

CHARTER BYLAW 20111

To allow for two mixed-use high rise buildings, Oliver.

Purpose

Rezoning from DC1 and RA9 to DC2; located at 10137, 10133, 10129, 10107 - 115 Street NW & 11460, 11452 - Jasper Avenue NW

Readings

Charter Bylaw 20111 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 20111 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 20, 2022 and May 28, 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 20111 is to rezone the subject site from (RA9) High Rise Apartment Zone and (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for two mixed use high rise buildings with the following characteristics:

- North tower: A maximum height of 100 metres (approximately 30 storeys) with townhouse style units at ground level fronting 115 Street NW;
- South tower: A maximum height of 180 metres (approximately 54 storeys) with commercial uses at ground level fronting Jasper Avenue NW;

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- Up to 905 residential units; and
- Underground parking, accessed from the adjacent lanes.

The proposed rezoning generally aligns with the Oliver Area Redevelopment Plan and City Plan by allowing for high rise development along Jasper Avenue, a major multi-modal corridor and one of Edmonton's established main streets, providing access to a variety of amenities such as commercial/retail services and high frequency transit that are all within walking distance. Though the proposed buildings are substantially taller than what is currently permitted, they transition adequately to surrounding properties and the public realm through the use of setback/stepbacks and active frontages.

There is an associated amendment to the Oliver Area Redevelopment Plan (Bylaw 20110) to enable the proposed rezoning.

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 March 19, 2018. From July 18 - August 16, 2021, online feedback was collected through the City's Engaged Edmonton webpage. Feedback collected through these methods, including other methods of collecting feedback that were undertaken during the review of this application, are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20111
2. Administration Report (Attached to Bylaw 20110 - Item 3.11)