

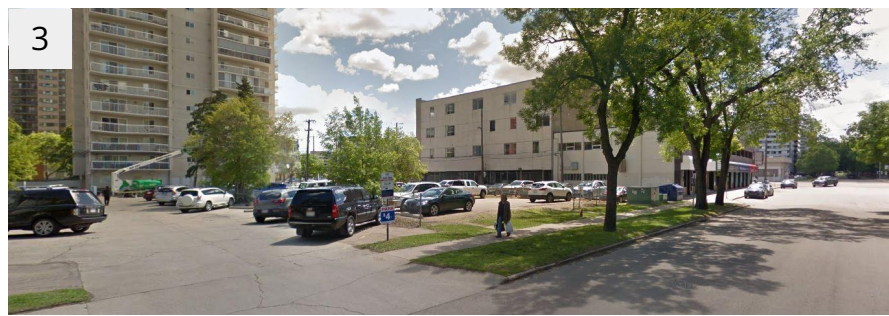
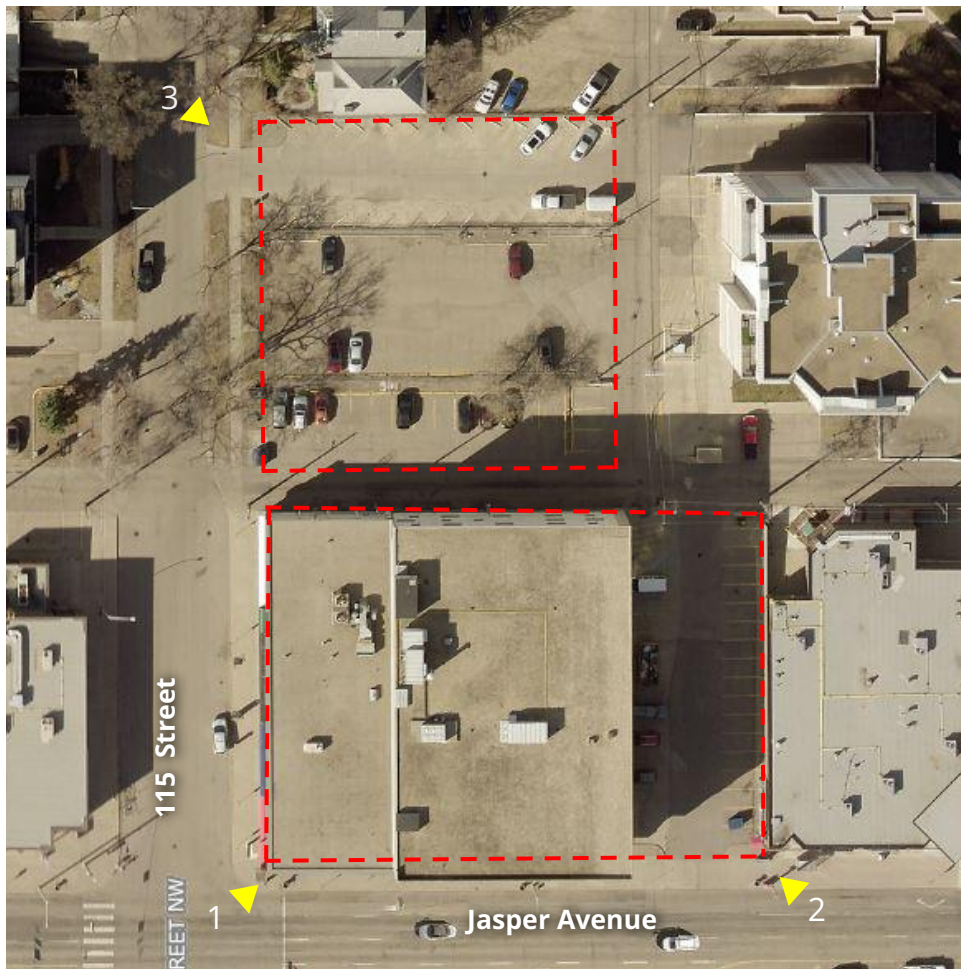


