

Charter Bylaw 19682

To allow for a mixed use mid-rise building, Westmount

Purpose

Rezoning from DC2 to DC2; located at 10911 - 124 Street NW & 12320 - 109 Avenue NW

Readings

Charter Bylaw 19682 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 19682 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 30, 2021 and May 8, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to change the designation of two parcels from the current (DC2.904) Direct Control District Provision, originally approved in 2015, to a new (DC2) Direct Control District Provision to allow for:

- a maximum Floor Area Ratio of 3.7 (an increase from the current 2.7);
- a maximum of 75% site coverage (an increase from the current 65%);
- a maximum of 70 residential dwellings (an increase from the current 35); and
- expansion of at grade commercial uses from 124 Street NW to 109 Avenue NW (currently only allowed fronting 124 Street).

While this proposal represents an increase in development rights, it also provides additional details on the design of the proposed building as well as improvements to the public realm which will reinforce the pedestrian main street character of 124 Street.

This application is supported by the City Plan which designates 124 Street as a Primary Corridor. Primary Corridors are destinations with a wide range of activities supported by mixed-use development with buildings fronting these main streets are expected to be primarily mid-rise development with some high-rise buildings.

The proposal also conforms with the West-Ingle Area Redevelopment Plan which designates the site as appropriate for mixed-use and medium density housing.

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 Westmount Community League and the 124 Street and Area Business Improvement Area on October 8, 2020. Eight responses were received and are summarized in the attached Administration Report.

From February 22 to March 15, 2021, Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19682
2. Administration Report