

Charter Bylaw 18537

To allow additional residential dwellings in an existing mixed use high rise, Spruce Avenue

Purpose

Rezoning from CB2 to CB3, located at 10104 - 111 Avenue NW, Spruce Avenue.

Readings

Charter Bylaw 18537 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 18537 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18537 proposes to rezone land from the (CB2) General Business Zone to the (CB3) Commercial Mixed Business Zone. The proposed CB3 Zone provides the opportunity for mixed use development with a range of medium intensity commercial uses while enhancing opportunities for residential development within Spruce Avenue. The intent of this application is to increase the number of residential units within the existing 11 storey mixed-use building. The CB3 Zone provides increased development intensity compared to the CB2 Zone should the site be redeveloped which is appropriate at this location.

Comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to 25 surrounding property owners and the president of the Spruce Avenue Community League on June 25, 2018. No responses were received.

Attachments

1. Charter Bylaw 18537
2. City Planning Report