

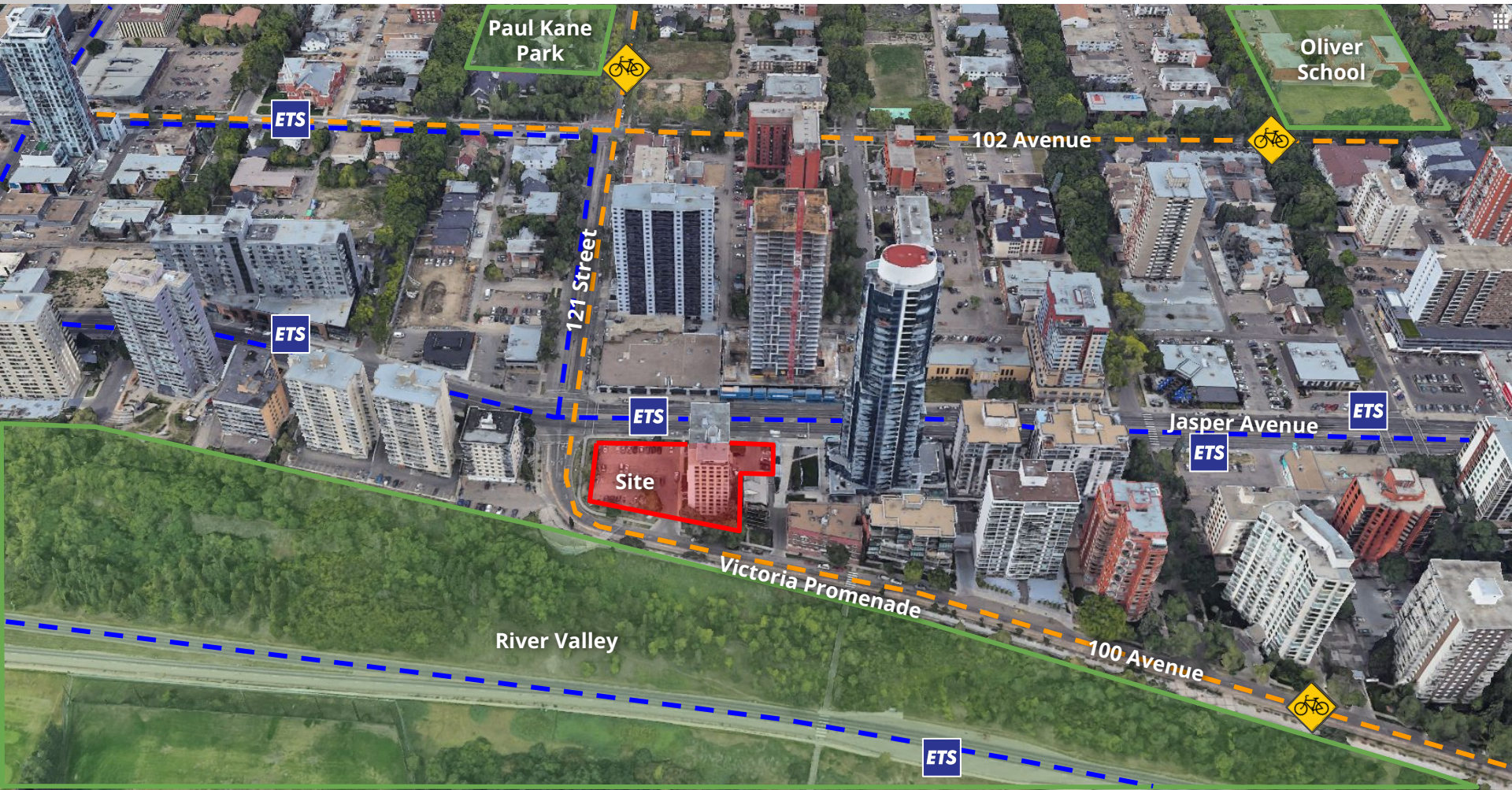


ITEM 3.12
BYLAW 20932
Wîhkwêntôwin

DEVELOPMENT
SERVICES
Oct. 1, 2024

Edmonton

SITE CONTEXT





Comments (x39)

- Building is too tall
- Obstruction of views and sunlight
- Increased traffic and parking congestion
- Removal of a surface parking lot
- Accessible amenities and services



