

Oliver ARP Amendment and Rezoning

Public Hearing

August 31, 2021

Charter Bylaws: 19828, 19829



E D
G A
R

HODGSON
SCHILF
EVANS
ARCHITECTS INC.

Stantec

PROJECT LOCATION

10204 – 123 Street NW
Lots 11 – 14, Block 20 Plan RN22



124 Street

123 Street

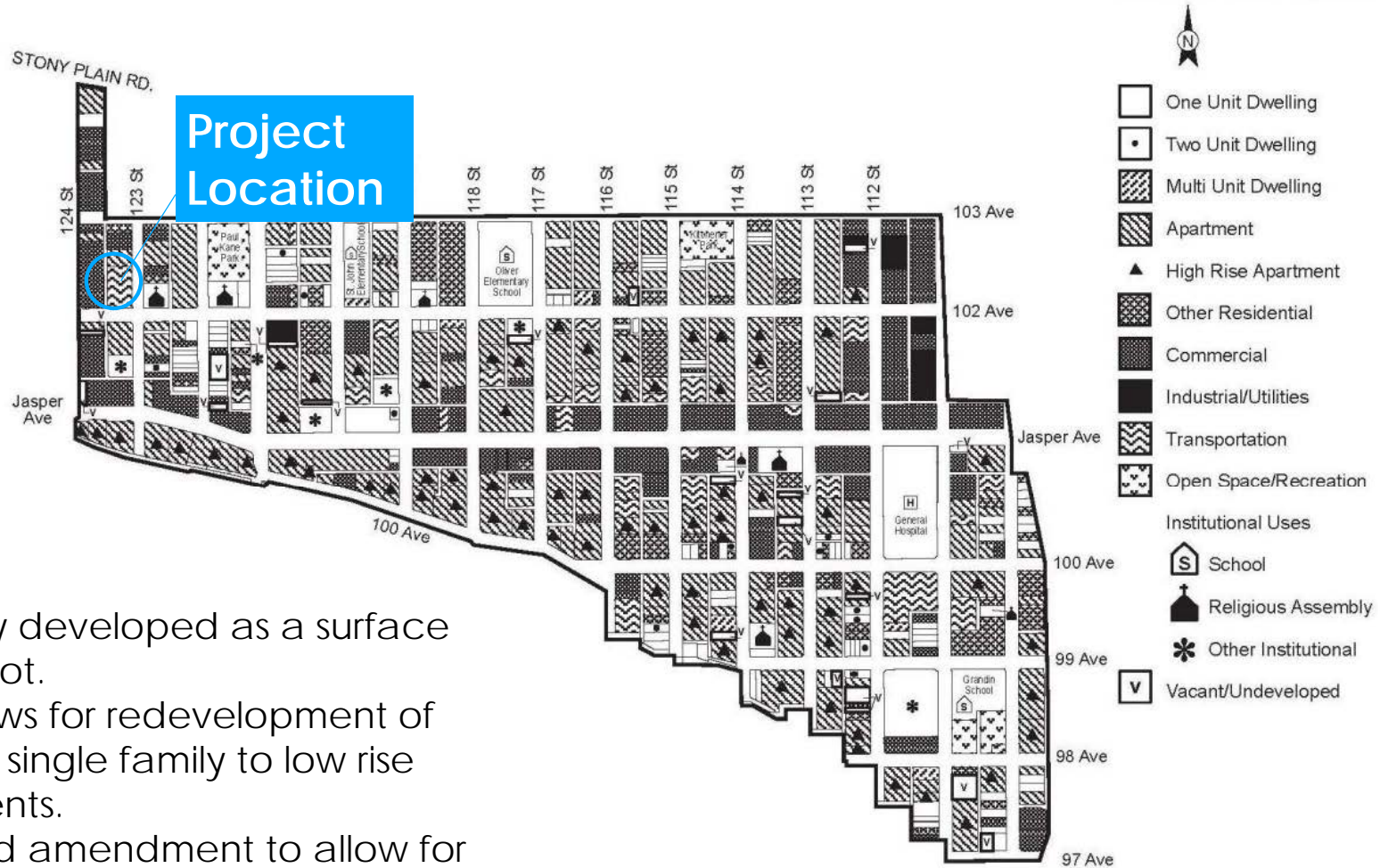
102 Avenue

JASPER AVENUE



N

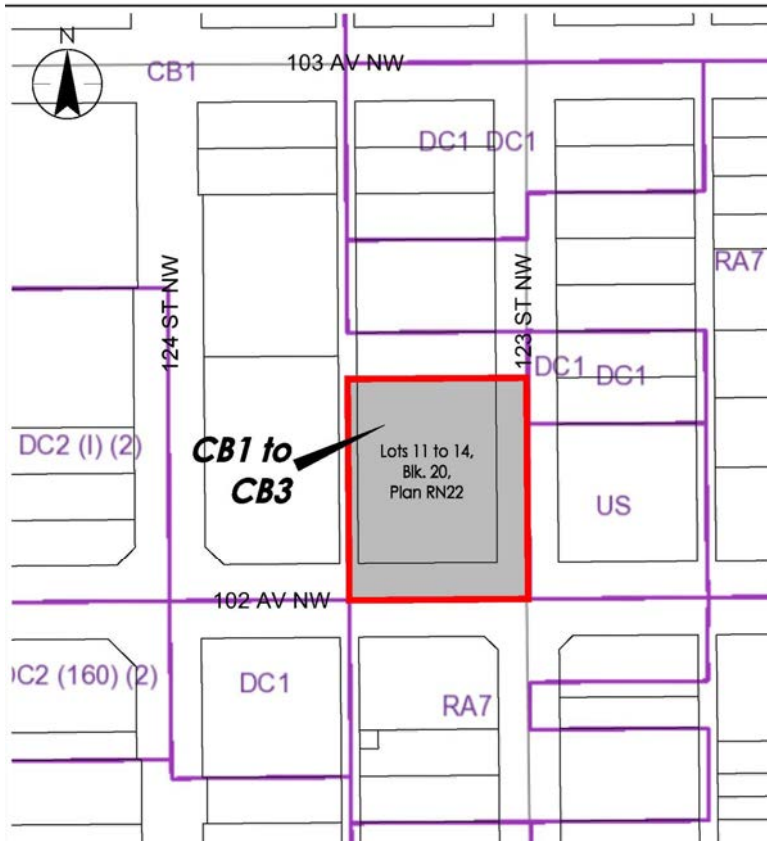
OLIVER AREA REDEVELOPMENT PLAN - AMENDMENT



- Currently developed as a surface parking lot.
- ARP allows for redevelopment of site from single family to low rise apartments.
- Proposed amendment to allow for mid to high-rise apartments.

PROPOSED REZONING

CB1 to CB3



CB1	CB3
Multi-unit housing discretionary	Multi-unit housing permitted
Max. F.A.R. of 2.0 (1.5 for residential)	Max. F.A.R. of 7.0 (6.0 for residential)
Max. height 12.0 m	Max. height 36.0 m, potentially 45.0 m
No tower or podium	Podium required for buildings over 23 m or 6 storeys
Few urban design regulations	Additional urban design regulations
Main Streets Overlay applies due to proximity to 124 Street	

PROPOSED DEVELOPMENT





PROPOSED DEVELOPMENT

- Maximum Height = 7 Storeys (21.0 m)
- FAR: 4.3
- Gross Commercial Floor Area: ~11,000 ft²
- Dwelling Units: 158

