

Bylaw 20744

A Bylaw to amend Bylaw 11618, as amended,
being the Oliver Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 9, 1997, passed Bylaw 11618, as amended, being a bylaw to adopt the Oliver Area Redevelopment Plan; and

WHEREAS an application was received to amend Bylaw 11618, as amended, the Oliver Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Oliver Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 11618, the Oliver Area Redevelopment Plan is hereby amended by the following:
 - a. deleting Policy 8 of Section 5.5.1 in its entirety and replacing with:

“Redevelopment on other block faces within this Sub Area, which are predominantly developed with low rise apartments, may consist of any form of residential development from single detached residential up to and including low rise apartments. Notwithstanding the above:

 - The lands at the northwest and southwest corner of 102 Avenue NW and 123 Street NW, lands directly adjacent to Jasper Avenue NW between 121 Street NW and 123 Street NW, and the two lots located west of 123 Street NW may be developed with mixed-use, mid to high rise buildings.
 - A portion of the west side of 122 Street NW may be developed as a mid-rise residential building.

- The lands south of 103 Avenue NW, east and west of 123 Street NW, may be developed as either mixed-use or residential, mid to high rise buildings.
 - Conversion of single detached structures on isolated lots within these block faces to commercial or office uses is acceptable provided that appropriate landscaping and screening is incorporated into the development to minimize negative impacts on adjacent residential developments.”
- b. deleting “Map 3 Major Plan Initiatives” and replacing it with “Map 3 Major Plan Initiatives” attached hereto as Schedule “A”, and forming part of this bylaw;
 - c. deleting “Map 6 Sub Area 1 - Zoning” and replacing it with “Map 6 Sub Area 1 - Zoning” attached hereto as Schedule “B”, and forming part of this bylaw; and
 - d. deleting “Map 7 Sub Area 1 – Special Character Area” and replacing it with “Map 7 Sub Area 1 – Special Character Area” attached hereto as Schedule “C”, and forming part of this bylaw.

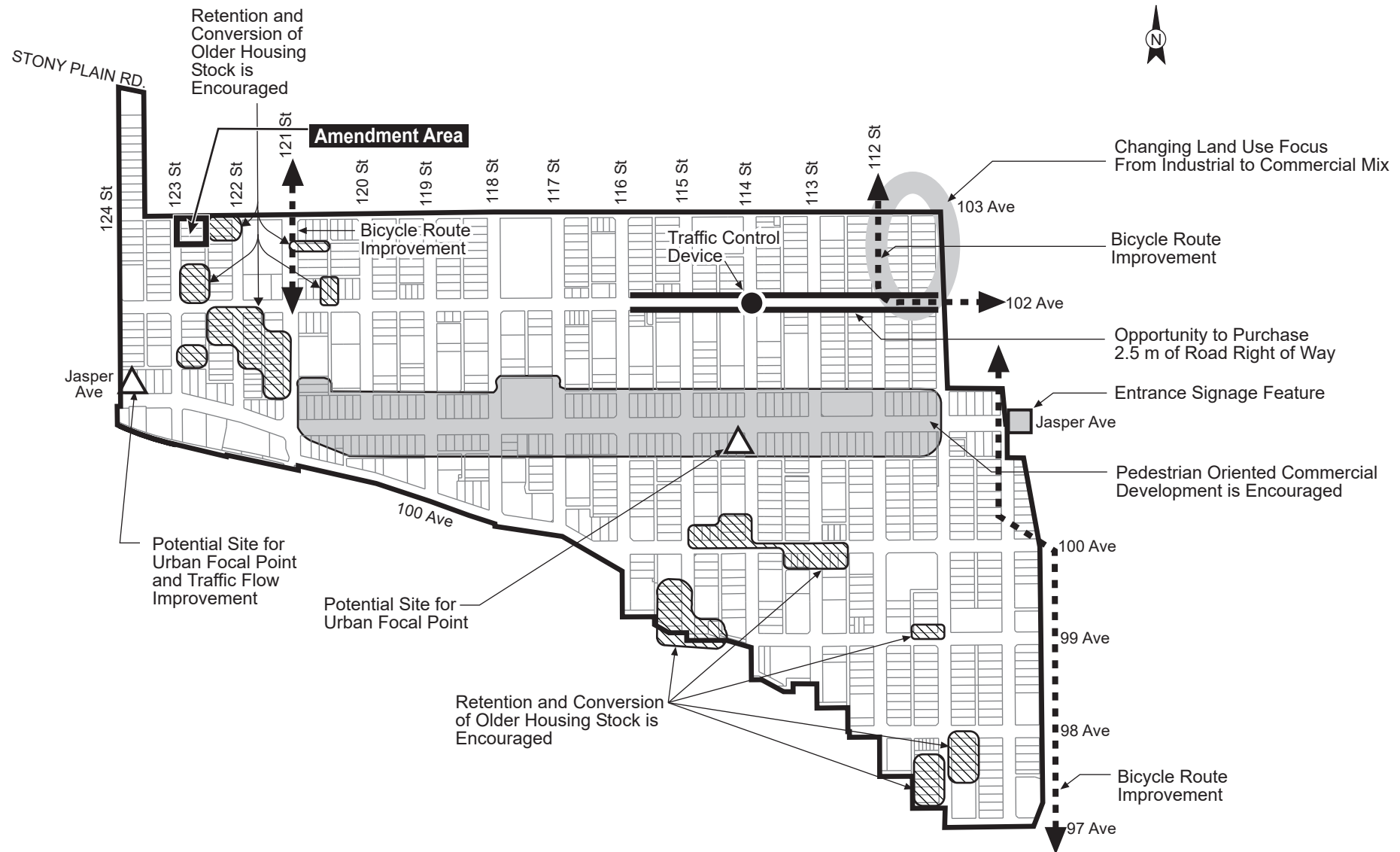
READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

