

Charter Bylaw 19093

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

Purpose

Rezoning from the (CB1) Low Intensity Business Zone and the (CB3) Commercial Mixed Business Zone to a (DC2) Site specific Development Control Provision; located at 10110 - 123 Street NW and 12312 - Jasper Avenue NW.

Readings

Charter Bylaw 19093 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 19093 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on November 22, 2019, and November 30, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning would allow for a residential tower supported by a mixed use podium along Jasper Avenue. The site is appropriately located on Jasper Avenue, amongst existing residential towers, and conforms with the Oliver Area Redevelopment Plan which allows for high rise towers at this location. The building’s mixed use podium provides a strong public realm interface, further supporting the transition of Jasper Avenue to a pedestrian oriented commercial corridor.

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

Public Engagement

A pre-application notification was sent by the applicant to surrounding property owners and the Oliver Community League on November 11, 2018. On July 25, 2019, Administration sent an advanced notification to the same recipients. A public engagement drop-in session was held on September 18, 2019. A summary of feedback received can be found in the attached Administration Report.

Attachments

1. Charter Bylaw 19093
2. Administration Report (attached to Bylaw 19092 – Item 3.6)