

Charter Bylaw 19001

To allow for an additional use, Breweries, Wineries, and Distilleries and a reduced setback to the recently approved and historically designated West End Telephone Exchange Building, Oliver

Purpose

Rezoning from DC1 to DC1, located at 12021 102 Avenue NW, Oliver.

Readings

Charter Bylaw 19001 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 19001 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 23, 2019, and August 31, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The West End Telephone Exchange Building was designated April 24, 2018, through Bylaw 18012. The building is now called the Oliver Exchange and contains many successful businesses. The application seeks to add an additional complementary use, Breweries, Wineries, and Distilleries and reduce the setbacks of platform structures (balconies) facing the lane. The platform structure will be subject to standard privacy screening requirements that help to offset any additional impacts on neighbouring properties.

Together, the application continues the adaptive reuse of a building that is of historical significance with minor amendments to the previously approved bylaw, is compatible with the surrounding neighbourhood, and conforms to the recently amended Oliver Area Redevelopment Plan.

Public Engagement

On July 16, 2019, the applicant sent out pre-application notification letters to surrounding property owners and the Oliver Community League.

Attachments

1. Charter Bylaw 19001
2. City Planning Report