

## CHARTER BYLAW 20109

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

#### Purpose

Rezoning from CB1 & RA8 to CB3; located at 11034 & 11042 - 124 Street NW

#### Readings

Charter Bylaw 20109 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 20109 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 6, 2022 and May 14, 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 20109 is to change the zoning of portions of Lots 6-10, Block 46, Plan RN39B, from the (CB1) Low Intensity Business Zone with the (MSO) Main Streets Overlay and the (RA8) Medium Rise Apartment Zone to the (CB3) Commercial Mixed Business Zone with the (MSO) Main Streets Overlay. The proposed CB3 Zone with the MSO would allow for a mid-rise, mixed-use building with a podium/tower design and the following characteristics:

- A maximum podium height of 13 metres (approximately 3 storeys);
- An overall maximum building height of 45 metres (approximately 10 to 12 storeys);
- Pedestrian-oriented commercial space at ground level;
- A maximum tower floor plate of 850 square metres; and
- Access to any provided vehicular parking being from the lane.

An accompanying application (Bylaw 20108) has been made to amend the West Ingle Area Redevelopment Plan area to facilitate this proposed rezoning.

This proposal aligns with the goals and objectives of The City Plan to support mixed use intensification at infill locations focused on key nodes and corridors. It also conforms with the intent and policies of the West Ingle Redevelopment Plan with the proposed zoning helping to extend the

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124 Street NW shopping street character in a way that is compatible with the nearby residential neighbourhoods.

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 Inglewood and Westmount Community Leagues as well as the 124 Street and Crossroads Business Associations on January 12, 2022. No responses were received.

From February 7 - 22, 2022, online feedback about the proposed rezoning and plan amendment was collected through the City's Engaged Edmonton webpage. The page was visited by 258 people, 17 of whom either asked questions or left comments. Two phone calls with feedback were also received after the engagement period had ended.

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

### **Attachments**

1. Charter Bylaw 20109
2. Administration Report (Attached to Bylaw 20108 - Item 3.14)