

Bylaw 16322

To allow for the preservation and maintenance of the Marshall McLuhan Residence, Highlands

Purpose

Rezoning from RF1 to DC1, located at 11342 – 64 Street NW, Highlands

Readings

Bylaw 16322 is ready for three readings after the public hearing has been held.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 16322 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 18, 2013, and Saturday, January 26, 2013. The Bylaw can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The Highlands Neighbourhood Planning Study, the Plan for the area, identified the “preservation of the community’s unique residential and historic character” as a major theme. This application complies with the intent of the plan by protecting the architectural elements and historical significance of the Marshall McLuhan Residence, while maintaining its residential appearance and ability to revert to single detached residential uses.

The proposed (DC1) Direct Development Control Provision provides for residential uses and additional arts-related commercial and cultural services uses. The proposed uses suit the building’s history and provide for its ongoing maintenance and care.

There are no outstanding concerns from civic departments or utility agencies regarding the proposed rezoning.

Policy

This application supports the Historic and Cultural Resources objectives of the Municipal Development Plan, The Way We Grow, by maintaining and protecting the architectural elements and historical significance of the Marshall McLuhan Residence.

Corporate Outcomes

The application contributes to the goals of Transforming Edmonton’s Urban Form and Improving Edmonton’s Liveability in the City’s Strategic Plan by preserving a heritage building and facilitating neighbourhood place-making by recognizing local history.

Public Consultation

Advance notice of this application was sent on November 13, 2012, to surrounding property owners, the Highlands and District, Beacon Heights, Beverly Heights, Montrose, Newton and Bellevue Community Leagues and the Beverly Business Revitalization Zone Association. A summary of the comments received is included in the attached report.

Attachments

1. Bylaw 16322
2. Sustainable Development report