PRE-APPLICATION
March 12, 2021



CITY WEBPAGE
June 6, 2022



MAILED NOTICE
June 2, 2022



1:1 COMMUNICATION



ONLINE
ENGAGEMENT
June 17 - 30, 2024



SITE SIGNAGE
July 3, 2024



PUBLIC HEARING
NOTICE
August 15, 2024



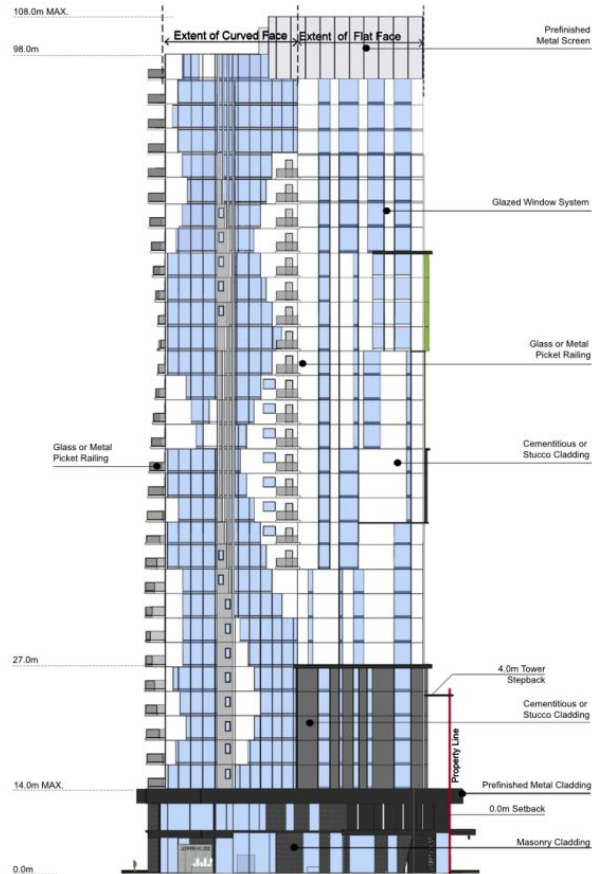
JOURNAL AD
Aug 23 & 31,
2024



6 PROPOSED ZONING



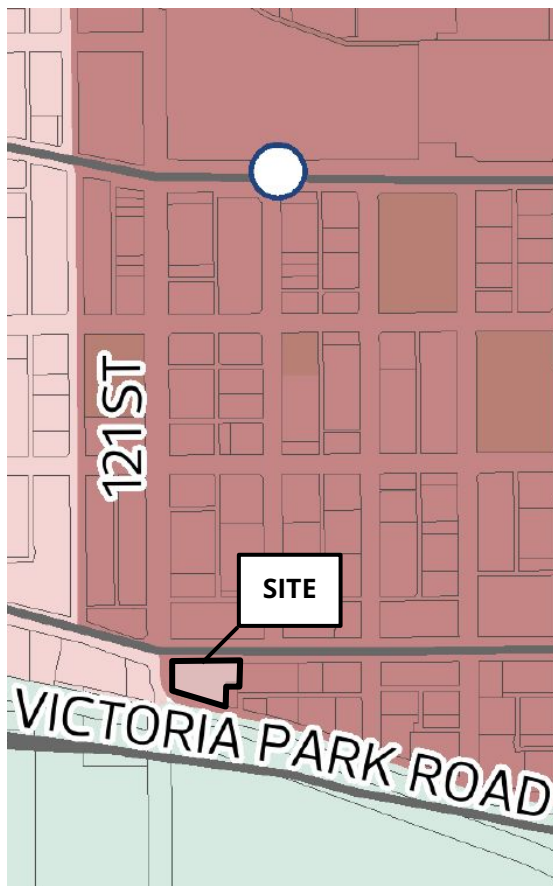
