

CHARTER BYLAW 20518

To allow for a high density residential building, Boyle Street.

Purpose

Rezoning from DC1 to DC1; located at 8450 and 8490 - 106A Avenue NW, 10920, 10954, and 11030 - 84 Street NW, and 10619 - Muttart Crossing NW.

Readings

Charter Bylaw 20518 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 20518 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 9, 2023, and June 17, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20518 is to rezone the subject site from (DC1) Direct Development Control Provision to a (DC1) Direct Development Control Provision for the purpose of accommodating an additional high-rise residential building within Area 4. While minor changes are proposed to community amenity contributions and sustainability targets across the entire Direct Control Provision, the majority of amendments only impact area 4 and include the following:

- Increased maximum Floor Area Ratio of 7.2 (Previously 5.5).
- A maximum of 600 Dwellings (Previously 366).
- Development of two pedestrian pathways connecting 106a Avenue with the LRT corridor.
- Increased maximum setback to side property lines and the LRT corridor.
- Alterations to building design and landscape requirements.

The proposed rezoning conforms to the Stadium Station Area Redevelopment Plan, which supports transit-oriented development that capitalizes on access to the Stadium LRT Station to create a vibrant, high density, mixed-use precinct. However, an amendment to the Stadium Station ARP is required to align several figures with existing DC1 height and setback regulations. This is being advanced through Bylaw 20517.

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The proposed rezoning also conforms to the goals of The City Plan which identifies this site as being within the Stadium District Node, which supports opportunities for high-rise buildings near transit stations.

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

Community Insights

A notice of proposed land use change was sent to surrounding property owners and the presidents of the McCauley, Parkdale-Cromdale, and Boyle Street Community Leagues on September 08, 2022. One response with general questions was received.

Attachments

1. Charter Bylaw 20518
2. Administration Report (attached to Bylaw 20517 - item 3.5)