

Bylaw 18086

To allow the opportunity for repurposing of the West End Telephone Exchange Building for a limited range of commercial uses and preservation of historical elements of the building, Oliver

Purpose

Rezoning from PU to DC1, located at 12019A - 102 Avenue NW and a portion of 12019 - 102 Avenue NW, Oliver.

Readings

Bylaw 18086 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 Bylaw 18086 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the June 28, 2017, City Council Public Hearing, Bylaws 18085 and 18086 were referred to the July 10, 2017, City Council Public Hearing at 1:30 p.m.

Report

The proposed rezoning will allow for the repurposing of the West End Telephone Exchange Building. This building has been part of the Oliver urban fabric since 1913. A recommendation for a Notice of Intention to Designate was passed at the April 11, 2017 Council Meeting. The proposed DC1 allows for sympathetic alteration of the ground floor in order to open the building to the street and bring new life to this corner. Regulations to retain and protect the historic character defining elements are included in the Provision.

While the site is constrained in terms of site coverage, it is located within a high density, walkable neighbourhood and is in close proximity to alternative modes of transportation, including frequent transit on Jasper Avenue, 124 Street and 104 Avenue, and a future bike lane on 102 Avenue.

All comments from civic departments and utility agencies have been addressed.

Bylaw 18085 is accompanied by an associated Bylaw 18086, an amendment to the Oliver Area Redevelopment Plan that provides policy support for repurposing of the building for commercial uses, identification of historic, character defining elements, and identifies the site as DC1 (Area 15).

Policy

The proposed plan amendment supports the policies of *The Way We Grow* by facilitating redevelopment that contributes to the livability and adaptability of established neighbourhoods and by supporting the adaptive reuse of historic resources.

Corporate Outcomes

- Edmonton is attractive and compact - This Bylaw deals with the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating development that supports repurposing a historically significant building.

Public Consultation

On August 11, 2016, the applicant sent out pre-application notification letters to surrounding property owners and the Oliver Community League. The applicant received responses from two owners who identified lack of parking for the development as a concern.

Sustainable Development received no response to its first advance notice letter sent to surrounding property owners and the Oliver Community League on October 11, 2016, nor to a second advance notice letter that was sent to surrounding property owners and the Oliver Community League on May 2, 2017. The second notice advised that there had been a slight change in the zoning boundary and that given no response was received on the first notification, another opportunity to give feedback was being provided as a public meeting would not be held.

Attachments

1. Bylaw 18086
2. Sustainable Development report (attached to Bylaw 18085 – Item 3.20)