

Bylaw 18871

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. The Oliver Area Redevelopment Plan is further amended by:
 - a. deleting Policy 8 in Section 5.5.1 Land Use in its entirety and replacing with:

“8. 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. The lots located at 10236, 10238, 10244 and 10248 - 123 Street NW (legally described as Lots 18-20, Block 20, Plan RN22 and Plan 0323218) may be developed with mid to high rise residential 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 a portion of “Map 6 Sub Area 1 - Zoning” as shown on Schedule “A” attached hereto and forming part of this Bylaw, and replacing with a portion of “Map 6 Sub Area 1 - Zoning”, as shown on Schedule “B” attached hereto and forming part of this Bylaw; and
- c. deleting “Map 7 Sub Area 1 - Special Character Area” and replacing 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. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

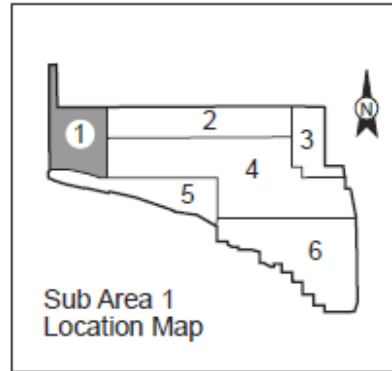
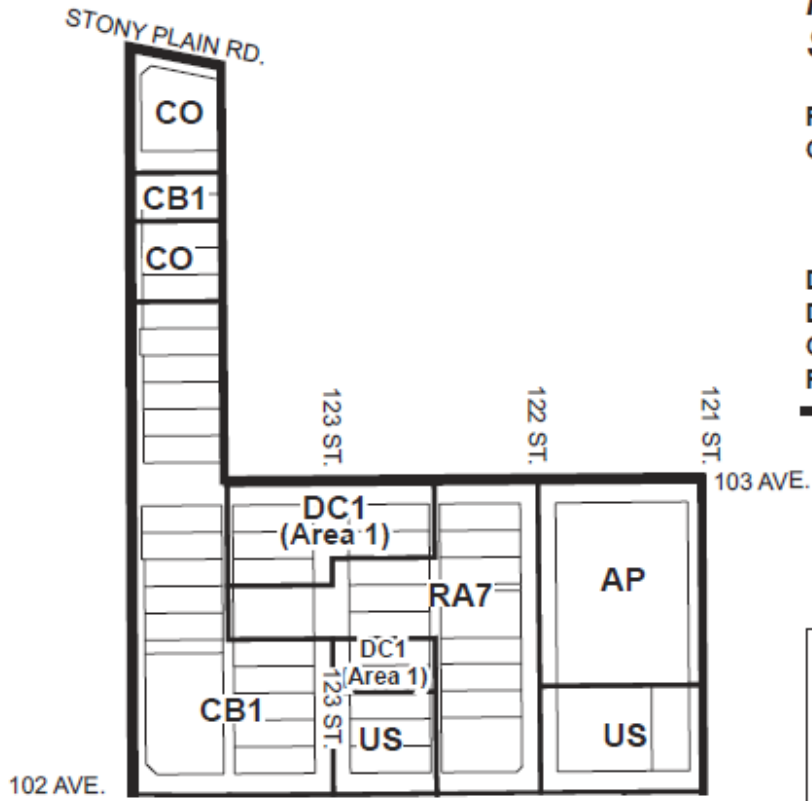
MAYOR

CITY CLERK

SCHEDULE "A"

Map 6 Sub Area 1 - Zoning

- RA7 Low Rise Apartment
- CB1 Low Intensity Business
- CO Commercial Office
- US Urban Service
- AP Public Parks
- DC1 Direct Development Control Provision
- DC2 Site Specific Development Control Provision
- CB3 Commercial Mixed Business Zone
- PU Public Utility
- Sub Area 1 Boundary

