

CHARTER BYLAW 20008

To allow for a medium rise Multi-unit Housing development, Oliver.

Purpose

Rezoning from DC1 to DC2; located at 10126, 10130, 10132, 10136, 10140, 10142 - 122 Street NW.

Readings

Charter Bylaw 20008 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 20008 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20008 is to change the zoning of six parcels from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for a medium rise Multi-unit Housing development. To facilitate the rezoning, there is also an associated amendment to the Oliver Area Redevelopment (Bylaw 20007) Plan that will change three maps and one policy.

The proposed rezoning is compatible with its surrounding area as it allows for a mid-rise building on a site that appropriately transitions between the high-rise context of Jasper Avenue and lower-scale interior of the Oliver neighborhood.

This application is supported by the City Plan which designates this area as the Centre City - Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density

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and mix of land uses. The application which proposes a mid-rise residential building at an appropriate location supports this direction.

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

Community Insights

A joint notice of the application and of the online engagement opportunity was sent to surrounding residents on December 7, 2021. Between December 13, 2021 and January 9, 2022 online feedback was collected through the City's Engaged Edmonton webpage.

Feedback received through the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20008
2. Administration Report (attached to Bylaw 20007 - Item 3.23)