

Bylaw 18085

Amendment to the Oliver Area Redevelopment Plan

Purpose

To update Map 10 - Sub Area 4 Zoning, add DC1 (Area 15) regulations, and policy to support repurposing the West End Telephone Exchange Building for commercial uses.

Readings

Bylaw 18085 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 18085 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.

Report

The proposed plan amendment supports the accompanying rezoning Bylaw 18086. A Notice of Intention to Designate the West End Telephone Exchange Building was supported at the April 11, 2017, City Council meeting. The Oliver Area Redevelopment Plan amendment adds policy to support retention and reuse of this building and amends the Sub Area 4 Zoning map to show the site as zoned (DC1) Direct Development Control Provision. The proposed DC1 Provision identifies historic character defining elements and allows for sympathetic alteration, and repurposing of the building for commercial uses.

The current policy of the Area Redevelopment Plan indicates that redevelopment of properties not fronting on Jasper Avenue shall be for high density residential uses contained in medium to high rise built forms that may contain a limited amount of commercial opportunities at grade. The exception to this policy is that there is support for the retention of older housing stock for multi-unit residential or commercial and office conversion. The proposed amendment includes this site as an exception to allow reuse of a historically significant building for a limited range of commercial uses.

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

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 the 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 18085
2. Sustainable Development report