

Charter Bylaw 18852

To allow for a mixed use high density development, Queen Alexandra

Purpose

Rezoning from the (CB2) General Business Zone to a (DC2) Site Specific Development Control Provision; located at 8019 -105 Street NW.

Readings

Charter Bylaw 18852 is ready for third reading.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 17, 2019 and May 25, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the June 6, 2019, City Council Public Hearing, the following motion was passed:

That Bylaw 18851 and Charter Bylaw 18852 be read a second time.

(Third reading of Bylaw 18851 and Charter Bylaw 18852 was withheld pending review by the Edmonton Metropolitan Region Board.)

Report

On July 3, 2019, the Edmonton Metropolitan Region Board (EMRB) endorsed the proposed Strathcona Area Redevelopment Plan amendment under file REF 2019 - 016, City of Edmonton, Strathcona Area Redevelopment Plan Amendment, subject to a 28 day appeal period ending July 31, 2019. As no appeal was submitted, the EMRB approved the REF application and it is ready for consideration for third reading by City Council.

This proposed rezoning would allow for a high rise mixed-use development in the form of three residential towers anchored by commercial podiums, and one stand alone commercial building. The proposed rezoning follows the planWhyte land use study by providing quality urban design with a focus on the pedestrian experience that is reflective of the historic nature of the area. There are no shadow impacts on the north

sidewalk of Whyte Avenue between the spring and fall equinoxes. Moreover, the DC2 Provision provides significant contributions to public amenities including a publicly accessible mid-block walkway, family oriented housing, public realm improvements, public art and off-site amenity contributions. This proposed rezoning is also associated with a proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 18851).

Comments from civic departments and utility agencies have been addressed.

Public Engagement

A pre-notification and advance notice were sent to surrounding property owners and the Central Area Council of Community Leagues, the Queen Alexandra, Ritchie and Strathcona Community Leagues, and the Old Strathcona Business Revitalization Zone on April 23, 2018 and August 15, 2018, respectively. A public engagement drop in session was held on October 9, 2018. A summary of the feedback received can be found in the attached City Planning Report.

Attachments

1. Charter Bylaw 18852
2. City Planning Report (Attached to Bylaw 18851)