ITEM 3.11 & 3.12  
Bylaw 20110 & CHARTER BYLAW 20111  
Oliver

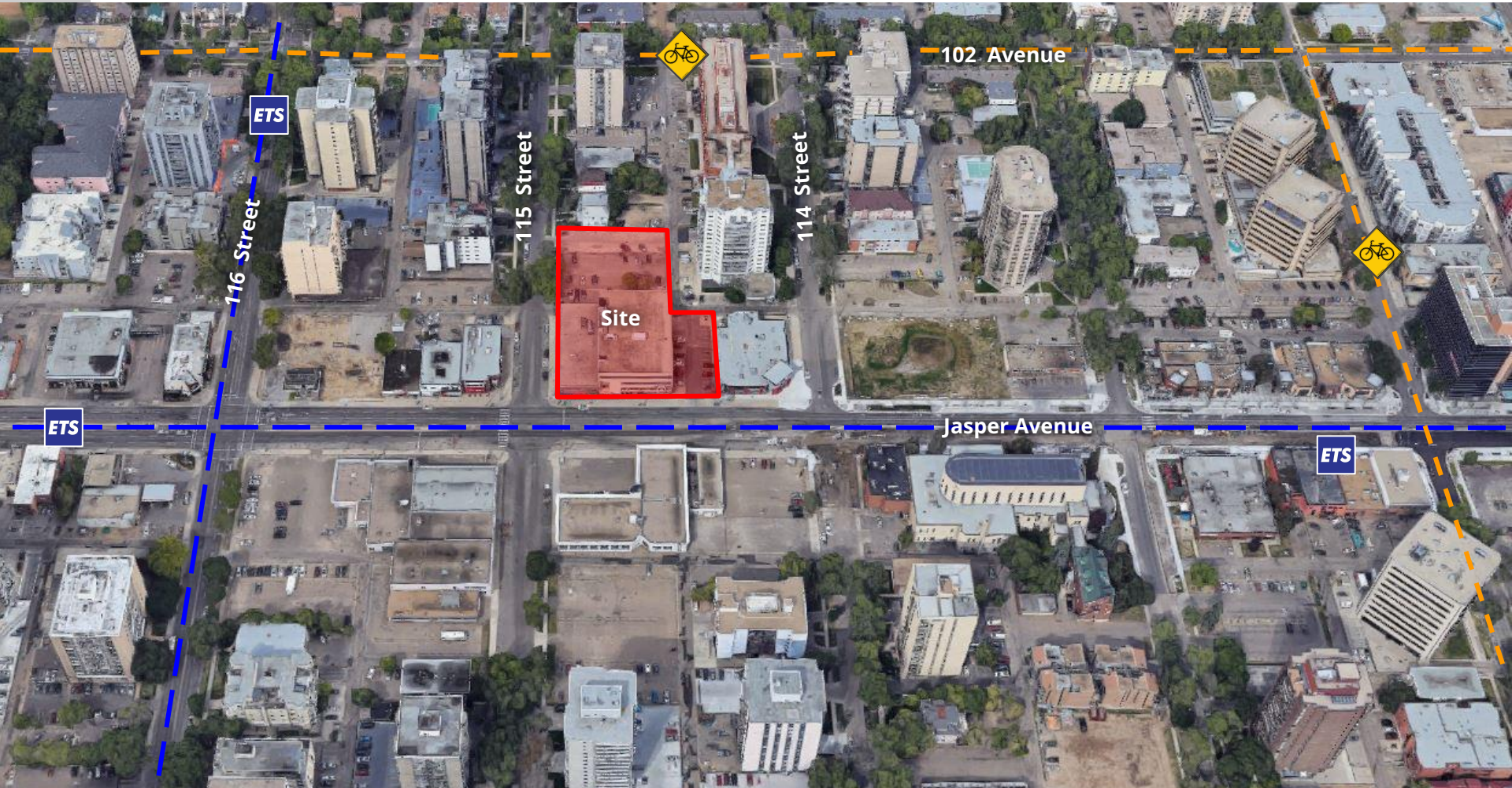
DEVELOPMENT  
SERVICES  
June 08, 2022



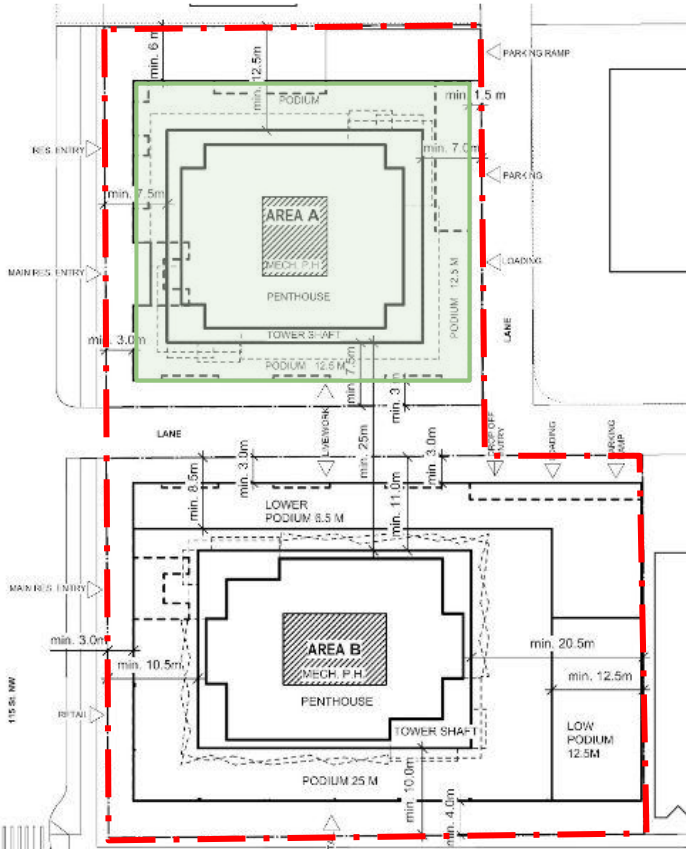
## 2 SITE VIEW



# SITE CONTEXT

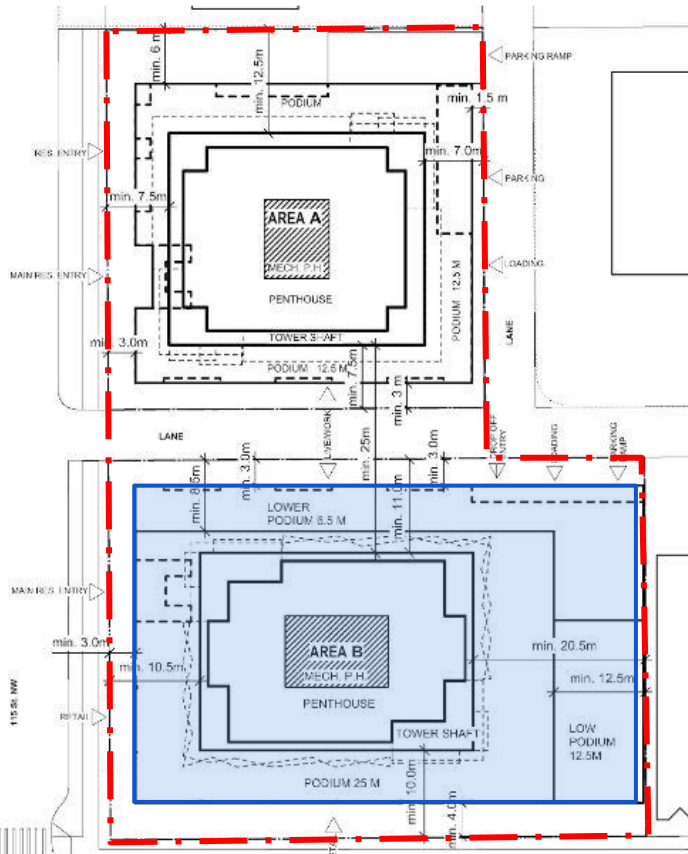


