

Bylaw 18292

To add five units to an approved 235-unit residential Tower with street level Commercial fronting onto 107 Street NW and 99 Avenue NW, Downtown

Purpose

Rezoning from DC2 to DC2, located at 10620 - 99 Avenue NW, Downtown.

Readings

Bylaw 18292 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 Bylaw 18292 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The purpose of this application is to allow for the maximum number of residential units on this site to be increased from 235 to 240. The minimum and maximum number of required parking stalls have been adjusted to reflect the increase of five units. An addition to the community contributions clause will allow for surplus funds to be directed to improvements/redevelopment of the R.J.W. Mather Memorial Park which is approximately 1 ½ blocks east of the site at 105 Street and 99 Avenue (McKay Avenue School site). No other changes are contemplated to the existing DC2 which allows for a 96 metres (approximately 32 storey) building.

Policy

The application is in line with policy guidance for this area under the Capital City Downtown Plan Area Redevelopment Plan.

Corporate Outcomes

- Edmonton is attractive and compact.

Public Consultation

Advance notice was sent to 22 surrounding property owners on January 17, 2018, as well as the Downtown Edmonton Community League, The Rosedale Community League (1974), and Downtown Business Revitalization Zone. No responses were received.

Attachments

1. Bylaw 18292
2. Urban Form and Corporate Strategic Development report