SOUTH ELEVATION



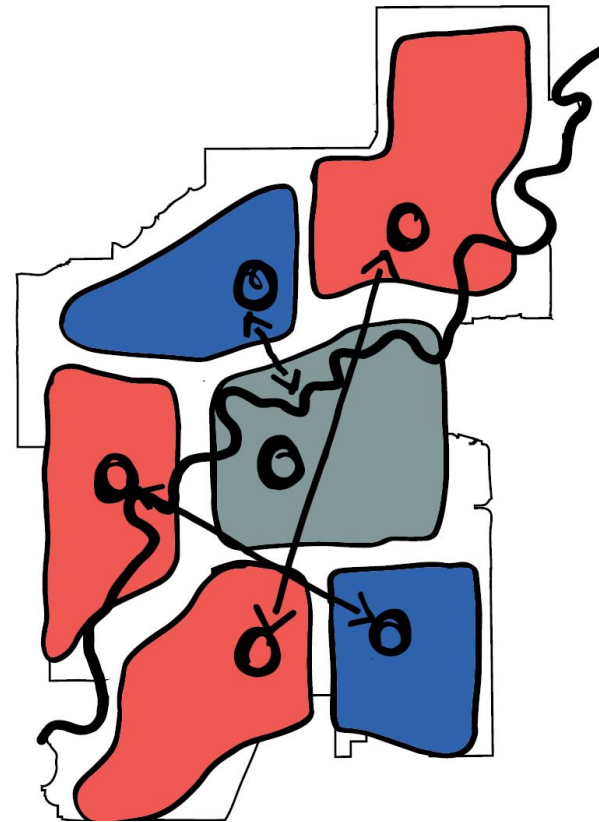
NORTH ELEVATION



SITE VIEW



CENTRAL DISTRICT PLAN



THE CITY PLAN



APPLICANT'S RENDERING SHOWN TO EDMONTON DESIGN COMMITTEE

Policy C599 Developer Sponsored Community Amenity Contributions:

Required contribution of \$1,113,046

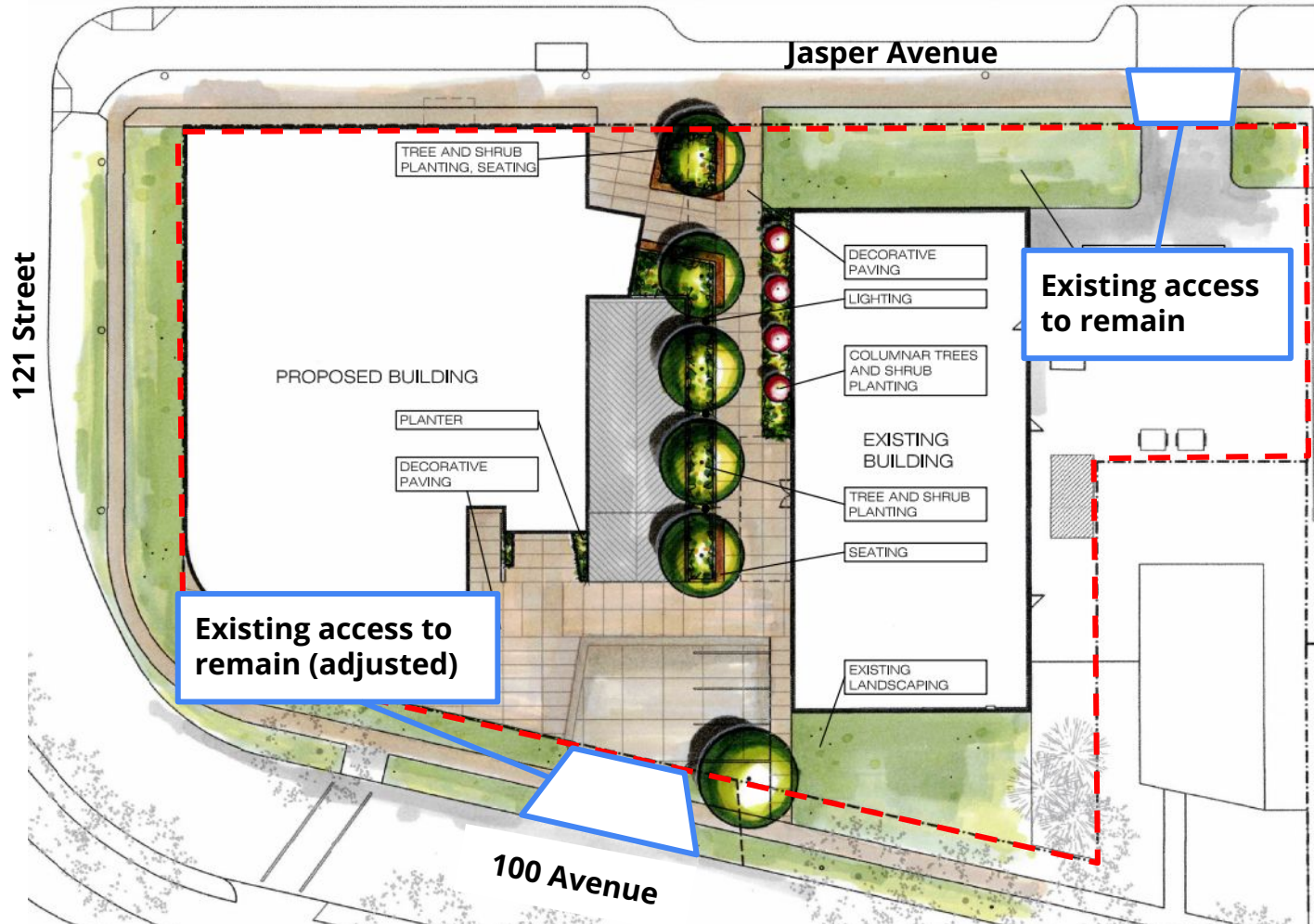
Proposed Contributions:

