

## CHARTER BYLAW 20371

**To allow for a medium rise residential building, Oliver.**

### Purpose

Rezoning from RA9 to DC2; located at 10015 – 113 Street NW.

### Readings

Charter Bylaw 20371 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 20371 be considered for third reading.

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 20, 2023, and January 28, 2023. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The purpose of Charter Bylaw 20371 is to rezone the subject site from (RA9) High Rise Apartment Zone to (DC2) Site Specific Development Control Provision for the purpose of accommodating a medium rise residential building with the following characteristics:

- a maximum of height of 23 meters (approximately 6 storeys);
- a maximum Floor Area Ratio of 3.7; and
- a maximum density of 95 Dwellings.

The proposed rezoning generally conforms to the Oliver Area Redevelopment Plan (sub area 4) which designates much of the land between Jasper Avenue and 100 Avenue as being appropriate for high density residential uses contained in medium to high rise built forms. An amendment to the Oliver ARP is required to update a land use map to reflect the proposed rezoning, through Bylaw 20371.

## **CHARTER BYLAW 20371**

This proposed rezoning also conforms with the goals of the City Plan which identifies this site as being within the Centre City Node which also supports development in medium and high rise built forms.

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 October 18, 2022. Four responses were received and are summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 20371
2. Administration Report (Attached to Item 3.5 - Bylaw 20370)