

CHARTER BYLAW 20040

To allow for a range of medium intensity Commercial Uses and Residential Mixed-Use opportunities within a mid to high rise built form, Garneau

Purpose

Rezoning from US to CB3; located at 11024 - 82 Avenue NW and amendment to the Main Streets Overlay (Section 819 of Zoning Bylaw 12800).

Readings

Charter Bylaw 20040 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 20040 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 18, 2022 and March 26, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20040 is twofold:

1. change the Zoning of 11024 - 82 Avenue NW (Lots 6-10, Block 157, Plan I19), from the (US) Urban Services Zone to the (CB3) Commercial Mixed Business Zone with the Main Streets Overlay
2. amend the Main Streets Overlay (MSO), mainly as it pertains to the (CB3) Commercial Mixed Business Zone across the City

The proposed rezoning, coupled with the amendments to the MSO, would allow for the development of a high-rise, mixed-use tower at 11024 - 82 Avenue NW with the following characteristics:

- a maximum podium height of 13 metres (approximately 3 storeys) and an overall maximum building height of 75 metres (approximately 22 storeys)
- pedestrian-oriented commercial space at ground level facing 82 (Whyte) Avenue NW with a residential tower above. Commercial uses allowed could include, but are not not

CHARTER BYLAW 20040

limited to, general retail stores, health services, personal service shops (eg. hairdressers, etc) and specialty food services

- a maximum tower floor plate area of 850 square metres
- requiring any vehicle parking provided to be accessed from the rear lane and any surface or above-ground parking to be screened from view

The proposed amendments to the MSO are:

- increasing the allowable overall height from 45 metres to 75 metres, provided that the site is not abutting or directly across a lane from a site zoned to allow for residential development that has a maximum height of 10 metre or less
- introducing the requirement for a 3 metre building setback when the site is located directly across a lane from a site zoned to allow for residential development that has a maximum height of 10 metres or less
- introducing a maximum tower floor plate of 850 square metres for the portion of the building above the podium
- expanding the exemption from a maximum Floor Area Ratio to apply to all residential or residential-related uses, not just multi-unit Housing (this change would apply to all commercial land subject to this overlay, not just CB3 zoned sites)

The proposed high-rise, mixed-use tower is at an ideal location relative to The City Plan objectives around focusing more intense forms of development at key nodes and along corridors, particularly those with good transit service. The proposed CB3 Zone with the Main Streets Overlay, when including the proposed amendments to the Overlay, provides suitable regulation of the built form to ensure this zoning will result in a compatible building design within the context of the corridor and broader area.

An accompanying application (Bylaw 20039) has been made to amend the Garneau Area Redevelopment Plan to enable the rezoning at 11024 - 82 Avenue NW.

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

Community Insights

Advance Notice about the proposed rezoning and plan amendment was sent to surrounding property owners and the president of the Garneau Community League on November 19, 2021. Three responses were received.

From January 10 - 24, 2022, online feedback about the proposed rezoning and plan amendment was collected through the City's Engaged Edmonton webpage. The page was visited by 183 people, 28 of whom either asked questions or left comments.

On January 18, 2022, an Advance Notice was sent to property owners of all sites in the City of Edmonton currently zoned CB3 with the Main Streets Overlay informing them of the proposed amendments to the Main Streets Overlay that would impact their properties. In addition, the notice was sent to properties surrounding these sites as well as nine applicable Community Leagues and

CHARTER BYLAW 20040

four applicable Business Improvement Areas based on the location of these sites. Four responses were received.

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

Attachments

1. Charter Bylaw 20040
2. Administration Report (Attached to Bylaw 20039 - Item 3.10)