

Charter Bylaw 19829

To allow for a mixed-use, multi-unit housing building with ground floor commercial uses, Oliver

Purpose

Rezoning from CB1 to CB3; located at 10204 – 123 Street NW.

Readings

Charter Bylaw 19829 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 19829 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 Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19829 is to change the zoning from the (CB1) Low Intensity Business Zone to the (CB3) Commercial Mixed Business Zone (Lots 11-14, Block 20, Plan RN22). The proposed CB3 Zone would allow for a maximum building height of 45 metres (approximately 13 storeys) intended for a mix of medium intensity commercial uses as well as opportunities for residential development. The current intent of the applicant is to allow for a Multi-Unit Housing Development of up to 21 metres (approximately 7 storeys) with ground-level commercial uses.

An associated application has been made to amend policies and mapping in the Oliver Area Redevelopment Plan is also proposed to facilitate this rezoning (Bylaw 19828).

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 summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19829
2. Administration Report (attached to Bylaw 19828 - item 3.18)