# PROPOSED ZONING: North Site (Area A)



REGULATION	RA9 Current Zoning	DC2 PROVISION
<b>Height</b>	<b>60.0 m</b> (18 Storeys)	<b>100.0 m</b> (30 Storeys)
<b>Floor Area Ratio (FAR)</b>	<b>5.2</b>	<b>12.0</b>
<b>Density (Dwellings)</b>	Min: 135 Max: None	Min: None Max: 905

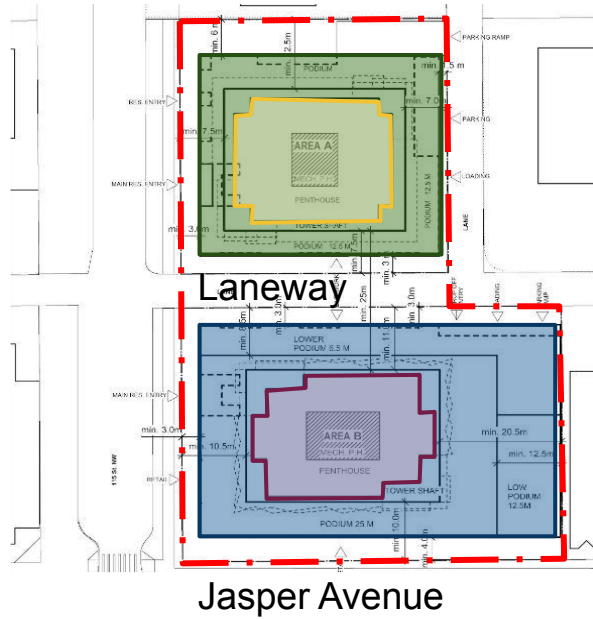
