

## Charter Bylaw 19662

To allow for the development of a new commercial building, repurposing of an existing building and continued preservation of a historic building,  
Oliver

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### Purpose

Rezoning from DC1 and PU to DC1; located at 12015 & 12021 102 Avenue NW.

### Readings

Charter Bylaw 19662 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 19662 be considered for third reading."

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The purpose of proposed Charter Bylaw 19662 is to change the zoning from (DC1 Area 15) Direct Development Control Provision to a new (DC1 Area 15) Direct Development Control Provision. This application proposes to maintain the existing provisions for the existing heritage West End Telephone Exchange Building and expand the provision to include the site to the east to allow for:

- a new two-storey commercial building, a maximum of 12.0 m in height;
- repurposing of the existing EPCOR Substation #200 building; and
- provide a common amenity area at the centre of the site.

The application proposes an amendment to the Oliver Area Redevelopment Plan to revise the existing policy describing the West End Telephone Exchange building site to include this expanded site.

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 president of the Oliver Community League on January 13, 2021. No responses were received.

### **Attachments**

1. Charter Bylaw 19662
2. Administration Report (Attached to Bylaw 19661 - item 3.18)