

CHARTER BYLAW 20538

To allow for the adaptive re-use of the historic Balfour Manor, Oliver

Purpose

Rezoning from RA9 to DC1; located at 10139 - 116 Street NW.

Readings

Charter Bylaw 20538 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 20538 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20538 is to rezone a property within the Oliver neighborhood from the (RA9) High Rise Apartment Zone to a (DC1) Direct Development Control Provision to accommodate the adaptive re-use of the Balfour Manor, a Municipal Historic Resource, by allowing for a mix of uses, including an addition at ground-level.

This proposal aligns with the goals and policies of The City Plan which designates this site as being within the Centre City: Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of uses. Additionally, the proposal also aligns with the Oliver Area Redevelopment Plan which aims to promote the existing character and walkability of the area, while supporting the adaptive re-use of older housing stock.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

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Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the president of the Oliver Community League on March 15, 2023. Eight responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20538
2. Administration Report (attached to item 3.18 - Bylaw 20537)