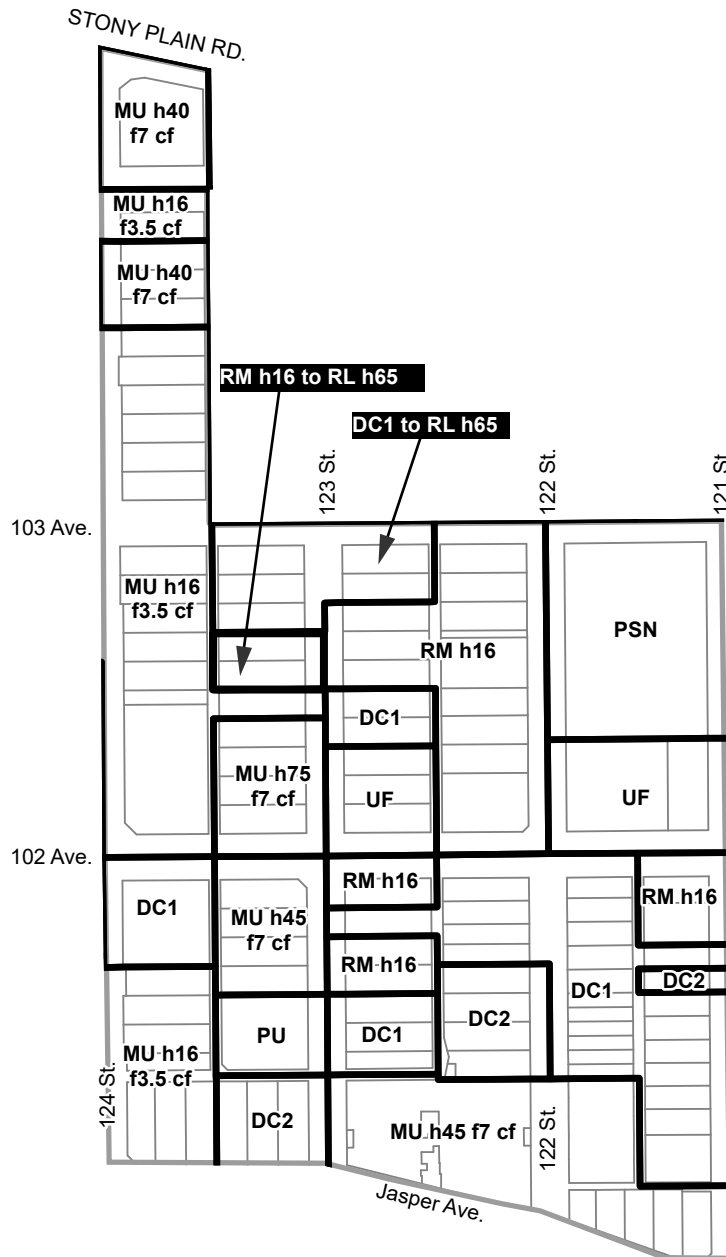
THE CITY OF EDMONTON

MAYOR


CITY CLERK

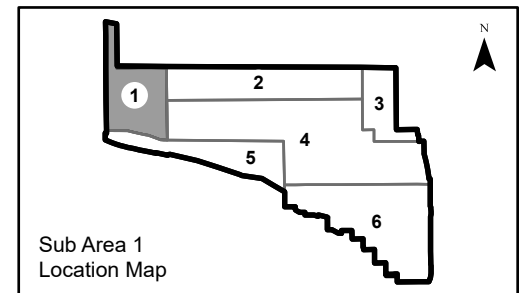
Map 3 Major Plan Initiatives

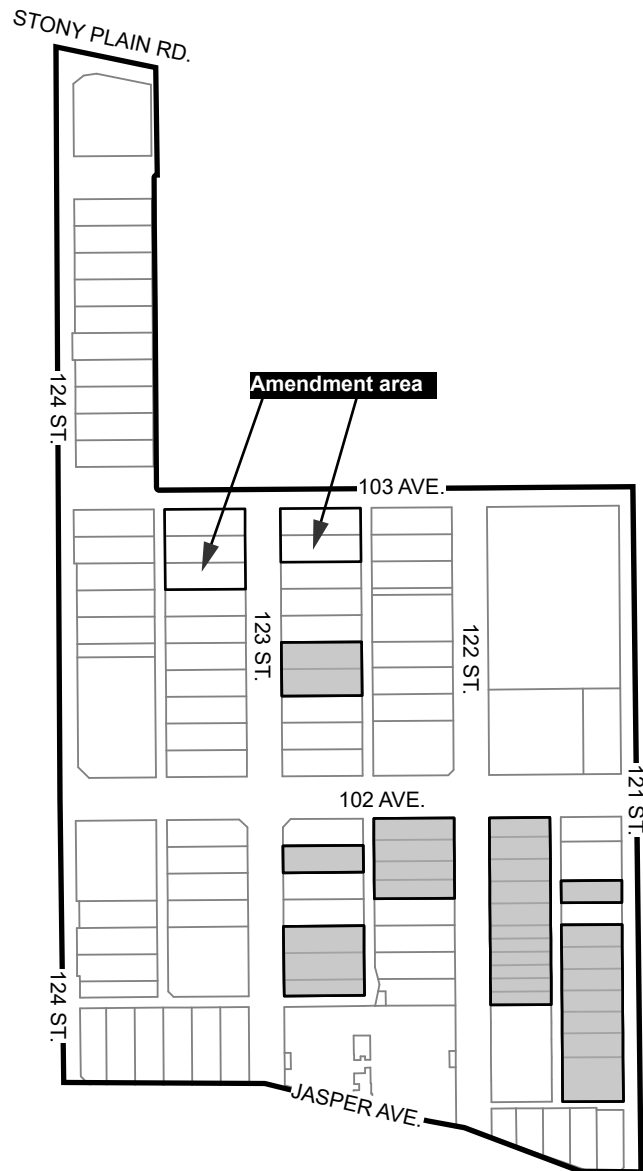






Map 6
Sub Area 1 - Zoning

- MU** Mixed Use Zone
- RM** Medium Scale Residential Zone
- UF** Urban Facilities Zone
- US** Urban Service
- PSN** Neighbourhood Parks and Services Zone
- DC1** Direct Development Control Provision
- DC2** Site Specific Development Control Provision
-  Sub Area 1 Boundary





Map 7
Sub Area 1 -
Special Character Area

-  Special Character Area
-  Amendment Area

