

Charter Bylaw 19860

To allow for a high-rise, mixed-use tower that incorporates and historically designates two facades of the existing Horne & Pitfield Building, 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 Charter Bylaw was advertised in the Edmonton Journal on April 1, 2022 and 9, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the September 8, 2021, City Council Public Hearing, the following motion was passed:

“That Bylaw 19859 and Charter Bylaw 19860, be referred to Administration, to work with the applicant to protect more of the existing historic Horne & Pitfield building, including the potential designation of the entire building, and return to a future City Council Public Hearing.”

Report

The purpose of proposed Charter Bylaw 19860 is twofold:

1. Change the zoning of 10301 - 104 Street NW (Lots 179 - 181, Block 3, Plan NB1), from the (HA) Heritage Area Zone to a (DC1) Direct Development Control Provision.
2. Amend two maps within Section 910 of the Zoning Bylaw (Downtown Special Area) to reflect the proposed change in zoning, if approved.

The proposed DC1 Provision would allow for a mixed-use tower with the following key characteristics:

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- A maximum tower height of 160 metres (approximately 40 - 45 storeys), with the lower 18.0 (approximately 4-5 storeys) being a podium
- A maximum floor area ratio (FAR) of 16.0
- A maximum tower floor plate of 850 square metres

At the time that this application was previously considered by City Council, only the west facade of the historic Horne & Pitfield Building on this site was proposed to be retained. In response to the motion, this revised application now includes the retention and designation of the south facade, in addition to the west facade.

This application strikes an appropriate balance between The City Plan's objectives of high rise, mixed-use buildings in the City's core and preserving Edmonton's built history. The Capital City Downtown Plan also generally supports this type and scale of building at this location.

An accompanying application (Bylaw 19859) has been made to amend the Capital City Downtown Plan to enable the proposed rezoning.

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 Downtown Edmonton Community League and Downtown Business Association on April 7, 2021. Four responses were received.

From June 14 - 27, 2021, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 192 people, 11 of whom either asked questions or left comments.

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

Attachments

1. Charter Bylaw 19860
2. Administration Report (Attached to Bylaw 19859 - Item 3.19)