

Charter Bylaw 18460

Text Amendment to the Edmonton Zoning Bylaw 12800 - To remove the subject site from Section 860, the Quarters Overlay, Boyle Street

Purpose

The proposed amendment would remove the subject site from Section 860 of the Zoning Bylaw, The Quarters Overlay.

Readings

Charter Bylaw 18460 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 18460 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 22, 2018, and June 30, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed text amendment will remove the subject site from Section 860 of the Zoning Bylaw, The Quarters Overlay, to accommodate changes created by Charter Bylaw 18461. This includes changing the zoning of the subject site from (DC1) Site Specific Development Control Provision to (DC1) Site Specific Development Control Provision to allow an addition to a historically designated building.

The Downtown Quarters Area Redevelopment Plan designates this site to be within the Heritage Quarter. The proposed text amendment generally meets the intent of the Heritage Quarter in that it accommodates the preservation and enhancement of the area's historic character and promotes active frontage along Jasper Avenue.

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- The Quarters Downtown Area Redevelopment Plan

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan, is supported through the following Corporate Outcome and Strategic Goals:

Edmonton is attractive and compact - This Bylaw transforms Edmonton's urban form through the reuse and adaptation of a Municipal Historic Resource, the Brighton Block, to allow a range of commercial and residential uses including the development of a three storey addition.

Public Consultation

On May 29, 2018, Urban Form and Corporate Strategic Development sent an advance notice to surrounding property owners, the Downtown Edmonton Community League, the Boyle Street Community League and the Downtown Business Revitalization Zone. No comments were received at the time of writing this report.

Attachments

1. Charter Bylaw 18460
2. Urban Form and Corporate Strategic Development report