# PROPOSED ZONING: South Site (Area B)



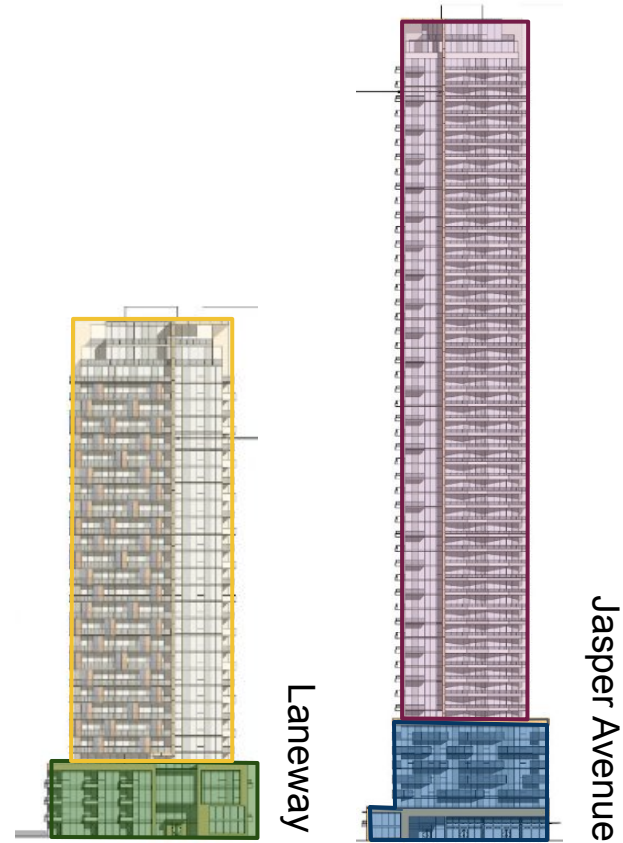
REGULATION	DC1 Current Zoning	DC2 PROVISION
Height	36.6 m ( 12 Storeys)	180.0 m ( 54 Storeys)
Floor Area Ratio (FAR)	6.0	16.5
Density (Dwellings)	Min: 450 Max: None	Min: None Max: 905



