

Charter Bylaw 19857

To allow for a revised residential tower outline, Westmount

Purpose

Rezoning from DC2 to DC2; located at 10123, 10127, 10131, 10135, 10137, 10143, & 10145 Clifton Place NW.

Readings

Charter Bylaw 19857 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 19857 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19857 proposes to rezone land from an existing (DC2.959) Site Specific Development Control Provision to a new DC2. The existing DC2 provides regulations for three areas (A, B & C) along the southwest side of Clifton Place. The proposed revisions are for Area A, and include separating the DC2 into two separate provisions.

The existing DC2 regulations for the subject site (existing Area A) allow for the development of a 55 m high residential tower with a maximum of 55 dwellings. The proposed DC2 would maintain the size, height and number of dwellings, while allowing for revisions to the tower shape and updating to current Zoning Bylaw standards.

Areas B and C would be renamed to Area A and B, and no substantial changes are proposed. The DC2 would remain as-is with minor updates to remove the current Area A and to update terminology to match current Zoning Bylaw standards.

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 president of the Glenora and Oliver Community Leagues and 124 Street and Area Business Improvement Area on May 6, 2021. Four responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from June 28 to July 19, 2021, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 281 people, and 22 comments were received on the page and through email.

Feedback received from the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19857
2. Administration Report