

# Charter Bylaw 19057

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

## Purpose

Rezoning from RA9 to DC2, located at 10011, 10015 & 10023, 111 Street NW, Oliver.

## Readings

Charter Bylaw 19057 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 19057 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 18, 2019, and October 26, 2019. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19057 proposes to rezone land from (RA9) High Rise Apartment Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a high rise residential tower on a mixed-use podium with the following characteristics:

- A 130 meter tower fronting onto 111 Street NW;
- Commercial uses at ground level fronting 100 Avenue NW;
- Residential uses at ground level fronting onto 111 Street NW;
- Up to 399 Residential Dwellings; and
- Underground parking.

The proposed rezoning is accompanied by an associated amendment to the Oliver Area Redevelopment Plan (Bylaw 19056).

Comments from civic departments and utility agencies have been addressed.

## Public Engagement

On May 24, 2018, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League.

On November 8, 2018, Administration sent out advance notice to surrounding property

owners and the president of the Oliver Community League.

On May 23, 2019, Administration held a public engagement session regarding this application.

Feedback from open houses and responses to notices are summarized in the attached City Planning Report.

### **Attachments**

1. Charter Bylaw 19057
2. Administration Report (attached to Bylaw 19056- Item 3.11)