

Bylaw 19828

A Bylaw to amend Bylaw 11618, as amended,
being the Oliver Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 9, 1997, passed Bylaw 11618, as amended, being a bylaw to adopt the Oliver Area Redevelopment Plan; and

WHEREAS an application was received to amend Bylaw 11618, as amended, the Oliver Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Oliver Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 11618, the Oliver Area Redevelopment Plan is hereby amended by the following:
 - a. deleting “Map 6 Sub Area 1 - Zoning” and replacing it with “Map 6 Sub Area 1 - Zoning” attached hereto as Schedule “A” and forming part of this Bylaw; and
 - b. deleting from Section 5.0, “Policy 5.5.1.8” in its entirety and replacing it with:
“Redevelopment on other block faces within this Sub Area, which are predominantly developed with low rise apartments, may consist of any form of residential development from single detached residential up to and including low rise apartments. The lands at the northwest corner of 102 Avenue and 123 Street, lands directly adjacent to Jasper Avenue between 121 Street and 123 Street, and the two lots located west of 123 Street may be developed with mixed-use, mid to high rise buildings. Conversion of single detached structures on isolated lots within these block faces to commercial or office uses is acceptable provided that appropriate landscaping and screening is incorporated

into the development to minimize negative impacts on adjacent residential developments.”

READ a first time this	31st day of August	, A. D. 2021;
READ a second time this	31st day of August	, A. D. 2021;
READ a third time this	31st day of August	, A. D. 2021;
SIGNED and PASSED this	31st day of August	, A. D. 2021.

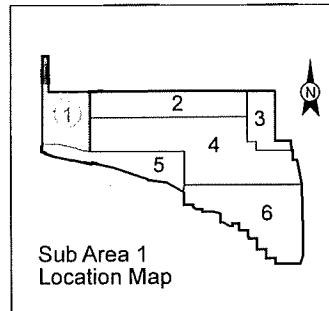
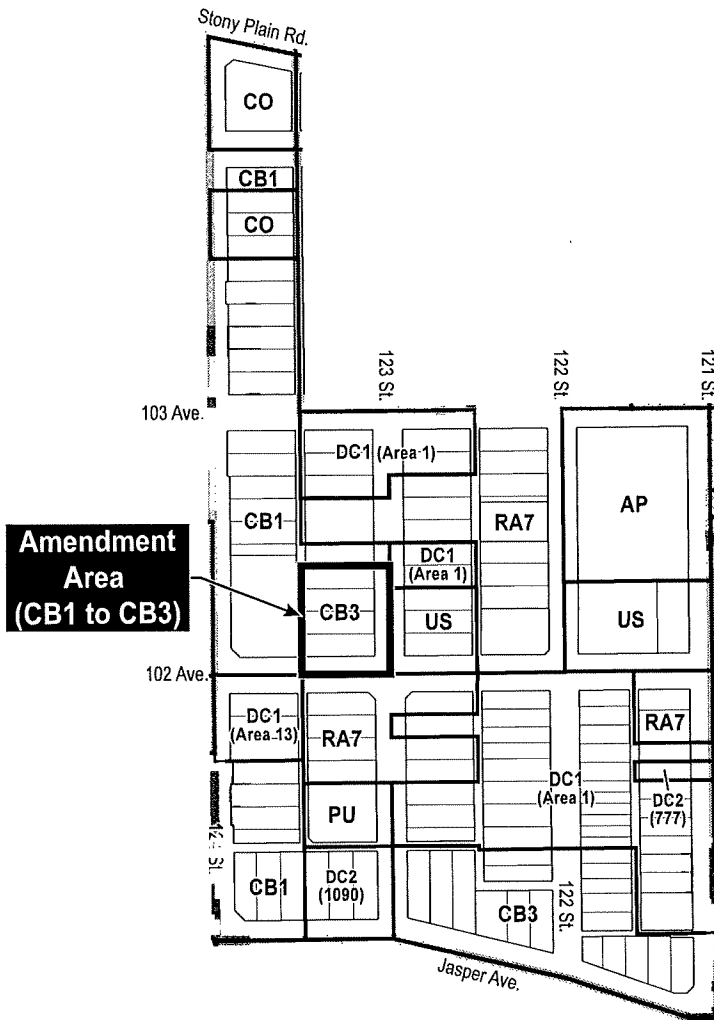
THE CITY OF EDMONTON


MAYOR

A / 
CITY CLERK

Map 6 Sub Area 1 - Zoning

- RA7 Low Rise Apartment
- CB1 Low Intensity Business
- CO Commercial Office
- US Urban Service
- AP Public Parks
- DC1 Direct Development Control Provision
- DC2 Site Specific Development Control Provision
- CB3 Commercial Mixed Business Zone
- PU Public Utility
-  Sub Area 1 Boundary



Sub Area 1
Location Map