

Bylaw 18080

Amendment to the Oliver Area Redevelopment Plan

Purpose

To amend Policy 10.5.1 and Map 12 to allow for a high rise, high density residential development.

Readings

Bylaw 18080 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 Bylaw 18080 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration does not support this Bylaw.

Report

Bylaw 18080 proposes to amend the Oliver Area Redevelopment Plan to amend Land Use Policy 10.5.1. This policy currently limits development to row housing, stacked row housing or low rise apartment development up to 4 storeys. The amendment would exempt a site as proposed in the associated rezoning (Bylaw 18081) from this policy and allow for a 90 metre high rise development. Map 12 of the Area Redevelopment Plan would also be amended to reflect the change in zoning, if approved.

The proposed amendment would allow for the development of a tall tower on a very small site and constitutes a significant departure from the existing policies. If allowed throughout the area, this would result in the potential for many densely packed towers with minimal open space or breaks between buildings. A change such as this should be considered through a comprehensive review of the plan and a spot-amendment of this significance to this policy is not recommended.

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Oliver Area Redevelopment Plan

Corporate Outcomes

This Bylaw addresses *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcomes and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw does not contribute to the goals of transforming Edmonton's urban form and improving Edmonton's livability because it is an overdevelopment of a small site that is not compatible with the dense, mature neighbourhood of Oliver.
- Edmontonians use public transit and active modes of transportation - This Bylaw contributes to enhancing the use of public transit and active modes of transportation by increasing residential density near major transit routes and bicycle infrastructure.

Public Consultation

On September 23, 2016, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League.

On January 11, 2017, Sustainable Development sent an advanced notice to surrounding property owners as well as the president of the Oliver Community League.

On April 6, 2017, Sustainable Development held a public open house regarding this application.

A summary of comments and concerns received in response to this public engagement is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 18080
2. Sustainable Development report