

CHARTER BYLAW 19898

To allow for high rise residential development, Oliver.

Purpose

Rezoning from DC2 to RA9; located at 10015 & 10017 - 113 Street NW.

Readings

Charter Bylaw 19898 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 19898 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 5, 2021 and November 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 19898 is to change the zoning of a site from (DC2.1134) Site Specific Development Control Provision to (RA9) High Rise Apartment Zone to allow for a high rise residential development with the following characteristics:

- Maximum height: 60 meters (approx. 18 storeys)
- Maximum Floor Area Ratio (FAR): 5.2
- Maximum Density: 650 dwellings/hectare

The proposed rezoning generally conforms to the Oliver Area Redevelopment Plan (sub area 4) which designates much of the land between Jasper Avenue and 100 Avenue as being appropriate for high density residential uses contained in medium to high rise built forms.

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

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Oliver Community League on July 6, 2021. Six responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19898
2. Administration Report (attached to Bylaw 19897 - Item 3.20)