



# **JASPER AVENUE – 115 STREET**

## **Site Specific Development Control Provision (DC2) Rezoning**

Bylaws: 20110 & 20111

Application: Zoning Bylaw Amendment and  
Oliver Area Redevelopment Plan Amendment

Public Hearing: June 8, 2022



**ANDREW CHEUNG  
ARCHITECTS INC.**

**Greenlong Construction Ltd.**



**Stantec**

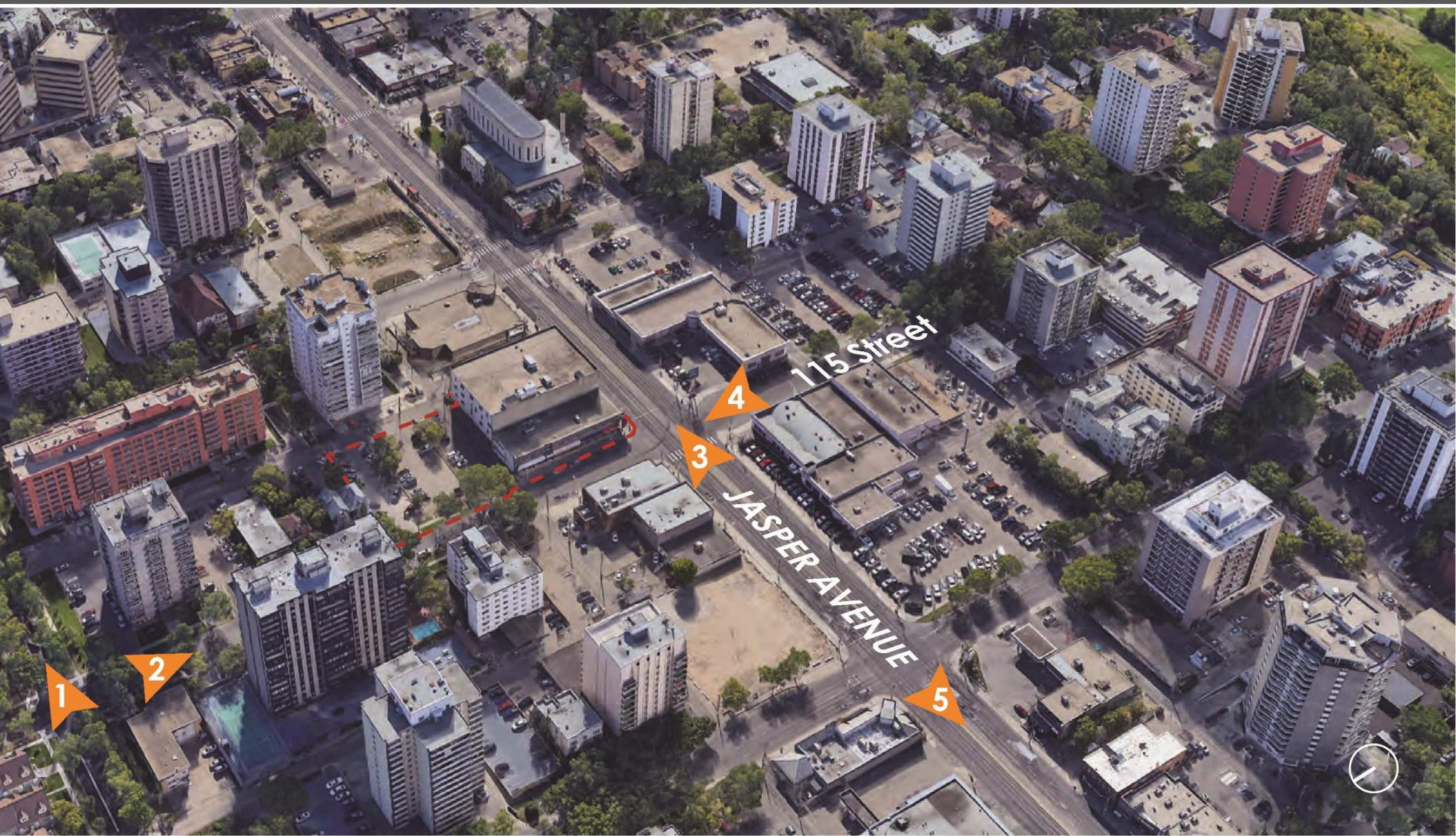