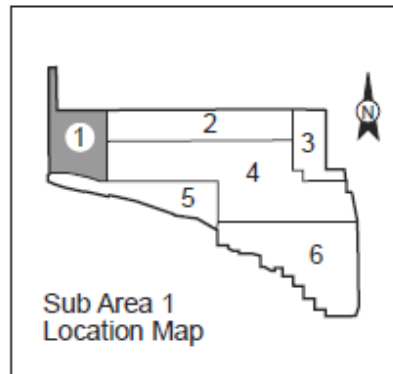
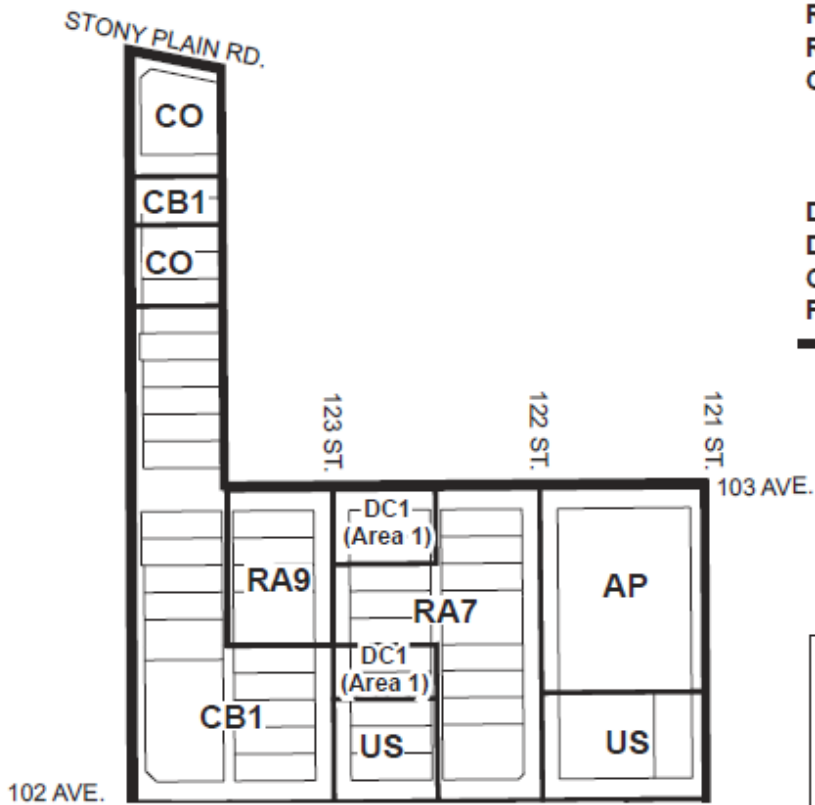


Sub Area 1
Location Map

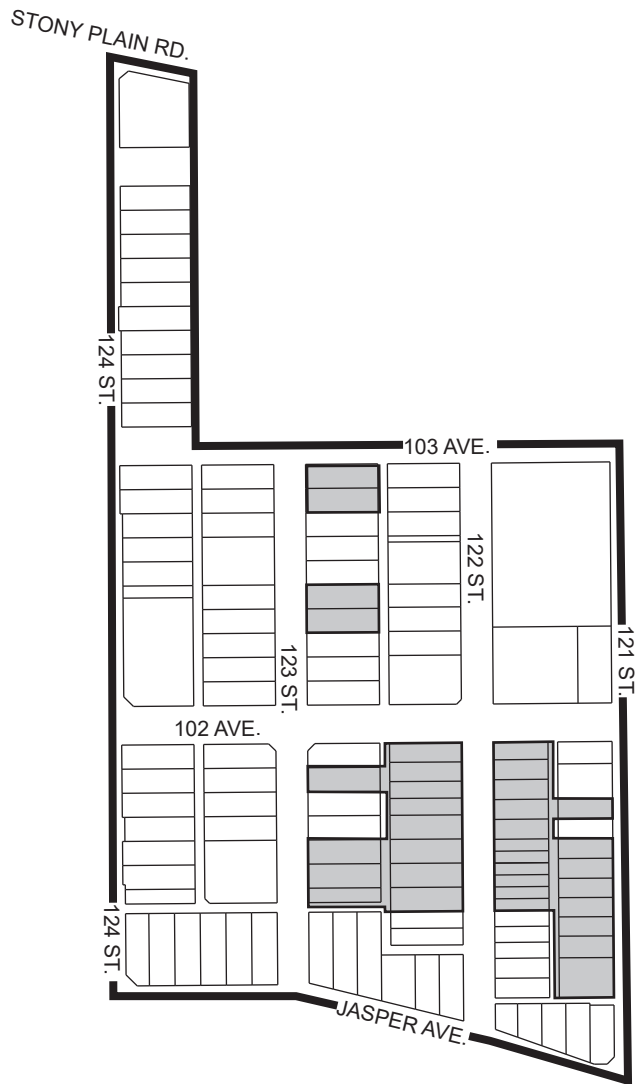
SCHEDULE "B"

**Map 6
Sub Area 1 - Zoning**


- RA7** Low Rise Apartment
- RA9** High Rise Apartment Zone
- CB1** Low Intensity Business
- CO** Commercial Office
- US** Urban Service
- AP** Public Parks
- DC1** Direct Development Control Provision
- DC2** Site Specific Development Control Provision
- CB3** Commercial Mixed Business Zone
- PU** Public Utility
- Sub Area 1 Boundary



SCHEDULE "C"



Map 7
Sub Area 1 -
Special Character Area

 Special Character Area

