

Charter Bylaw 19860

To allow for a high-rise mixed-use development, Downtown

Purpose

Rezoning from HA to DC1; located at 10301 - 104 Street NW.

Readings

Charter Bylaw 19860 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 19860 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 20 and August 28, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Charter Bylaw 19860 is to change the zoning of a site from the (HA) Heritage Area Zone to a (DC1) Direct Development Control Provision (Lots 179 - 181, Block 3, Plan NB1). The DC1 Provision would allow for the development of a mixed-use tower, while retaining and incorporating the west facade (facing 104 Street) of the Horne & Pitfield Building that is currently located on site into the podium of the tower. Proposed Charter Bylaw 19860 would also amend two maps within the Special Area Downtown to reflect the proposed change in zoning.

This application also proposes to amend the Capital City Downtown Plan which would change a map that designates a portion of 104 Street and 103 Avenue adjacent to this site from a neighborhood street with a residential emphasis to a commercial street (Bylaw 19859). Apart from this amendment, this application generally conforms to the direction of the Capital City Downtown Plan which directs this area as being appropriate for high rise development, provided new development is compatible with the area’s historical character and walkable nature.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the Downtown Community League on April 7, 2020.

From June 14 to June 27, 2021, Administration held an online public engagement session regarding this application.

Feedback from those who responded is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19860
2. Administration Report (attached to Bylaw 19859 - item 3.29)