

Charter Bylaw 18798

To allow for the transfer of park land and the development of a high rise residential building, Oliver

Purpose

Rezoning from AP to DC2, located at 10326 – 118 Street NW; and US to AP, located at 10231 - 120 Street NW.

Readings

Charter Bylaw 18798 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 Charter Bylaw has been advertised in the Edmonton Journal on April 12, 2019, and April 20, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18798 proposes to rezone the northeast portion of Oliver Park from the (AP) Public Parks Zone to a (DC2) Site Specific Development Control Provision, and rezone the former St. John's School site from (US) Urban Services Zone to (AP) Public Parks Zone.

The proposed DC2 Provision would allow for the development of a residential tower with the following characteristics:

- Approximately 24 storeys (80 metres) in height;
- Row-housing at ground level fronting onto 118 Street NW;
- Commercial uses fronting 104 Avenue NW; and
- A maximum of 280 dwellings.

The proposed rezoning is also associated with a proposed amendment to the Oliver Area Redevelopment Plan (Bylaw 18796), 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 the 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 north east 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. Charter Bylaw 18798
2. City Planning Report (Attached to Bylaw 18796 - item 5.3)