- 28 three-bedroom dwellings
- Public art



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

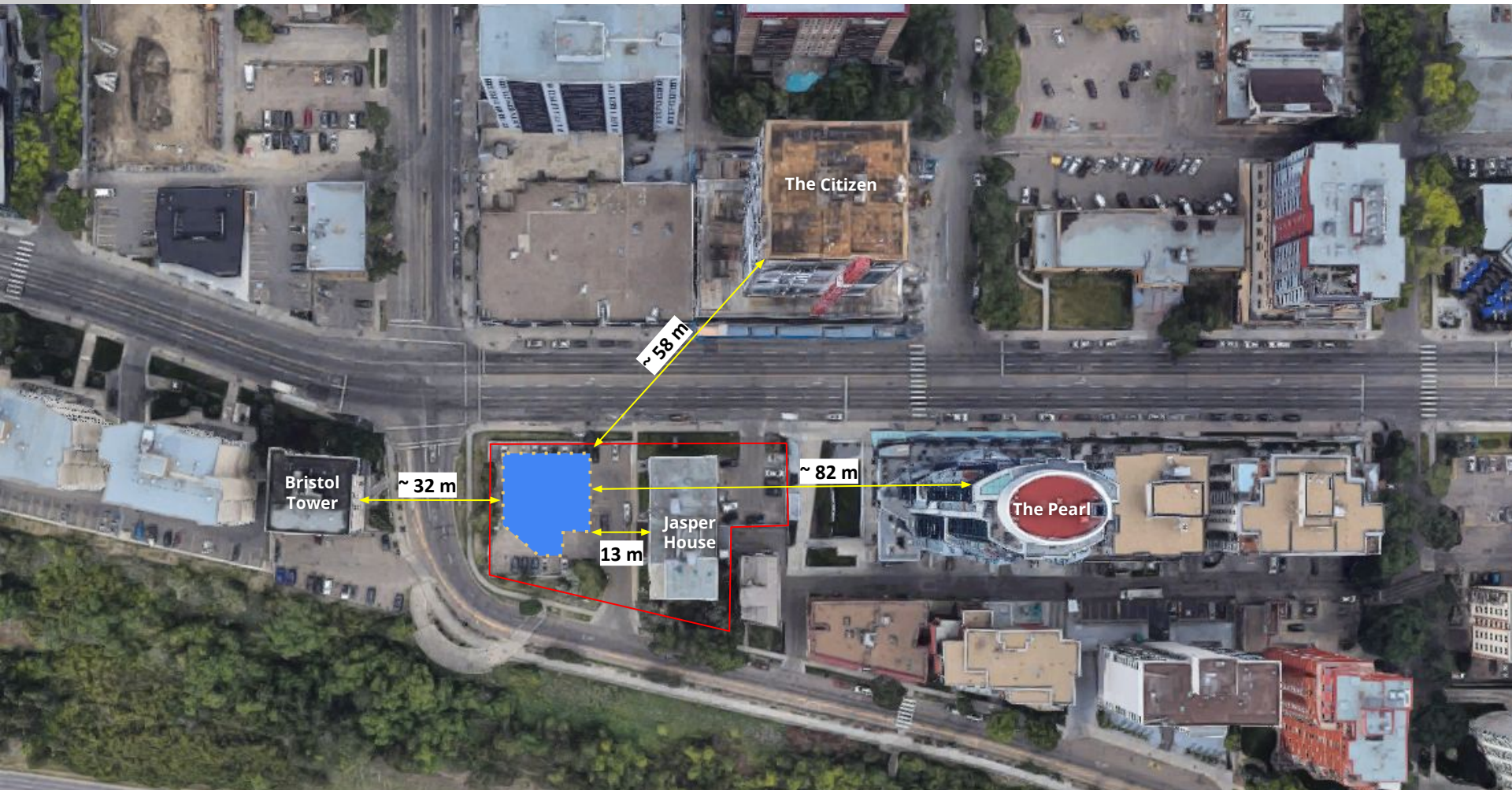
PROPOSED SITE ACCESS



VEHICLE/PEDESTRIAN CONFLICT POINTS



12 TOWER SEPARATION



13 SUN SHADOW STUDY

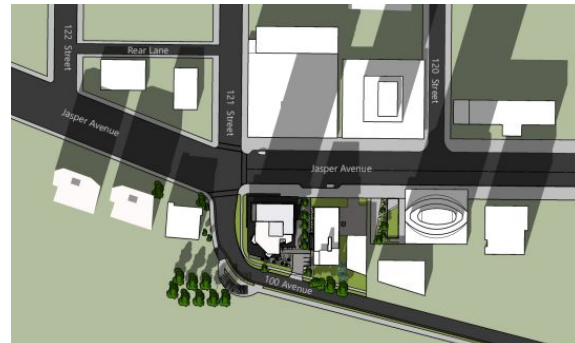
SPRING EQUINOX - March 21 / September 21



