

Charter Bylaw 18461

To allow for the adaptive reuse of the Brighton Block Building for a range of commercial and residential uses including the development of a three storey addition, Boyle Street

Purpose

Rezoning from DC1 to DC1, located at 9666 - Jasper Avenue NW, 9660 - Jasper Avenue NW, 9611 - 101A Avenue NW, Boyle Street.

Readings

Charter Bylaw 18461 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 18461 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

This application proposes to rezone the subject site from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The proposed zone provides for the adaptive reuse of the Brighton Block Building for a range of commercial and residential uses including the development of a three-storey addition. This rezoning application is associated with a proposed text amendment to Section 860 of the Edmonton Zoning Bylaw - The Quarters Overlay (Charter Bylaw 18460).

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

Two other parcels of land are included as part of this rezoning application for administrative purposes only.

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 Charter Bylaw transforms Edmonton's urban form through the reuse and adaptation of a Municipal Historic Resource, the Brighton Block, to allow for 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 had been received at the time of writing this report.

Attachments

1. Charter Bylaw 18461
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18460 – Item 3.8)