# PROJECT OVERVIEW

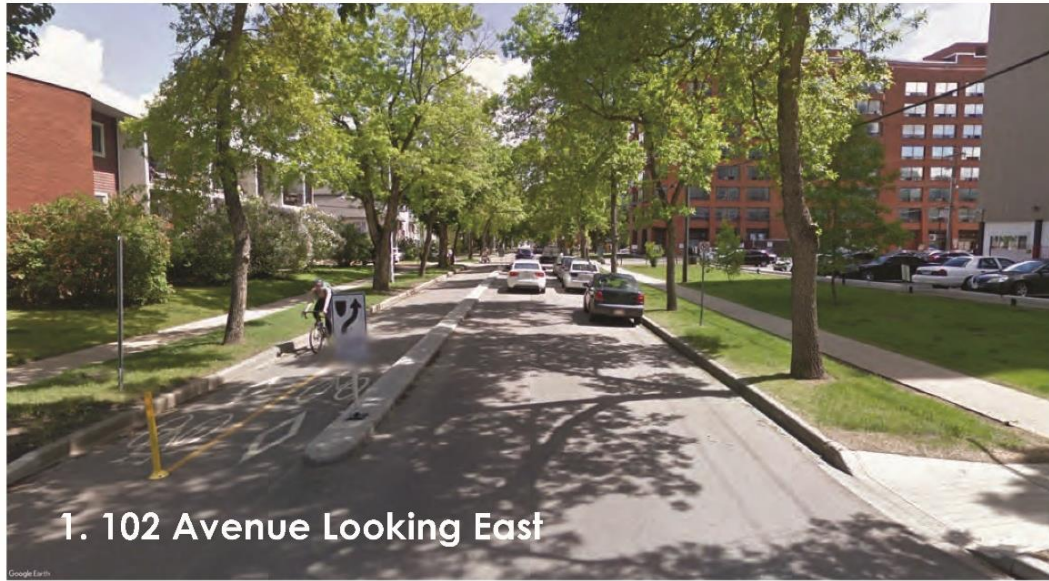




# SITE CONTEXT



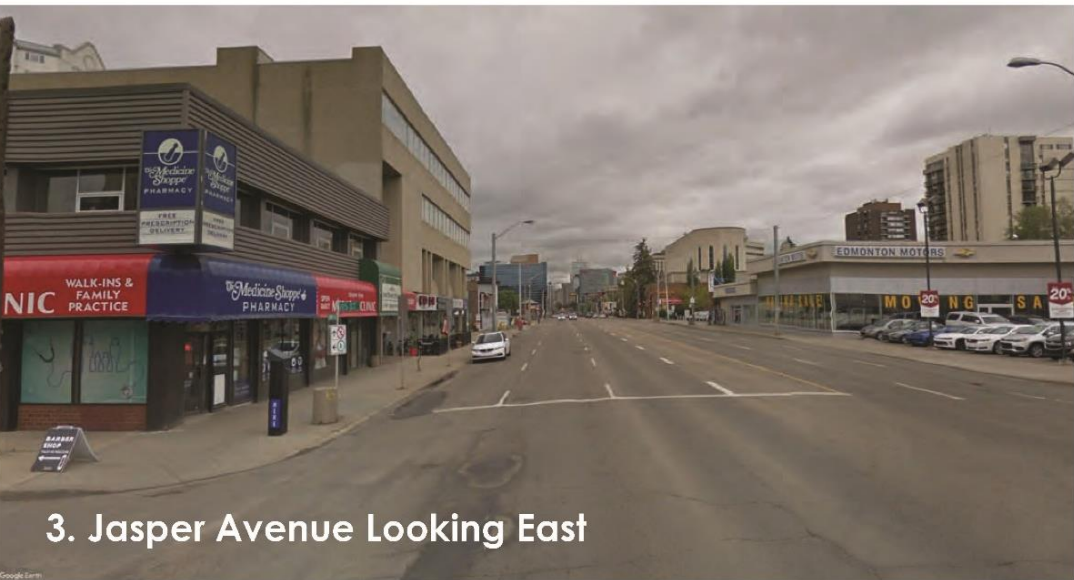
## View Corridors



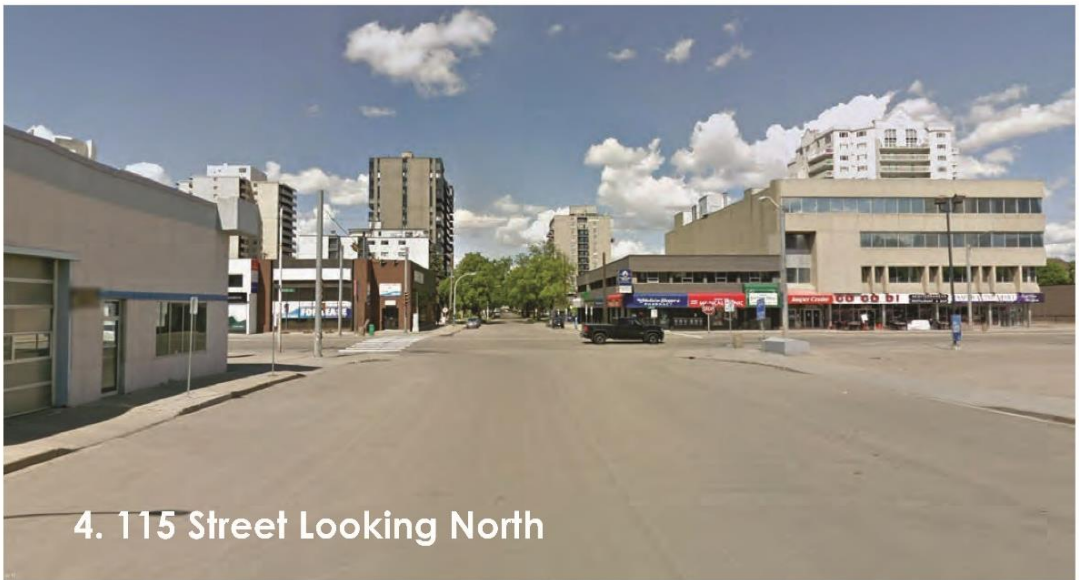
1. 102 Avenue Looking East



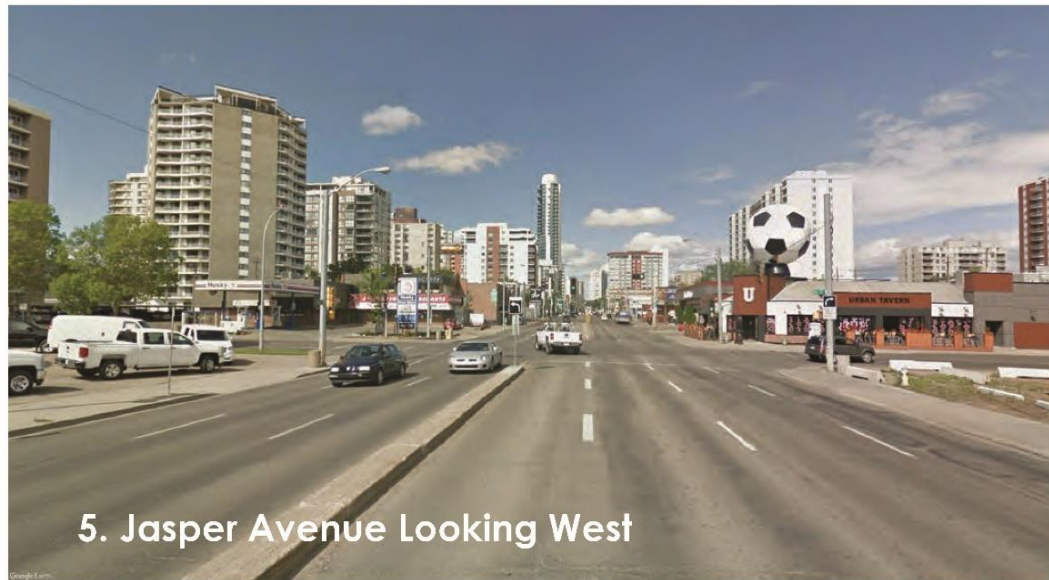
2. 115 Street Looking South



3. Jasper Avenue Looking East



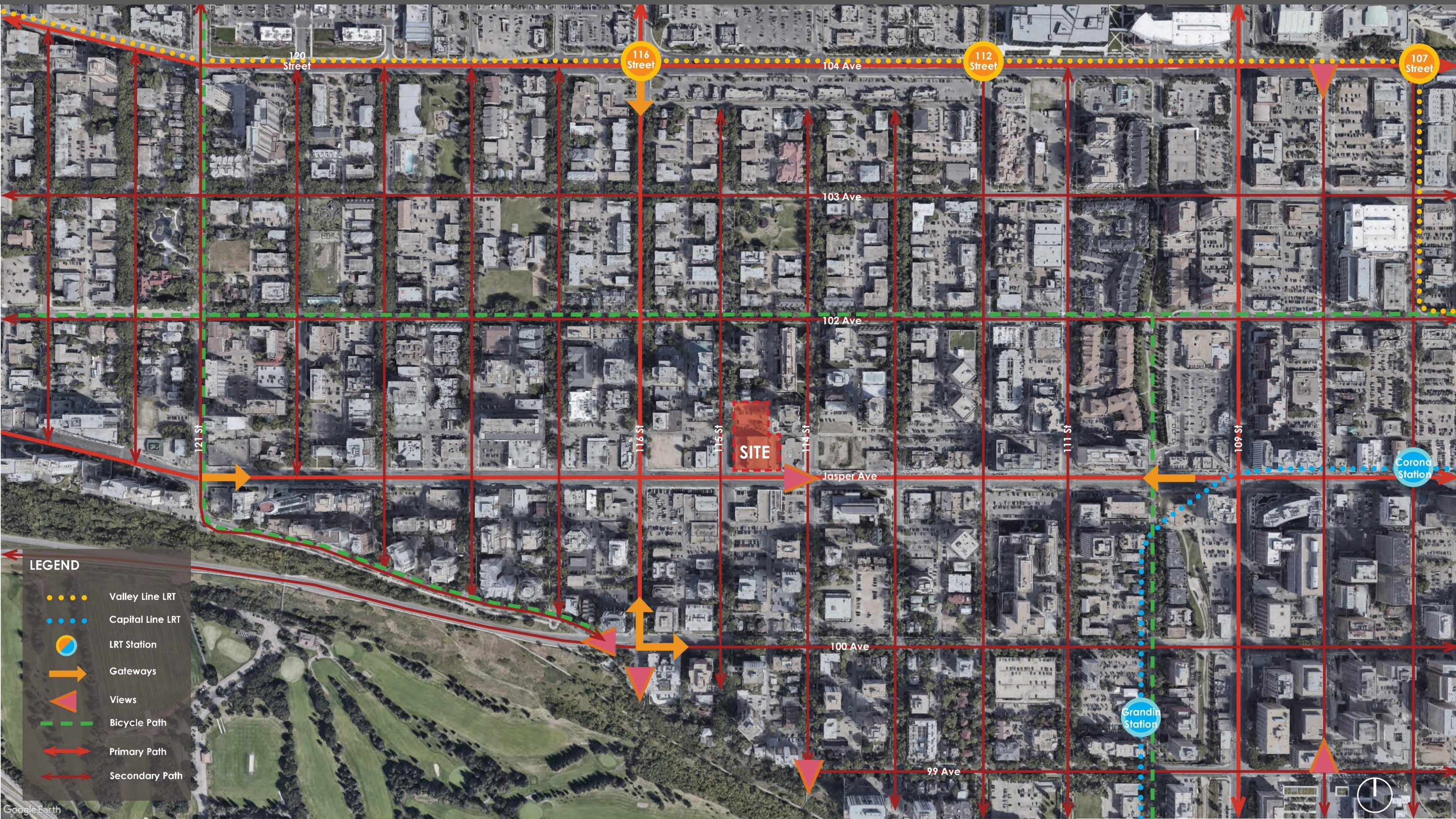