7:30 AM



10:30 AM



1:30 PM



4:30 PM



7:30 PM

14 SUN SHADOW STUDY

SUMMER SOLSTICE - June 21



5:05 AM



11:00 AM



2:00 PM

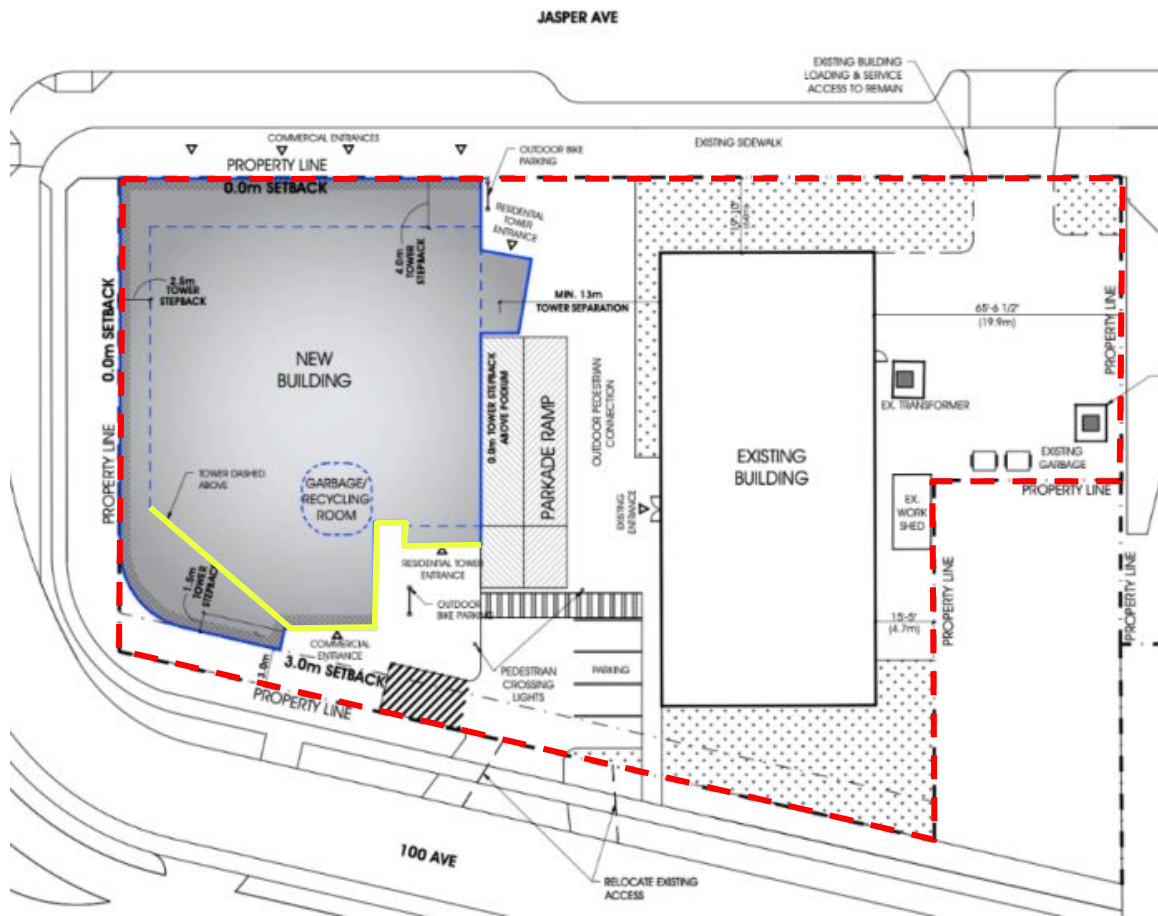


5:00 PM



8:00 PM

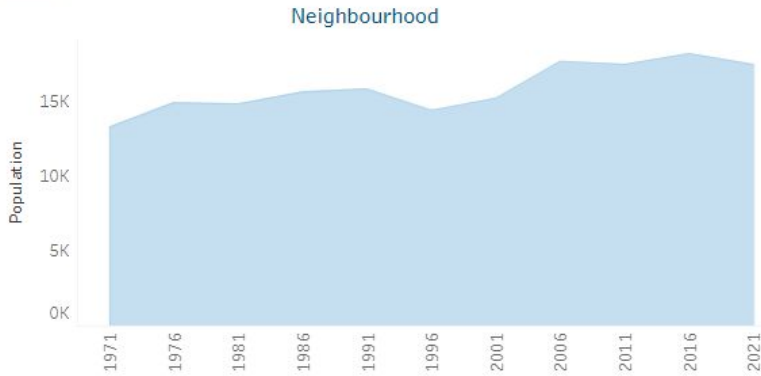
15 FLOOR PLATE REGULATION



16 ZONING COMPARISON

REGULATION	DC1 Provision Current	DC Zone Proposed	DC2.825 (The Pearl) Constructed	DC2.928 (The Citizen) Constructed
Max. Building Height	45 metres (15 storeys)	108 metres (31 storeys)	119 metres (36 storeys)	114 metres (33 storeys)
