

CHARTER BYLAW 20169

To allow for a mid-rise residential building, Downtown

Purpose

Rezoning from RMU to DC2, 10209 - 100 Avenue NW.

Readings

Charter Bylaw 20169 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 20169 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 17, 2022 and June 25, 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 20169 is twofold:

1. Change the zoning of 10209 - 100 Avenue NW, from the (RMU) Residential Mixed Use Zone to a (DC2) Site Specific 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 DC2 Provision would allow for a mid-rise residential building with the following key characteristics:

- a maximum height of 35 metres (approximately 6 storeys from 100 Avenue NW);
- a maximum of 215 dwellings;
- a maximum Floor Area Ratio of 4.0; and
- site access from the existing north-south lane.

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The proposed DC2 Provision allows for development that is of a similar scale and form to development permitted by the existing RMU Zone, with the exception of additional density (approximately 75 more units). The site is well situated for additional density as the area is already supporting dense forms of development and is well served by a variety of amenities within walking distance.

The proposed rezoning conforms with the goals and objectives of the City Plan which identifies Downtown as being within the “Centre City” which is Edmonton’s distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses.

To facilitate the proposed rezoning, there is an associated amendment to the Capital City Downtown Plan (Bylaw 20168) to amend one map related to street activity.

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

Community Insights

Advance Notice was sent to surrounding property owners, the president of the Downtown Community League and the Downtown Business Improvement Area on April 2, 2020 and again on March 9, 2022. No responses were received.

Attachments

1. Charter Bylaw 20169
2. Administration Report (Attached to Bylaw 20168 - Item 3.19)