

Bylaw 19441

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 paragraph 1 of Policy 6.5.1 Land Use in its entirety and replacing it with:

“1. Residential redevelopment within Sub Area 2 shall consist of a range of built forms, from single detached dwellings to low rise apartment structures. A variety of row housing forms are encouraged within this Sub Area, stressing the individuality of the units, which should have garages and driveways oriented to rear lanes. Notwithstanding the above, alternative residential built forms shall be permitted as follows:

 - a) a high rise residential development shall be permitted on Lot 44, Block 20, Plan 1723566 through a (DC2) Site Specific Development Control Provision that

ensures the podium of the building facing 121 Street NW is designed with features that reflect a row housing form and continue to stress the individuality of units;

b) a high rise residential development shall be permitted on Lot 29A, Block 20, Plan 2021196 through a (DC2) Site Specific Development Control Provision to ensure the podium and residential tower are designed in a manner that is sensitive and integrates to the surrounding context; and

c) a mid rise residential development shall be permitted on Lot 372, Block 19, Plan 0623115 through the (RA8) Medium Rise Apartment Zone in recognition of its relatively large site size and proximity to the future Brewery/120th Street LRT Stop on the Valley Line West LRT line.”

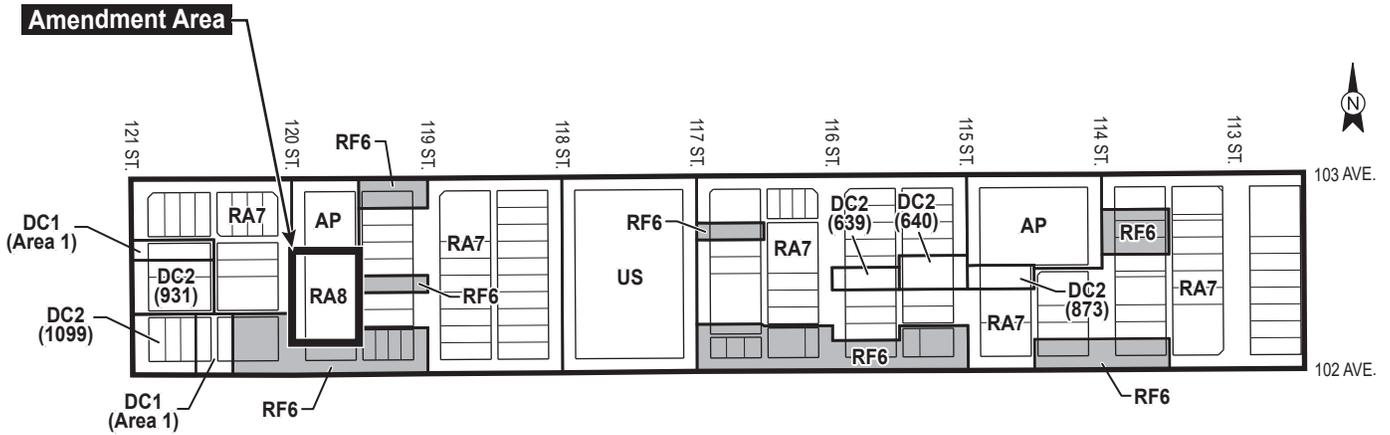
b. deleting “Map 8 - Sub Area 2 - Zoning” and replacing it with “Map 8 - Sub Area 2 - Zoning” attached hereto as Schedule “A” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**Bylaw 19441
Amendment to Map 8
Sub Area 2 - Zoning**

- RF6** Medium Density Multiple Family
- RA7** Low Rise Apartment
- US** Urban Service
- AP** Public Parks
- DC1** Direct Development Control Provisions
- DC2** Site Specific Development Control Provisions
-  Zoning Overlay Provisions
-  Amendment Area

