

CHARTER BYLAW 20067

To allow for a high rise residential building on a mixed-use podium, Oliver

Purpose

Rezoning from DC2.1099 to DC2; located at 10211 - 121 Street NW

Readings

Charter Bylaw 20067 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 20067 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2022 and April 9, 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 20067 is to change the zoning from the (DC2.1099) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision. The proposed DC2 Provision is similar to the existing one and the proposed change is to allow for an increase in scale for an already approved mixed-use tower. Key changes include:

- Increasing the maximum height from 54 to 71 metres (approximately 17 to 22 storeys)
- Increasing the maximum floor area ratio from 6.75 to 8.4
- Increasing the maximum number of dwellings from 140 to 190

The revised DC2 Provision would also include more minor changes to parking, landscaping, amenity area and public contribution requirements as well as other administrative updates. The general design of the podium, tower and site layout would remain the same.

The proposed increase in height does not change the design of the building at ground level and it continues to be a very slim tower, with high quality design features and unique lane-oriented housing.

This proposal conforms with the Oliver Area Redevelopment Plan and is in alignment with The City Plan objectives for the Centre City, Edmonton’s distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses.

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

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Oliver Community League and the 124 Street and Area Business Association on February 4, 2022. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20067
2. Administration Report