

Charter Bylaw 19709

To allow for a mid-rise building, Windsor Park

Purpose

Rezoning from DC2 to DC2; located at 8709 – 118 Street NW.

Readings

Charter Bylaw 19709 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 19709 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19709 is to change the zoning of a site from a DC2) Site Specific Development Control Provision to a (DC2) Site Specific Development Control Provision to allow for a relatively tall mid-rise residential building with the following characteristics:

- A maximum height of 34.0 metres (approximately 11 storeys);
- A maximum density of 140 units;
- A maximum Floor Area Ratio of 5.8; and
- Active commercial and residential uses at ground level.

As the existing zoning already allows for a mid-rise residential building with commercial opportunities at ground level (approximately 8 storeys), the key difference proposed by the new zoning is a moderate increase in height and a change to the building’s shape. As a result of the proposed building’s increased height, there will be additional impacts to surrounding properties such as a larger shadow, however, this is an appropriate tradeoff when considering the substantially improved shape of the proposed building that transitions more sensitively to its surroundings, particularly along its northern and eastern edges where property lines are shared with residentially used land.

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

Public Engagement

A pre-notification and advanced notification were sent to surrounding property owners and the Windsor Park Community League on October 15 and December 1, 2020, respectively.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between February 16 - March 9, 2021, online feedback was collected through the City's Engaged Edmonton webpage.

Feedback received from all of the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19709
2. Administration Report