

Bylaw 18796

Amendment to the Oliver Area Redevelopment Plan

Purpose

To amend Map 8, Sub Area 2 - Zoning.

Readings

Bylaw 18796 is ready for first and second readings after the public hearing has been held. Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading (see attached Council report for more information).

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on April 12, 2019, and April 20, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 18796 proposes to amend the Oliver Area Redevelopment Plan to amend Map 8, Sub Area 2 - Zoning to designate a property as a public park. This amendment is to facilitate an associated rezoning (Charter Bylaw 18798) which will change the zoning of a parcel at the former St. John's School site on 120 Street NW to a public park, and change a portion of Oliver Park on 104 Avenue NW to allow for high rise residential development. These off-setting rezonings are intended to facilitate an exchange of property between the City and the owner of the former St. John's School site.

This proposed amendment is also associated with a proposed amendment to the 104 Avenue Corridor Area Redevelopment Plan (Bylaw 18797) and a proposed resolution to replace a tripartite agreement between the Oliver Community League, the Edmonton Federation of Community Leagues and the City of Edmonton.

Comments from civic departments and utility agencies have been addressed.

Public Engagement

On September 20, 2017, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Oliver Community League for a formerly proposed rezoning of the St. John's School site for a residential tower.

On April 3, 2018, City Planning sent advance Notice to surrounding property owners and the president of the Oliver Community League for a formerly proposed rezoning of the St. John's School site for a residential tower.

On September 13, 2018, City Planning held a public engagement session for a formerly proposed rezoning of the St. John's School site for a residential tower.

On January 31, 2018, City Planning held a public engagement session to explore an opportunity to exchange a portion of Oliver Park with the former St. John's School site.

On December 11, 2018, City Planning held a public engagement session for the proposed rezoning of the northeast portion of Oliver Park to allow a residential tower, and proposed rezoning of the former St. John's School site to a public park.

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

Attachments

1. Bylaw 18796
2. City Planning Report