Max. Podium Height	n/a	14 metres (1 commercial)	12 metres (1 commercial storey)	14 metres (1 commercial storey)
Tower Setback from Jasper Avenue	n/a	4.0 meters	6.0 meters	6.0 meters
Maximum Floor Area Ratio	3.0	11.0	6.5	9.7
Maximum Floor Plate Size	n/a	825 m2	670 - 440 m2	850 m2

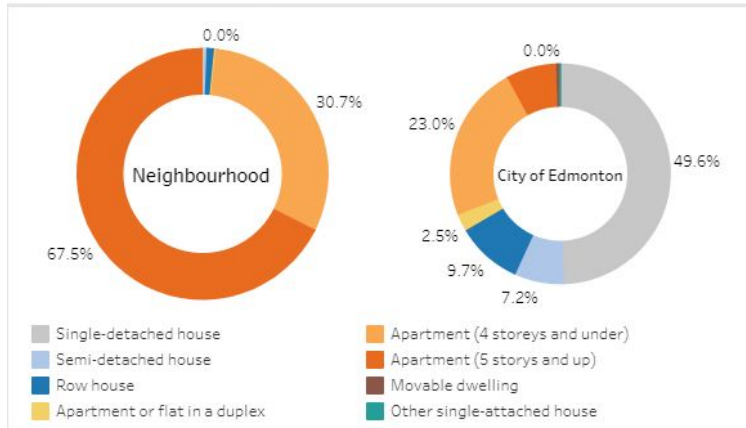
1 Total Population



1971: 13,310

2021: 17,510

1 Private Dwellings by Structure Type



Apartment (5 storeys and up): 67.5%

Apartment 4 storeys and under): 30.7%

18 TRAFFIC MOVEMENTS

