

# Charter Bylaw 18628

To allow for a high rise residential building, Oliver

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## Purpose

Rezoning from DC1 to DC2, located at 9728 - 111 Street NW, Oliver.

## Readings

Charter Bylaw 18628 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 18628 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on November 9, 2018 and November 17, 2018. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 18628 proposes to rezone land from (DC1) Direct Development Control Provision (Area 2) of the Oliver Area Redevelopment Plan to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a high rise, residential development with the following characteristics: maximum height of 35 metres; maximum floor area ratio of 4.0; and 13 residential dwellings. The proposed zone would allow for apartment housing backing onto the River Valley and in proximity to the Grandin LRT Station.

The proposed rezoning is accompanied by an associated proposed amendment to the Oliver Area Redevelopment Plan (Bylaw 18627).

Comments from civic departments and utility agencies have been addressed.

## Policy

- The Way We Grow, Edmonton's Municipal Development plan
- Oliver Area Redevelopment Plan

### **Public Engagement**

On October 24, 2017, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League.

On January 25, 2018, City Planning sent out an advance notice to surrounding property owners as well as the president of the Oliver Community League.

A summary of comments and concerns received in response to this public engagement is contained in the attached City Planning report.

### **Attachments**

1. Charter Bylaw 18628
2. City Planning Report (Attached to Bylaw 18627 - Item 5.3)