

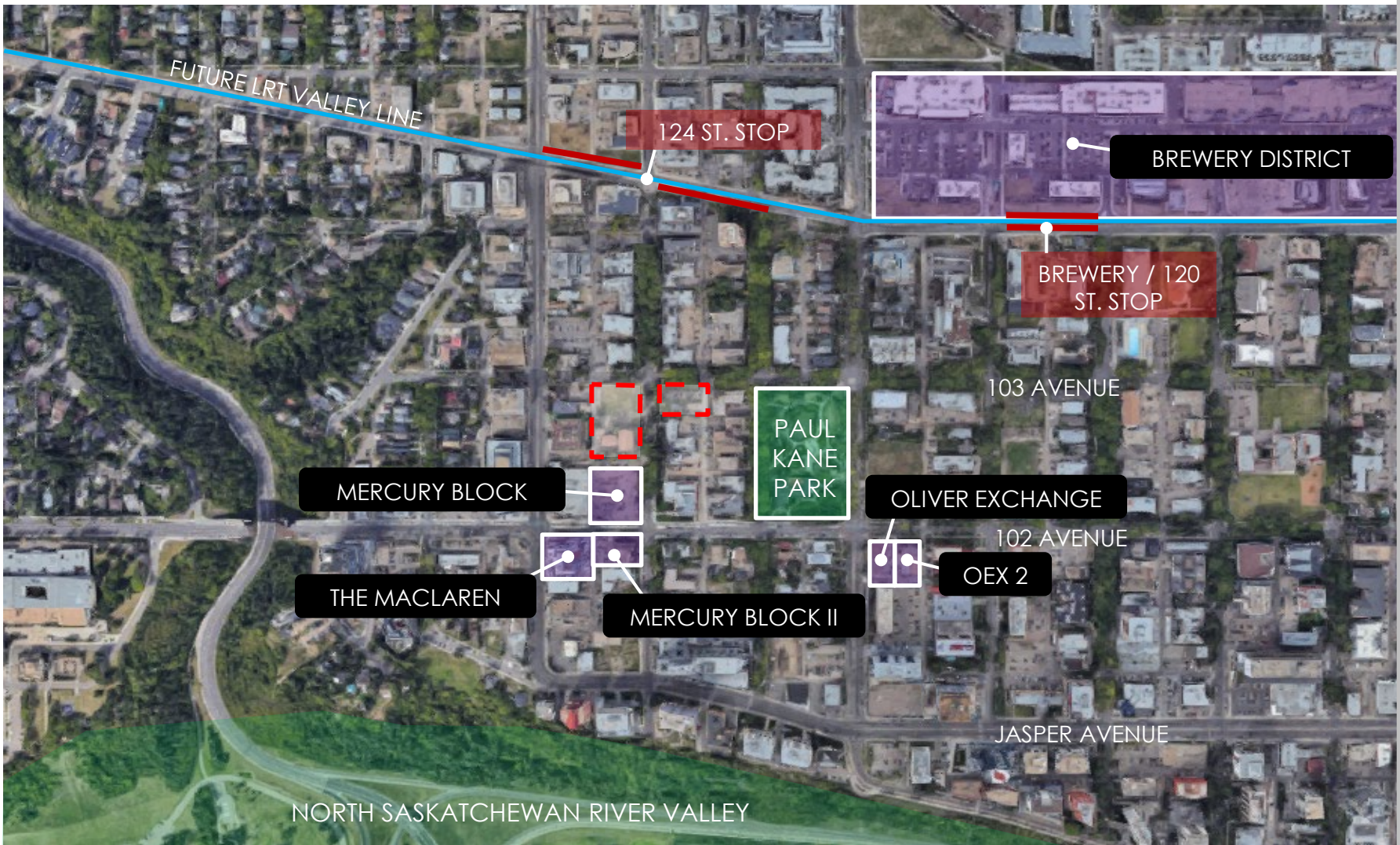


Bylaw 20744
Oliver ARP
Amendment
Bylaw 20745
123 Street Rezoning
Applications

Wîhkwêntôwin Neighbourhood

Council Public Hearing
February 20, 2024

SITE CONTEXT

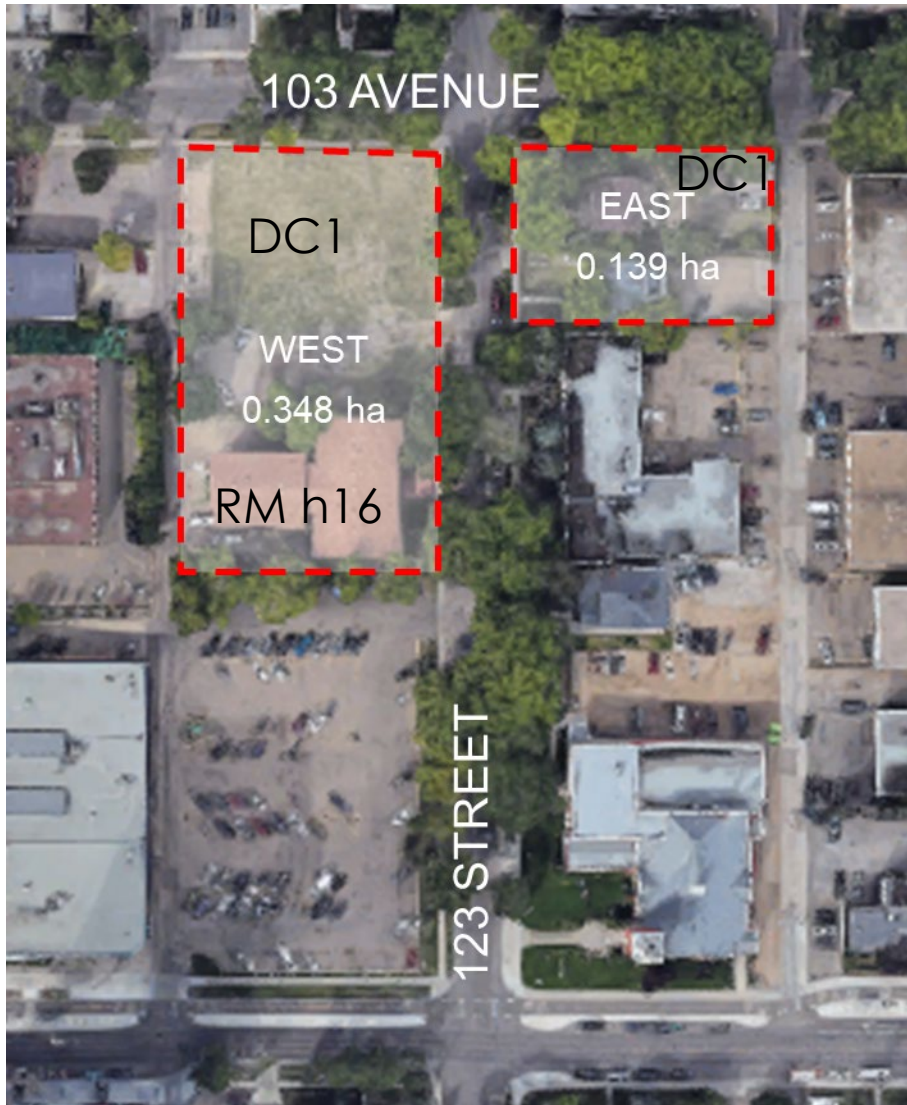


OLIVER ARP AMENDMENT



- Update text to allow for mixed use, and/or residential mid to high rise buildings on subject sites.
- Update Major Plan Initiatives Map
- Update Zoning Map
- Update Special Character Map

REZONING APPLICATIONS



- Currently zoned DC1 and RM h16
- Proposed Zone of RL

REZONING APPLICATION

| | CURRENT ZONING – DC1 and RM | PROPOSED ZONING - RL |
|-------------------|--|--|
| USE | <ul style="list-style-type: none"> - Residential - Residential with opportunities for limited commercial/office Uses | Residential with opportunity for Commercial at grade |
| HEIGHT | DC1 = 10 m RM = 16 m | Tower = 65 m Podium = 23 m |
| FAR | DC1 = 1.0 RM = 2.3 | 5.5 |
| FLOORPLATE | N/A | Tower = 850 m ² |

ENGAGEMENT

- City Advance Notification – Mailout to 81 recipients
- Meeting with Wîhkwêntôwin Community League
- Continued email correspondence with Wîhkwêntôwin Community League and received a letter of support.

VALLEY WEST LRT

- 123 Street Sites are located within:
 - ~240 m of the 124 Street Stop;
 - ~400 m of the Brewery/120 Street Stop.
- Supports infrastructure investment through increased density for increased ridership



Brewery/120 Street Stop
Source: City of Edmonton

CITY PLAN ALIGNMENT

- Applications conform with City Plan
 - Located within the Centre City
 - Anticipated to accommodate residential growth
 - “Strategize” activation approach

2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities

2.2.3 Ensure that walkable and attractive mixed use development occurs at nodes and along corridors in a manner that is integrated with accessible mass transit

2.3.1 Promote opportunities to accommodate growth through the compact development of new and existing neighbourhoods.

4.2.1 Ensure that transportation investment supports urban intensification and diversification.



Source: City of Edmonton