

Bylaw 18081

To allow for a high rise, high density residential building, Oliver

Purpose

Rezoning from DC1 to DC2, located at 9918 and 9922 - 111 Street NW, Oliver.

Readings

Bylaw 18081 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 18081 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 18081 proposes to rezone land from (DC1) Direct Development Control Provision (Area 2) to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a high rise, high density residential with the following characteristics:

- maximum height of 90.0 metres
- maximum floor area ratio of 14.5
- up to 165 residential dwellings
- a "sunset clause" of 10 years

The proposed zone would allow for a tall tower on a very small site, while not providing appropriate transitions to surrounding properties and the public realm. As such, it is an overdevelopment of the site that does not contribute to the livability of the Oliver neighbourhood.

The proposed rezoning is accompanied by an associated proposed amendment to the Oliver Area Redevelopment Plan (Bylaw 18080).

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 18081
2. Sustainable Development report (attached to Bylaw 18080 – Item 5.1)