

# Charter Bylaw 18872

To allow for a high rise residential building, Oliver

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## Purpose

Rezoning from DC1 and RA7 to RA9, located at 10236, 10238, 10244 and 10248 - 123 Street NW.

## Readings

Charter Bylaw 18872 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 18872 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 does not support this proposed Charter Bylaw.

## Report

Charter Bylaw 18872 proposes to change the zoning from the (RA7) Low Rise Apartment Zone and a (DC1) Direct Development Control Provision (Sub Area 1 - Special Character Area) to the (RA9) High Rise Apartment Zone. The purpose of the proposed (RA9) High Rise Apartment Zone is to develop high rise residential buildings that contain active residential or non-residential frontages at ground level. Based on the size of this site, this zone would allow for a building with the following characteristics:

- A maximum height of 69.0 m (approximately 20 to 23 storeys);
- A maximum floor area ratio of 6.1; and
- Up to 308 residential dwellings.

An amendment to the Oliver Area Redevelopment Plan (Bylaw 18871) is also proposed to facilitate this rezoning.

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. Charter Bylaw 18872
2. Administration Report (attached to Bylaw 18871 – Item 3.8)