

Charter Bylaw 19483

Text Amendment to the Edmonton Zoning Bylaw

Purpose

To amend maps which are appendices to Section 910 - Special Area Downtown of the Zoning Bylaw.

Readings

Charter Bylaw 19483 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 19483 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on October 30, 2020, and November 7, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Section 910 of the Edmonton Zoning Bylaw is the Downtown Special Area Zoning Regulations. Attached as appendices to this section are three maps that show zoning, maximum height, and maximum floor area ratio. The associated Charter Bylaw 19484 proposes a change in zone from a (DC2) Site Specific Development Control Provision to (HDR) High Density Residential Zone. These appendices are proposed to be updated to reflect the proposed rezoning changes for this particular site.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Downtown Edmonton and Rosedale Community Leagues and the Downtown Business Association on August 18, 2020. Five responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19483
2. Administration Report