

ARP AMENDMENT

**City of Edmonton Urban
Form and Corporate Strategic Development**

**Oliver Area Redevelopment Plan
Amendment**

JULY 2019

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1 OLIVER AREA REDEVELOPMENT PLAN AMENDMENT

In order to support the proposed rezoning at 121 Street and 102 Avenue NW to (DC2) Site Specific Development Control Provision we are submitting an application to amend the Oliver Area Redevelopment Plan Bylaw 11618.

To align the ARP with the proposed rezoning, the following amendments are being submitted:

1. Amend Policy 6.5.1: 1. Land Use to the following:

“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 this policy, high rise residential development shall be permitted on:

- *Lot 349, Block 20, Plan 0421220 and Lot 34, Block 20, Plan 4423AJ 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 and:*
- *Plan 4423AJ, Block 20 Lots 29, 30, and 31 through a (DC2) Site Specific Development Control Provision to ensure the podium and residential tower are designed in a manner that is sensitive to the surrounding context and supports the look and feel of the Oliver Neighbourhood.”*

These amendments will permit redevelopment of the existing buildings to a high-rise apartment building that will contain residential and commercial uses and the development of an underground parking structure. The redevelopment of this site is intended to be sensitive to the existing neighbourhood context. The new development will create a human scale pedestrian experience with townhouse along 121 Street NW.