

CHARTER BYLAW 20346

To allow for a high rise residential building, Oliver

Purpose

Rezoning from DC2 to DC2; located at 10135 – 118 Street NW

Readings

Charter Bylaw 20346 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 20346 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20346 is to rezone a site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for minor regulatory and design adjustments to a site specific zone that allows for a high rise building. Key adjustments include the following:

- an increase in Floor Area Ratio from 6.0 to 6.5;
- an increase in the tower floor plate from 650 m² to 675 m²;
- site access re-oriented from the east-west lane to the north-south lane; and
- changes to the building’s appearance and materiality.

This proposed rezoning conforms to both the direction of the Oliver Area Redevelopment Plan and The City Plan which support high rise built forms within this area.

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 August 3, 2022. Two responses were received and are summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20346
2. Administration Report