



ITEMS 3.19 & 3.20
BYLAW 19859 & CHARTER BYLAW 19860
DOWNTOWN

DEVELOPMENT
SERVICES
APR 20, 2022



SITE CONTEXT



Grant
MacEwan
University

104 Street

104 Avenue

ETS

Ice
District
Plaza

Site

103 Avenue

Alex
Decoteau
Park

City Centre Mall

102 Avenue



3 APPLICATION HISTORY

September 8, 2021

Public Hearing Council Motion

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.

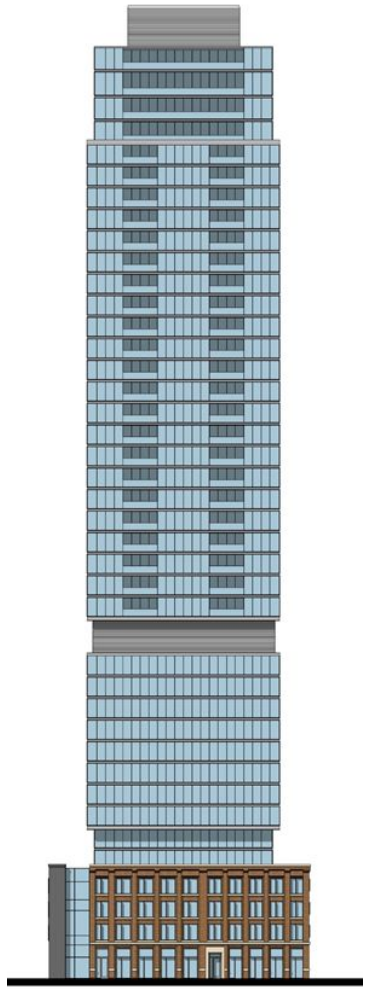


PROJECT RENDERING SHOWING WEST AND SOUTH FAÇADES RETAINED

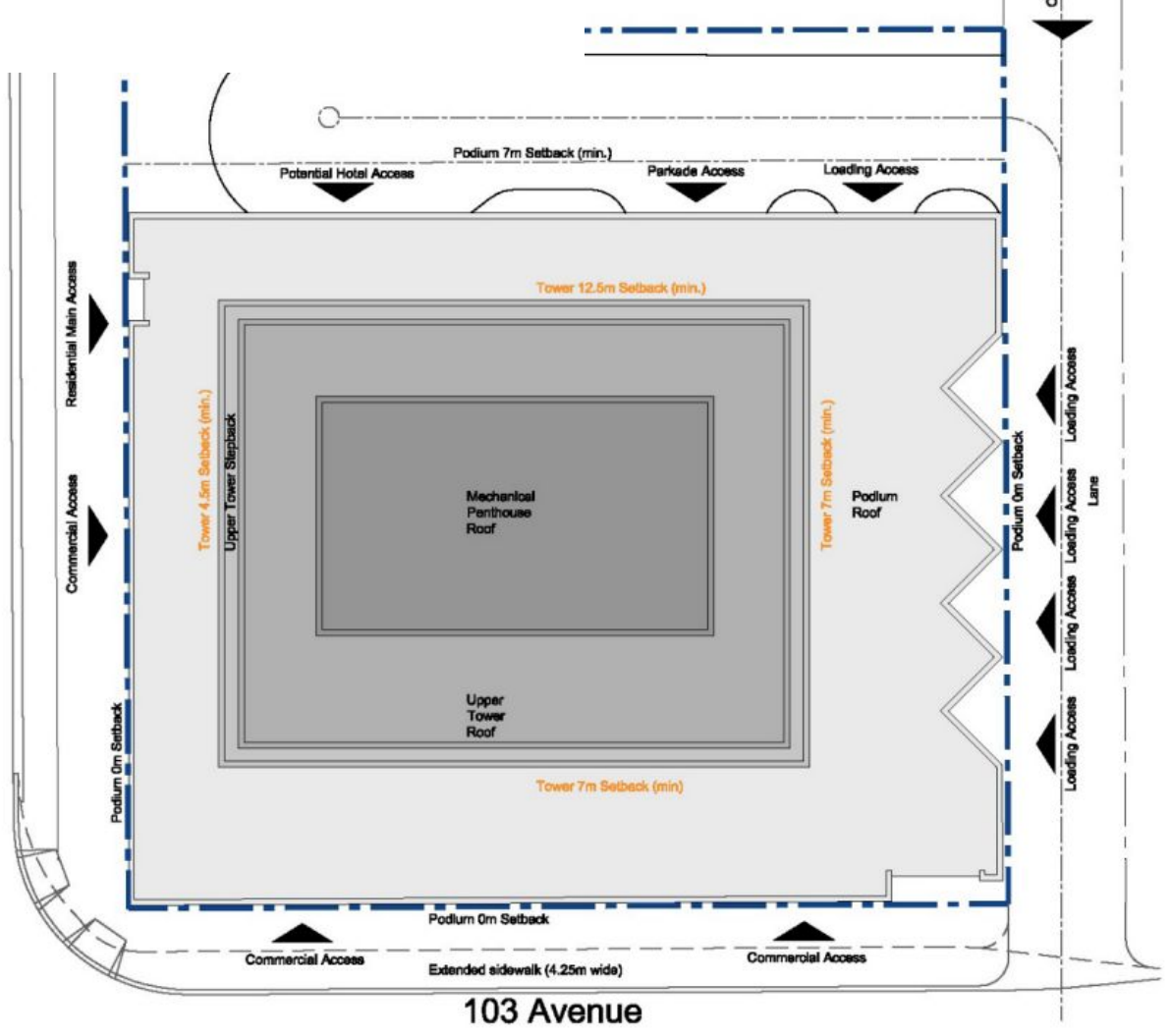


HORNE & PITFIELD BUILDING. CITY OF EDMONTON ARCHIVES EB-38-3

URBAN DESIGN



104 Street



103 Avenue



REGULATION	HA Current Zone	DC1 Proposed Zone
Max. Building Height (m)	115	160
