

# Bylaw 18871

## Amendment to the Oliver Area Redevelopment Plan

---

### Purpose

To remove land from the Special Character Area, amend Policy 5.5.1.8 and replace maps 6 and 7 to facilitate an associated rezoning.

### Readings

Bylaw 18871 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 18871 be considered for third reading.”

### Advertising and Signing

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

### Position of Administration

Administration does not support this proposed Bylaw.

### Report

The primary purpose of proposed Bylaw 18871 is to remove land associated with a rezoning for a high rise residential tower from the Special Character Area in Sub Area 1. The Special Character Area is intended to encourage the retention and reuse of older houses and discourage demolition. New development is to be limited to single, semi-detached, duplex and row housing with new low rise apartments prohibited. The associated proposed rezoning to the (RA9) High Rise Apartment Zone is not compatible with this intent so the land must be removed from the Special Character Area.

Land outside the Special Character Area in Sub Area 1 is also currently restricted to low rise apartments or smaller, so an amendment to exempt this site from this policy to allow a high rise apartment is also proposed. Maps showing zoning and the boundaries of the Special Character Area would also be amended to reflect the rezoning, if approved.

Comments from civic departments and utility agencies have been addressed.

### Public Engagement

Advance notice was sent to surrounding property owners and the president of the Oliver Community League on February 26, 2019. Due to an expansion of the

proposed rezoning area, a revised notice was sent to surrounding property owners and the president of the Oliver Community League on July 24, 2019. On September 26, 2019, Administration met with the applicant and representatives from the Oliver Community League to share details and discuss the application.

The Oliver Community League has written a letter of non-support for this application. This letter and all other responses received to the notices are summarized in the attached Administration Report.

**Attachments**

1. Bylaw 18871
2. Administration Report