4. 115 Street Looking North



5. Jasper Avenue Looking West

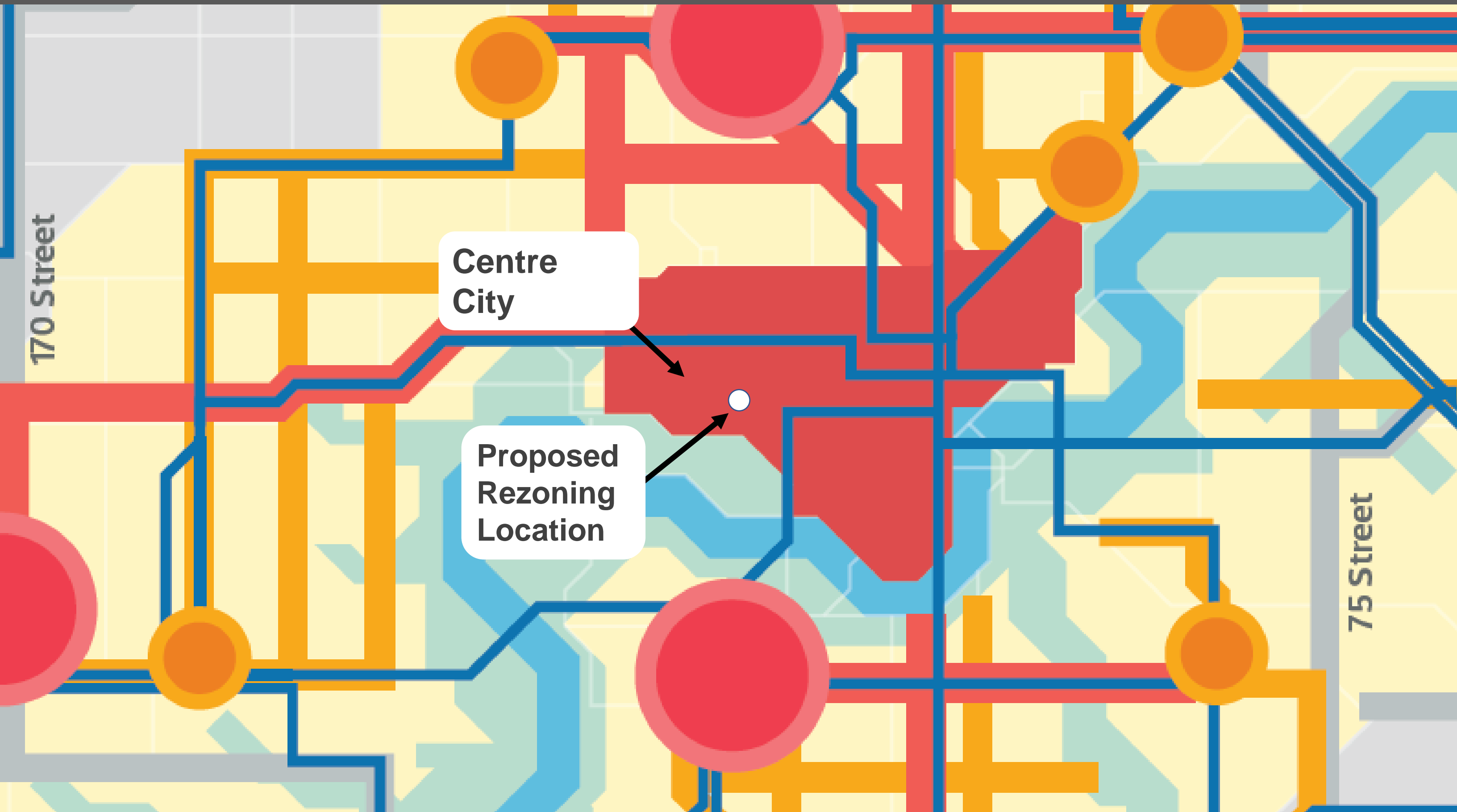


# CONNECTIVITY





# ALIGNMENT WITH CITY PLAN







View Looking East from 115 Street

**TRAFFIC AND SERVICING**  
**No Issues**



# COMMUNITY AMENITY CONTRIBUTIONS

- \$461,000 towards the upgrading of Kitchener park
- A minimum of 22 3-bedroom family-oriented units within the development
- Upgrading of the public realm in accordance with Imagine Jasper Avenue design adjacent to Jasper Avenue and adjacent to 115 Street between the lane and Jasper Avenue
- Upgrading of the east-west and north-south lanes



Overall View Looking Northeast





# Design Excellence

- Administration, EDC and Oliver Community League Support
- Mixed Use Development
- Slim Glass Towers
- Articulated Facades
- Activated Lane
- Street Oriented
- Underground Parking
- Durable, Timeless Materials

View Looking Northwest from Jasper Avenue





# THANK YOU QUESTIONS

View Looking Northeast from Jasper Avenue



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