Max. Podium Height (m)	20	18
Max. Building Floor Plate (m²)	900	850
Max. Floor Area Ratio	12	16

7 PROPOSED ZONING



Policy C599 Developer Sponsored Community Amenity Contributions:

- Public Realm - streetscape improvements
- Preservation of the south and west façades

CONCERNS

- Existing building is historically important and should be retained
- Appropriateness of building scale and design
- Increased traffic congestion in the area



ADVANCE NOTICE

- 120m, 598 RESIDENTS



CITY WEBPAGE



REZONING INFORMATION SIGN

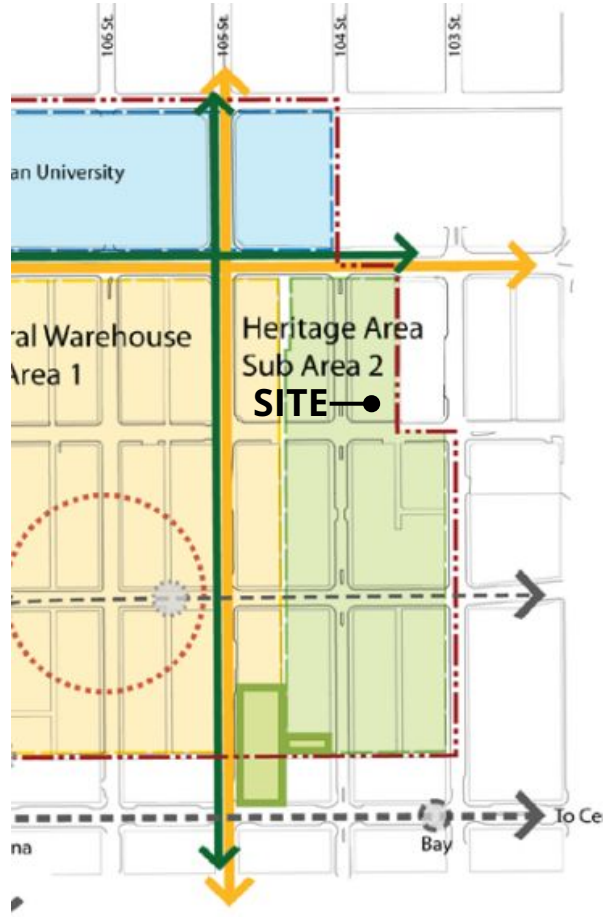


ADVERTISEMENT

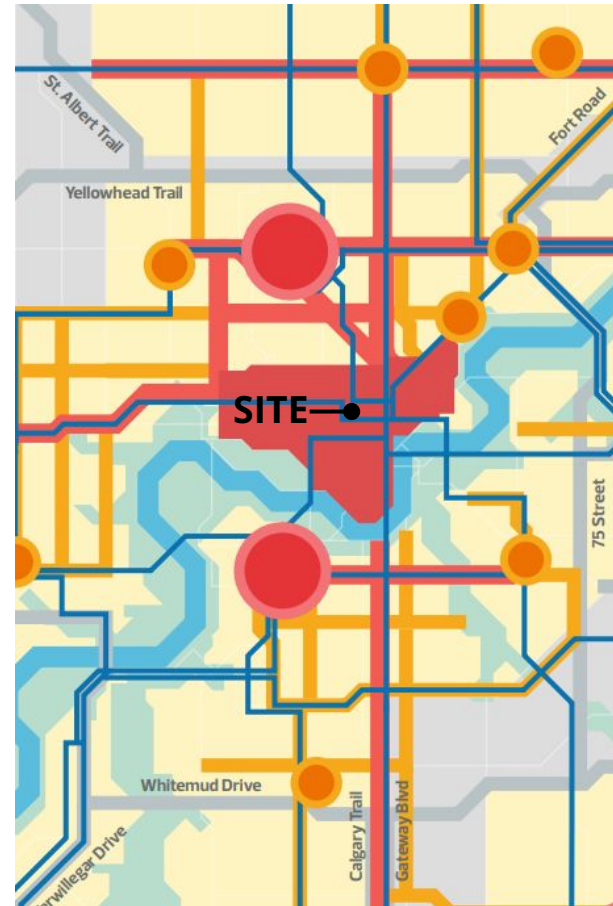
- EDMONTON JOURNAL



SITE VIEW



CAPITAL CITY DOWNTOWN PLAN



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**