

# Bylaw 19828

## To amend the Oliver Area Redevelopment Plan

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### Purpose

To amend Policy 5.5.1.8 and Map 6 Sub Area 1 - Zoning.

### Readings

Bylaw 19828 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 Bylaw 19828 be considered for third reading.”

### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 13, 2021 and August 21, 2021. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

The purpose of proposed Bylaw 19828 is to amend a policy and map within the Oliver Area Redevelopment Plan to facilitate an associated rezoning (Charter Bylaw 19829). Policy 5.5.1.8 limits development to residential developments up to low rise apartments unless located adjacent to Jasper Avenue between 121 Street and 123 Street, which may be developed with mixed-use, and mid to high rise buildings. The amendment to the policy would further exempt the site of the associated rezoning on the northwest corner of 102 Avenue and 123 Street from these requirements, and allow for an approximately 7 storey building with ground floor commercial uses using the standard (CB3) Commercial Mixed Business Zone. Map 6 Sub Area 1 - Zoning, is intended to be amended by updating the zoning for the site subject to this exemption from (CB1) Low Intensity Business Zone to the (CB3) Commercial Mixed Business Zone.

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 Oliver Community League and the 124 Street and Area Business Improvement Area

on June 16, 2021. One response was received and is summarized in the attached Administration Report.

**Attachments**

1. Bylaw 19828
2. Administration Report