

Charter Bylaw 19440

To allow for a mid rise residential building, Oliver

Purpose

Rezoning from DC1 and RA9 to DC2, located at 11230, 11228, 11222 & 11218 - 100 Avenue NW, and 10011 & 10017 - 113 Street NW.

Readings

Charter Bylaw 19440 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 19440 be considered for third reading."

Advertising and Signing

This Charter 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 Charter Bylaw.

Report

Charter Bylaw 19440 proposes to change the zoning from (DC1) Direct Development Control Provision and (RA9) High Rise Apartment Zone to a (DC2) Site Specific Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for a building with the following characteristics:

- A maximum height of 23 metres (approximately 6 storeys);
- A maximum Floor Area ratio of 3.8;
- Up to 135 residential dwellings;
- Townhouse style units fronting onto 113 Street NW and 100 Avenue NW; and
- Underground parking accessed from the lane.

The proposed rezoning is accompanied by an associated road closure (Bylaw 19274) and amendments to the Oliver Area Redevelopment Plan (Bylaw 19439).

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

Public Engagement

On September 19, 2018, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League.

On January 8, 2019, Administration sent out Advance Notice to surrounding property owners and the president of the Oliver Community League.

On September 12, 2019, Administration held a public engagement session regarding this application.

On May 4, 2020, the applicant sent out second pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League.

On July 16, 2020, Administration sent out a second Advance Notice to surrounding property owners and the president of the Oliver Community League.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19440
2. Administration Report (Attached to Bylaw 19274 item 3.11)