

Bylaw 17658

Amendment to the Oliver Area Redevelopment Plan

Purpose

To allow for the development of a high rise mixed-use building with commercial/retail uses at grade in the Oliver Neighbourhood.

Readings

Bylaw 17658 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 17658 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 27, 2016, and Saturday, June 4, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration does not support this Bylaw.

Previous Council/Committee Action

At the June 13, 2016, City Council Public Hearing the following motion was passed:

That Bylaws 17658 and 17659 be postponed to the June 27, 2016, City Council Public Hearing at 1:30 p.m., to allow time for amendments to be drafted that address Administration's concerns with the text of the bylaw.

Report

The subject site is located on Jasper Avenue NW and 114 Street NW within Sub Area 4 of the Oliver Area Redevelopment Plan. The proposed plan amendment to the Oliver Area Redevelopment Plan will allow for the development of a high rise mixed-use building with commercial/retail uses at street level. Map 10 Sub Area 4 - Zoning of the Area Redevelopment Plan will be amended to reflect the proposed rezoning, Bylaw 17659, which is proceeding to Council concurrently with this Bylaw.

The proposed Oliver ARP amendment is supportive of the visions and goals of the Area Redevelopment Plan in developing the area as the major high density residential core supporting both of the City's major employment centres, the Downtown and University Area; reinforcing the role of Jasper Avenue as commercial area with an increasing focus as a pedestrian oriented shopping and services commercial area linking 124 Street NW and Downtown Edmonton; and encouraging intensification and residential uses and commercial uses in developments that build on the existing character of Oliver.

No civic department or utility agencies has expressed concerns with regards to this application.

Policy

This application supports *The Way We Grow* policies including:

- Encourage a minimum of 25 percent of city-wide housing unit growth to locate in the Downtown and mature neighbourhoods and around LRT stations and transit centres where infrastructure capacity supports redevelopment (3.1.1.2).
- Support neighbourhood revitalization, redevelopment and residential infill that contributes to the liveability and adaptability of established neighbourhoods (4.2.1.1).
- Optimize the use of existing infrastructure in established neighbourhoods (4.2.1.6).

This application does not support the following *The Way We Grow* policies:

- Require development to fit with the existing and planned neighbourhood context, to respect the scale, form, massing, style and materials of the neighbourhoods and to incorporate other design elements that create a transition between the new development and the existing neighbourhood (5.2.1.1).
- Consider the need for family oriented housing and the infrastructure necessary to support families with children in the preparation of land use plans in established neighbourhoods (4.2.1.10).

Corporate Outcomes

This application supports the Corporate Goal of Transform Edmonton's Urban Form through as the proposed development will facilitate the development of a high rise with a mixuse of residential and commercial development, increase dwelling density, and optimize existing infrastructure while maintaining and revitalizing strong, vibrant neighbourhoods.

Public Consultation

An advance notification was sent to the surrounding property owners and the Oliver Community League on October 26, 2016. In response to the advance notification, Sustainable Development received six responses from the public.

On March 3, 2016, Sustainable Development held a public open house regarding this application. During the open house component of the event, attendees were able to view display boards with project information and ask questions of City Staff, the applicant and the architect. This meeting was attended by 42 members of the general public, with 11 people provided written comments in addition to the small group discussion.

On April 18, 2016, Sustainable Development provided status update and a public consultation summary report to those who subscribed at the public open house.

A summary of the comments received and the Oliver Community League letter are included in the attached report.

Attachments

1. Bylaw 17658
2. Sustainable Development report