## TOWER/PODIUM CONFIGURATION

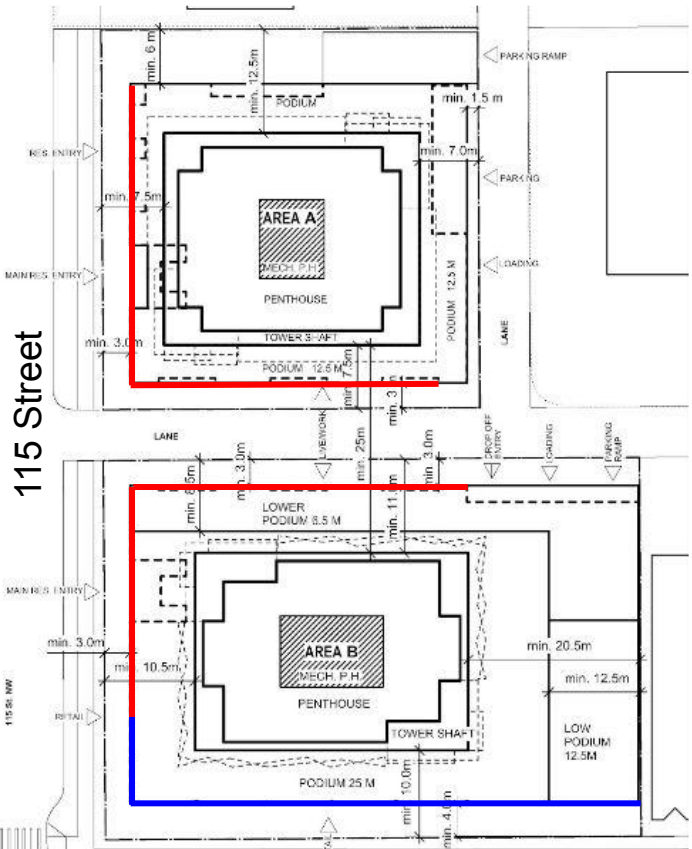


Site Plan



Building Elevations

# 8 PUBLIC REALM INTERFACE



- Active residential uses
- Active commercial uses

Jasper Avenue



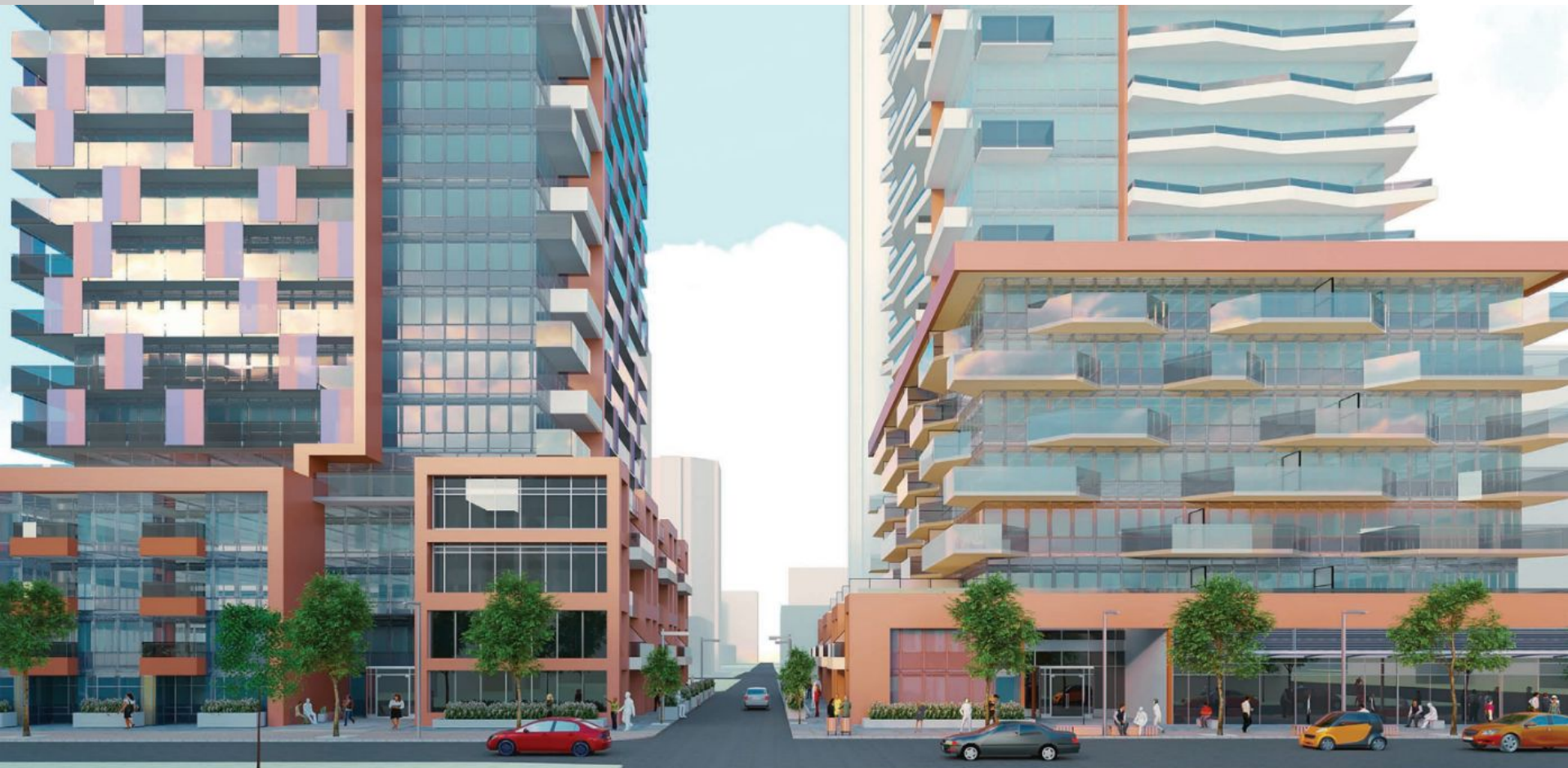
# 9 PROJECT RENDERINGS



VIEW LOOKING TOWARDS JASPER AVENUE AND 115 STREET



VIEW LOOKING WEST TOWARDS THE INTERIOR LANE



APPLICANT'S RENDERING SHOWN TO EDMONTON DESIGN COMMITTEE

## Comments

- Height concerns
- Parking concerns
- Disruptions from construction
- Support for redevelopment an underutilized site



ADVANCED NOTICE  
March 19, 2018



CITY WEBPAGE  
April 6, 2021



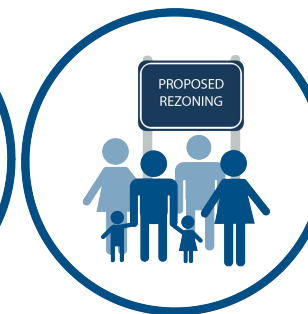
SITE SIGNAGE  
May 11, 2018



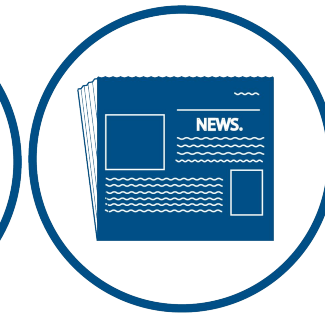
ONLINE ENGAGEMENT  
Jul 18 - Aug 16, 2022



