

Charter Bylaw 19008

To allow for high rise mixed use development, Downtown

Purpose

Rezoning from HA to DC2; located at 10420 103 Avenue NW.

Readings

Charter Bylaw 19008 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 19008 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 does not support this proposed Charter Bylaw.

Report

This rezoning application allows the opportunity for a high-rise residential tower with ground level commercial. The application is missing the requisite podium and tower setback design on the south facade along 103 Avenue in a key pedestrian oriented area of the Downtown. The proposed design increases the allowable Floor Area Ratio (FAR) from 12.0 in the current (HA) Zone to 16.0.

Public Engagement

The applicant sent pre-application notices and City Planning sent advance notices to surrounding property owners, the Downtown Community League, Rosedale Community League and the Downtown Business Revitalization Zone on January 29, 2019, and March 18, 2019, respectively. A public engagement drop in session was held on June 13, 2019. A summary of the feedback received can be found in the attached City Planning Report.

Attachments

1. Charter Bylaw 19008
2. City Planning Report (attached to Charter Bylaw 19007 - Item 3.10)