

Bylaw 19441

Amendment to the Oliver Area Redevelopment Plan

Purpose

To exempt the site of an associated proposed rezoning from a policy that limits development to 4 storeys.

Readings

Bylaw 19441 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 19441 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on October 2 and 10, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Policy 6.5.1 of the Oliver Area Redevelopment Plan currently directs residential development in the interior of the Oliver Neighbourhood in Sub Area 2 to be limited to “low rise apartment structures”, interpreted to be approximately 4 storeys. This policy is proposed to be amended to allow for an approximately 6 storey building on the former St. John’s School site (10231 - 120 Street NW) through the (RA8) Medium Rise Apartment Zone (Charter Bylaw 19442).

A map in the plan would also be updated to reflect this rezoning, if approved.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Oliver Community League on February 10, 2020. 8 responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from June 5 - 26,

2020, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 536 people, 36 of whom either asked questions or left comments.

Feedback received from the above is summarized in the attached Administration Report.

Attachments

1. Bylaw 19441
2. Administration Report