PUBLIC HEARING  
NOTICE  
May 12, 2022



SITE SIGNAGE  
May 19, 2021



JOURNAL AD  
May 20 & 28, 2022



## **Policy C599 Developer Sponsored Community Amenity Contributions:**

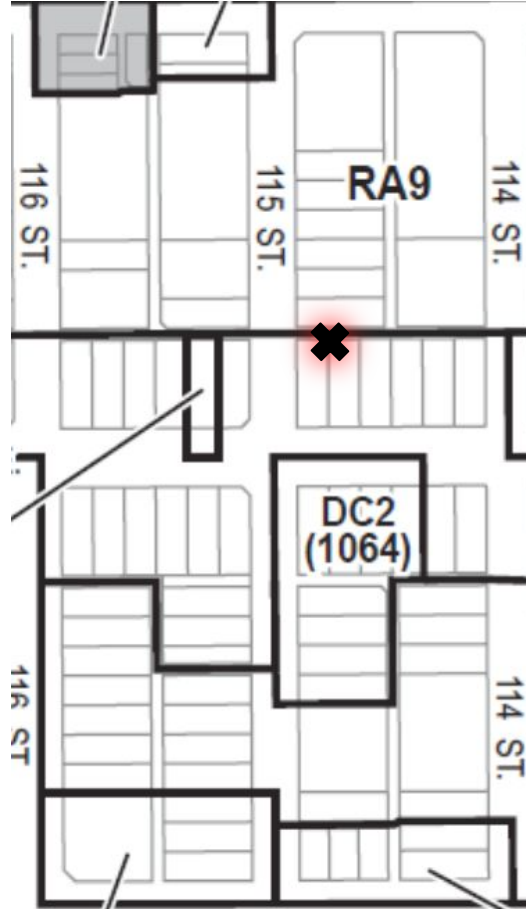
Required contribution of \$1,767,359

Proposed Contributions:

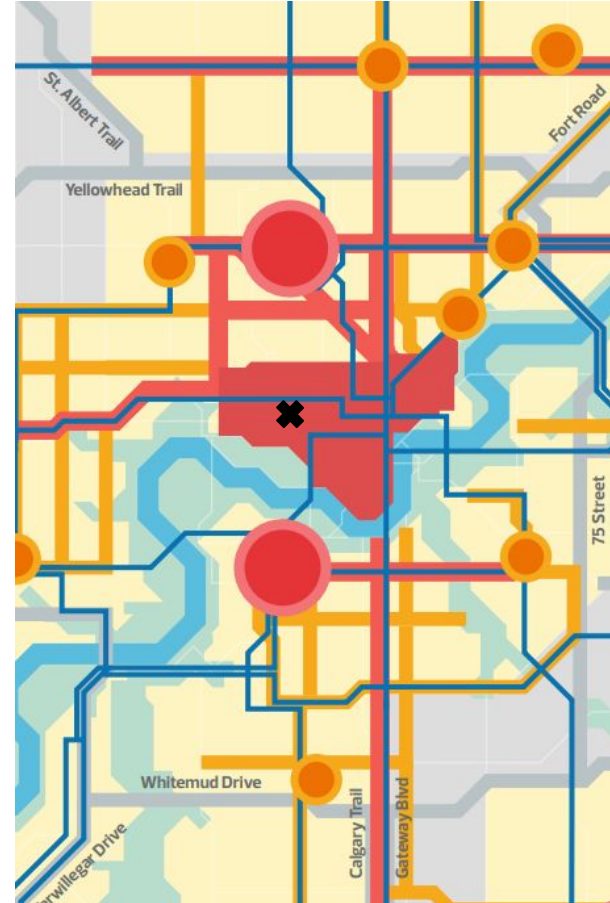
- Streetscape improvements along Jasper Avenue and 115 Street
- Resurfacing of the adjacent lanes
- Improvements to Kitchener Park
- 22 family-oriented dwellings



SITE VIEW



OLIVER ARP



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**