

Charter Bylaw 18994

To allow for a mixed use high rise building, Downtown

Purpose

Rezoning from DC2(E) to DC2; located at 9955 - Jasper Avenue; 4 Thornton Court NW; and 10065, 10073 & 10085 - 100 Street NW.

Readings

Charter Bylaw 18994 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 18994 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 6, 2019, and September 14, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18994 proposes to rezone the site from (DC2(E)) Hotel Macdonald Development Agreement to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a residential high rise with commercial uses at grade. The proposed DC2 Provision has the following key characteristics:

- Maximum height of 185 metres (approximately 60 storeys);
- Maximum Floor Area Ratio of 11.0;
- Maximum 475 residential dwellings;
- Maximum Tower Floor Plate of 750 m²; and
- Setbacks to protect views of the Hotel Macdonald; and
- A publicly accessible plaza between the proposed building and the Hotel Macdonald.

An administrative amendment is required to resolve issues with the current development agreements and zoning that apply to the Hotel Macdonald site and the parcel to the east of the Hotel Macdonald. No changes are proposed to either of these sites as part of this amendment.

Section 910 of the Edmonton Zoning Bylaw would also be amended to update maps that show zoning, height, and floor area ratio in the Downtown.

All comments from civic departments and utility agencies regarding this proposed rezoning have been addressed.

Public Engagement

A pre-notification and advance notice were sent to surrounding property owners and Downtown Edmonton and Rosedale Community Leagues and the Downtown Business Association on March 8, 2018, and September 19, 2018, respectively. A public engagement drop in session was held on April 30, 2019.

In addition to traditional engagement activities, an interactive massing model of the proposal was developed by the City to better demonstrate the view corridors towards the Hotel Macdonald and collect feedback from the public. This model was posted to the City's application website on April 19, 2019.

A summary of the feedback can be found in the attached City Planning Report.

Attachments

1. Charter Bylaw 18994
2. City Planning Report