

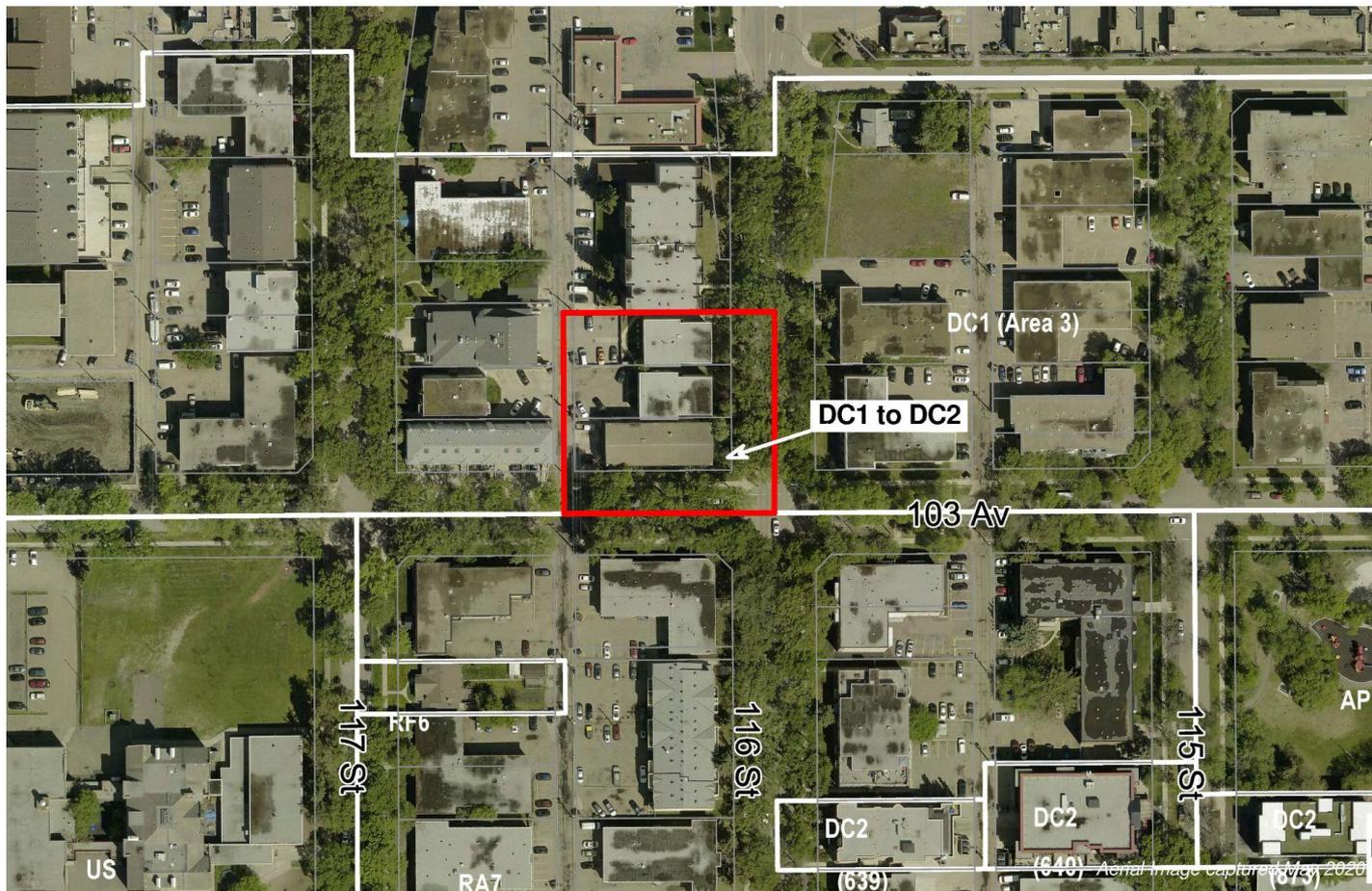


ITEM 3.24 - OLIVER
CHARTER BYLAW 19855

DEVELOPMENT
SERVICES
September 8, 2021

Edmonton

Site and Surrounding Context



3 PROPOSED ZONING

North



South



West



East



4 Zone Comparison

Regulation	Current: DC1 Provision	RA8 Zone (MSO) (Comparable Zone)	Proposed DC2 Provision
Height	23.0 m	23.0 m	23.0 m
Density (Dwellings)	Minimum: None Maximum: ~62	Minimum: ~75 Maximum: None	Minimum: None Maximum: 98
Floor Area Ratio	3.0	3.3	3.65
Setbacks North - Side West - Lane East - 116 Street South - 103 Ave	1.5 m 0.0 m 7.0 - 8.0 m (est) 4.5 m	1.2 m 7.5 m 1.0 - 3 m 3.0 m	3.0 m 0.0 m 5.0 m 3.0 m
Stepbacks North - Side West - Lane East - 116 Street South - 103 Ave	0.0m 0.0 m 3.0 m 3.0m	1.80 m	0.0 m 0.0 m 2.33 - 2.81 m 2.0 m

