 Street
- Public Art - \$50,124 toward the acquisition of publicly visible art either on site or within the public realm around the site; and

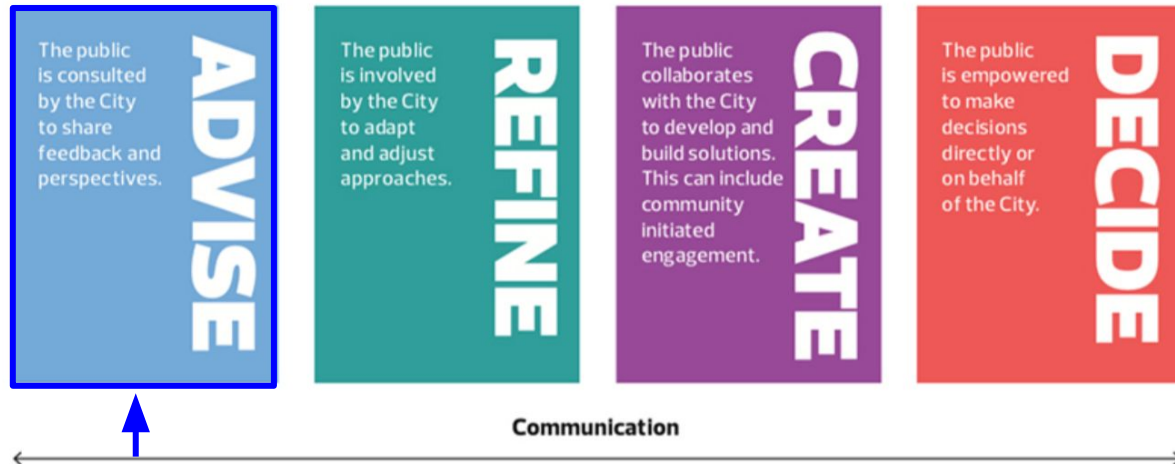
Public realm improvements along 106 Street NW, including continuous decorative surface treatment to extend the pedestrian realm, quality, durable street furnishings and materials, and pedestrian-scaled lighting.

10 Policy Context



The City of Edmonton's Public Engagement Spectrum.

Increasing influence of the public



PRE-APPLICATION NOTICE July, 2018	Number of recipients: 207 As reported by applicant: <ul style="list-style-type: none"> 1 response in support
ADVANCE NOTICE #1 May, 2019	Number of recipients: 204 <ul style="list-style-type: none"> No responses received
ADVANCE NOTICE #2 April, 2021	Number of recipients: 203 <ul style="list-style-type: none"> No responses received
ENGAGED EDMONTON WEBPAGE May, 2021	Informed: 239 <ul style="list-style-type: none"> Engaged: 18 Support: 9 Neutral: 6 Opposed: 3



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**