

## Charter Bylaw 19022

To allow for a 6 storey addition to Douglas Manor, a designated Municipal Historic Resource, Garneau

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### **Purpose**

Rezoning from RA7 to DC1; located at 10757 - 83 Avenue NW.

### **Readings**

Charter Bylaw 19022 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 19022 be considered for third reading."

### **Advertising and Signing**

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

### **Position of Administration**

Administration supports this proposed Charter Bylaw.

### **Report**

This proposed rezoning would recognize the designation of Douglas Manor as a Municipal Historic Resource while allowing an addition to the building. The proposed addition would be primarily to the south of the existing structure in the form of a six storey residential building with potential commercial uses facing 108 Street NW at ground level. With the addition, the zoning would allow a total of 57 residential dwellings on the site. No vehicular parking would be provided for the building.

An amendment to the Garneau Area Redevelopment Plan (Bylaw 19021) is also proposed to allow for 6 storeys at this location instead of the currently directed four storeys.

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. Charter Bylaw 19022
2. Administration Report (attached to Bylaw 19021 - Item 3.13)