

# Charter Bylaw 19132

To allow for a high rise residential building on a mixed-use podium, Oliver

## Purpose

Rezoning from DC1 to DC2, located at 12026 & 12032 - 102 Avenue NW and 10203 - 121 Street NW.

## Readings

Charter Bylaw 13132 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 13132 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on January 17, 2020, and January 25, 2020. The Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19132 proposes to change the zoning from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for a building with the following characteristics:

- a maximum height of 54 metres (approximately 17 storeys)
- a maximum Floor Area ratio of 6.75
- up to 140 residential dwellings
- row-housing style dwellings fronting onto 102 Avenue, 121 Street and the adjacent lane
- limited commercial uses at the corner of the 102 Avenue and 121 Street
- underground parking

The proposed rezoning is accompanied by an associated amendment to the Oliver Area Redevelopment Plan (Bylaw 19131).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Public Engagement**

On June 12, 2019, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League.

On August 27, 2019, Administration sent out advance notice to surrounding property owners and the president of the Oliver Community League.

On October 16, 2019, Administration held a public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19132
2. Administration Report ( attached to Bylaw 19131 - Item 3.12)