

Charter Bylaw 19855

To allow for a mid-rise residential building, Oliver

Purpose

Rezoning from (DC1) Direct Development Control Provision (Area 3 of the 104 Avenue Corridor ARP) to (DC1) Direct Development Control Provision and a (DC2) Site Specific Development Control Provision; located at 10308, 10316 - 116 Street NW and 11606 - 103 Avenue NW.

Readings

Charter Bylaw 19855 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 19855 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20, 2021 and August 28, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19855 proposes to change the zoning from (DC1) Direct Development Control Provision (DC1 - Area 3 of the 104 Avenue ARP) to a (DC2) Site Specific Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for a building with the following characteristics:

- A maximum height of 23.0 metres (approximately 6 storeys);
- A maximum Floor Area Ratio of 3.65;
- Up to 98 residential dwellings;
- Limited commercial opportunities at grade fronting 116 Street NW and 103 Avenue NW; and
- Underground parking

The proposed DC2 is located within the DC1 (Area 3 of the ARP). To change a portion of the DC1 to accommodate the DC2, a DC1 to DC1 zoning change is necessary. The development rights of the remaining properties with the DC1 remain unchanged.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

On July 13, 2020, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League.

On September 14, 2020, the applicant held a remote engagement session via online video with representatives from the Oliver Community League.

On November 16, 2020, Administration sent out an Advance notice to surrounding property owners and the president of the Oliver Community League. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19855
2. Administration Report