SITE PLAN

Access to Parking
from Lane

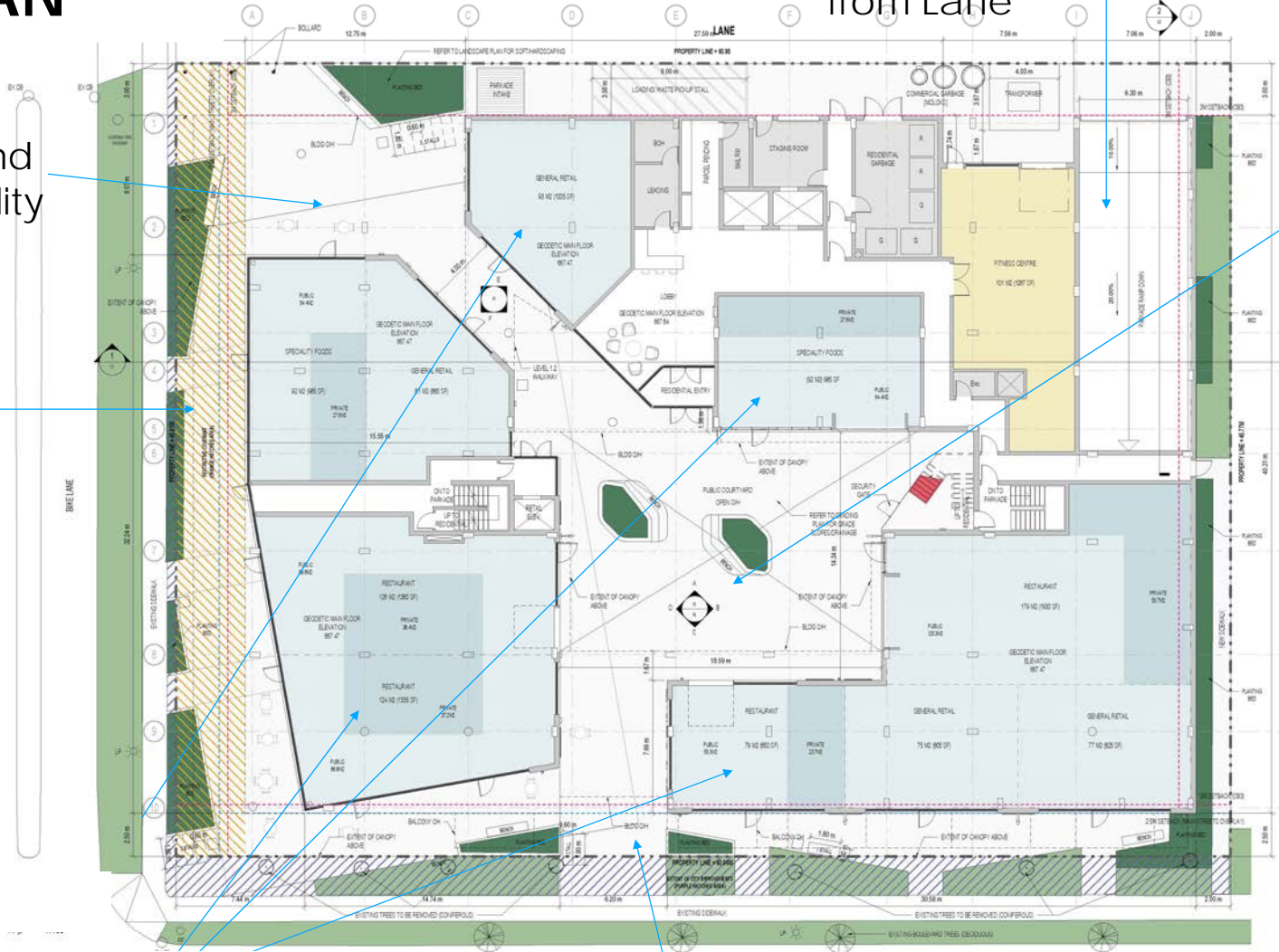
Access and
Permeability
into Site

Public
Courtyard

4.0 m
Setback

Active Frontages –
Commercial at Grade

Access and
Permeability
into Site



123 STREET

VIEW CORRIDOR

- Preservation of views to the Robert Wesley United Church.
- Registration of a 4.0 m Restrictive Covenant on south property line.



Public Consultation

- April 7, 2021 - Meeting with Oliver Community League President, Westmount Community League President, and 124 Street BIA
- April 12, 2021 - Meeting with Oliver Community League
- May 19, 2021 - Meeting with Robertson-Wesley United Church
- June 14, 2021 - Meeting with Oliver Community League
- July 27, 2021 - Update to Oliver Community League and 124 Street BIA of application proceeding to Council Public Hearing





WEST
VILLAGE

signage

signage

Thank you!