

Charter Bylaw 19031

To allow for a commercial high-rise building, Central McDougall

Purpose

Rezoning from CB2 and DC2(P) to DC2 located at 11010, 11042 & 11046 - 101 Street NW and the lane closed by Bylaw 19032, Central McDougall.

Readings

Charter Bylaw 19031 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 19031 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 20, 2019 and September 28, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19031 proposes to rezone land from (CB2) General Business Zone and (DC2(P)) Royal Alex Place Development Agreement to a (DC2) Site Specific Development Control Provision to allow for the expansion of the Hys Medical Centre building. The proposed DC2 Provision allows for the construction of a commercial building with the following characteristics:

- A maximum height of 55 metres;
- A maximum Floor Area Ratio of 10.0;
- Commercial uses at grade fronting 101 Street NW; and
- Unwrapped above-grade parking.

The proposed rezoning is accompanied by a proposed road closure (Bylaw 19032) to facilitate the proposed development.

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

Public Engagement

On March 31, 2016, the applicant sent out pre-application notification letters to surrounding property owners as well as the presidents of the Central McDougall Community League, the McCauley Community League, the Kingsway Business Revitalization Zone, and the Chinatown Business Revitalization Zone.

On January 18, 2018, Administration sent out an advance notice to surrounding property owners as well as the president of the Oliver Community League Central McDougall Community League, the McCauley Community League, the Kingsway Business Revitalization Zone, and the Chinatown Business Revitalization Zone. No responses were received to this notice.

Attachments

1. Charter Bylaw 19031
2. Administration Report (attached to Bylaw 19032 – Item 3.11)