

Charter Bylaw 19484

To allow for a high rise residential building, Downtown

Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (HDR) High Density Residential Zone; located at 9724 – 105 Street NW.

Readings

Charter Bylaw 19484 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 19484 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

Charter Bylaw 19484 proposes to change the zoning from the (DC2) Site Specific Development Control Provision to the (HDR) High Density Residential zone. The purpose of the proposed HDR Zone is to accommodate high density housing with opportunities for minor local commercial uses in a predominantly residential area. This zone would allow for a development with the following characteristics:

- A maximum height of 60 m (approximately 15 storeys)
- A maximum floor area ratio of 4.5; and
- Up to 100 residential dwellings

This Charter Bylaw is associated with a proposed amendment to Section 910 of the Edmonton Zoning Bylaw, to update maps that show zoning, floor area ratio, and height in the Downtown (Charter Bylaw 19483).

All comments from civic departments or utility agencies regarding this proposal 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 19484
2. Administration Report (Attached to Charter Bylaw 19483 - item 3.11)