

# Bylaw 19021

## Amendment to the Garneau Area Redevelopment Plan

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### **Purpose**

To amend Policy 2.1 to allow for a higher Walk-up Apartment to accommodate the proposed rezoning at 10757 - 83 Avenue NW.

### **Readings**

Bylaw 19021 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 19021 be considered for third reading."

### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on September 20, 2019, and September 28, 2019. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this proposed Bylaw.

### **Report**

The proposed amendment to the Garneau Area Redevelopment Plan would exempt 10757 - 83 Avenue NW from the current policy maximum height of 4 storeys to allow for 6 storeys. This plan amendment is associated with a proposed rezoning (Charter Bylaw 19022) to recognize the designation of Douglas Manor as a Municipal Historic Resource while allowing a 6 storey addition to the building.

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

### **Public Engagement**

Advance notice was sent to surrounding property owners and the presidents of the Queen Alexandra Community League, Garneau Community League and the Central Area Council of Community Leagues on March 25, 2019. Five responses were received and are summarized in the attached Administration Report.

**Attachments**

1. Bylaw 19021
2. Administration Report