

## CHARTER BYLAW 19785

**To allow for a high rise, high density mixed use tower, Downtown.**

### Purpose

Rezoning from UW to DC2; located at 10123 - 106 Street NW and 10145 - 106 Street NW and amendment to Section 910 of the Zoning Bylaw.

### Readings

Charter Bylaw 19785 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 19785 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 19 and 27, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Previous Council/Committee Action

At the August 31, 2021, City Council Public Hearing, the following motion was passed at the request of the applicant prior to the item being heard for debate:

“That Charter Bylaw 19785 be referred to Administration to work with the applicant and return to a future City Council Public Hearing.”

In response to the motion, the proposed DC2 Provision was amended in two ways:

- extending the “sunset clause” for the expiration of the tower development rights from 7 to 10 years; and
- adding the opportunity for temporary outdoor Market or Special Event Uses for a period of 10 years.

### Report

The purpose of proposed Charter Bylaw 19785 is to change the Zoning of Lots 133-137, Block 5, Plan B2, from the (UW) Urban Warehouse Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for a mixed-use tower with the following key characteristics:

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- A maximum height of 155 metres;
- A maximum floor area ratio (FAR) of 13.5;
- Up to 550 residential dwellings; and
- 500 square metres of commercial space.

The proposed Charter Bylaw would also amend two maps in the Edmonton Zoning Bylaw associated with the Downtown Special Area to reflect the above rezoning, if approved.

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

### **Community Insights**

The applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Downtown Edmonton Community League and the Downtown Business Association on July 4, 2018. As reported by the applicant, 2 people responded, one in favour and one opposed.

Advance Notice was sent to the same recipient list as the Pre-Application Notification, on May 30, 2019. No responses were received.

After a period of time when the application was on hold, a new Advance Notice was sent to the same recipient list on April 13, 2021. No responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between May 3 and 17, 2021, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 203 people, 18 of whom either asked questions or left comments.

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

### **Attachments**

1. Charter Bylaw 19785
2. Administration Report