5 Shadow Analysis



9:00 am



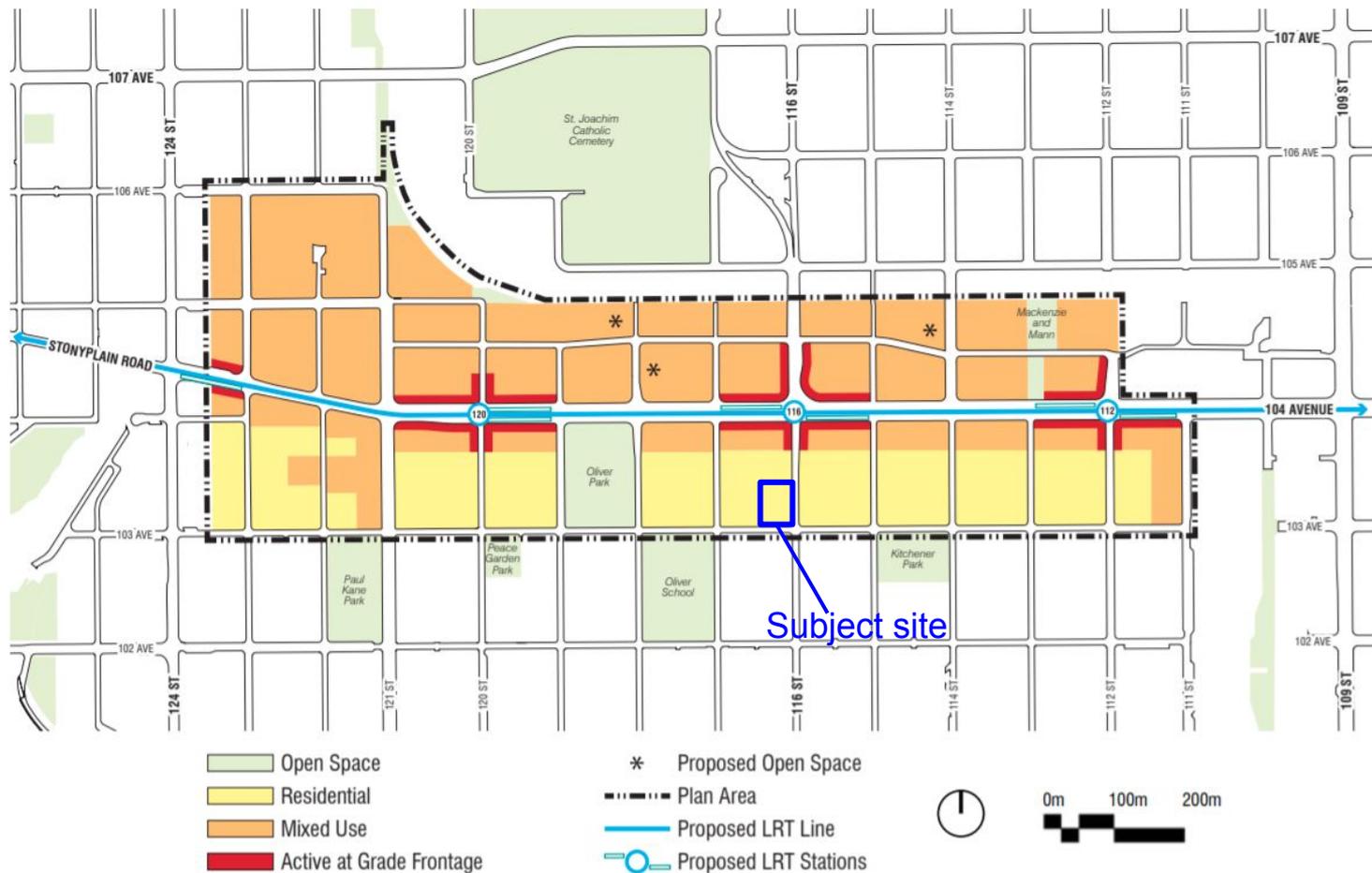
12:00 pm



3:00 pm

Autumn Equinox September

Policy Context - 104 Avenue Corridor ARP



7 Public Contributions



West Elevation

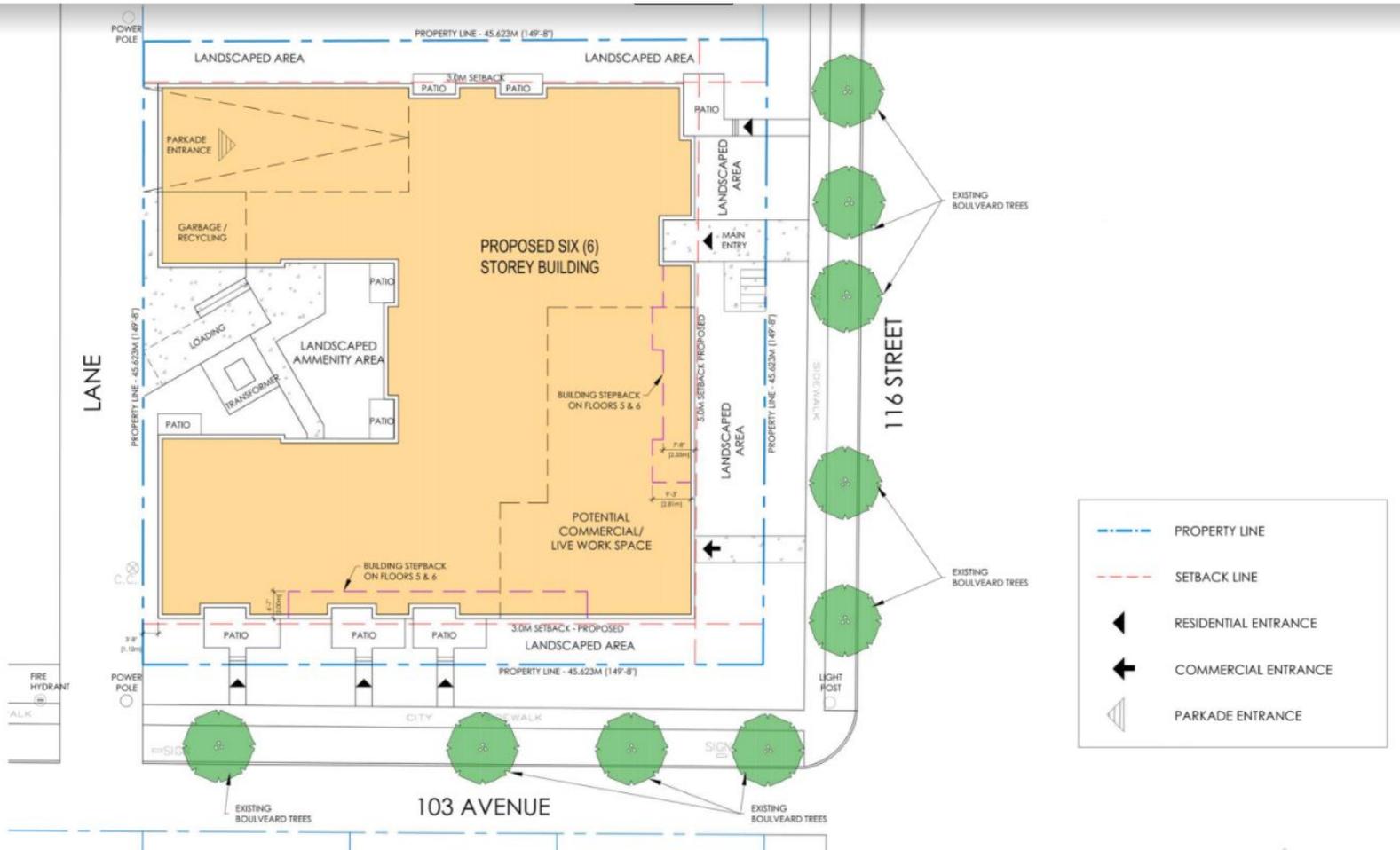
Policy C599 Developer Sponsored Community Amenity Contributions:

Required contribution of \$52,891.00 toward an off-site public amenity such as streetscape improvements or park improvements.

The west wall public art described earlier is an urban design requirement included in the DC1 regulations and is in addition to the public art that may be provided under the Community Amenity Contribution.



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



APPENDIX 1 - SITE PLAN

