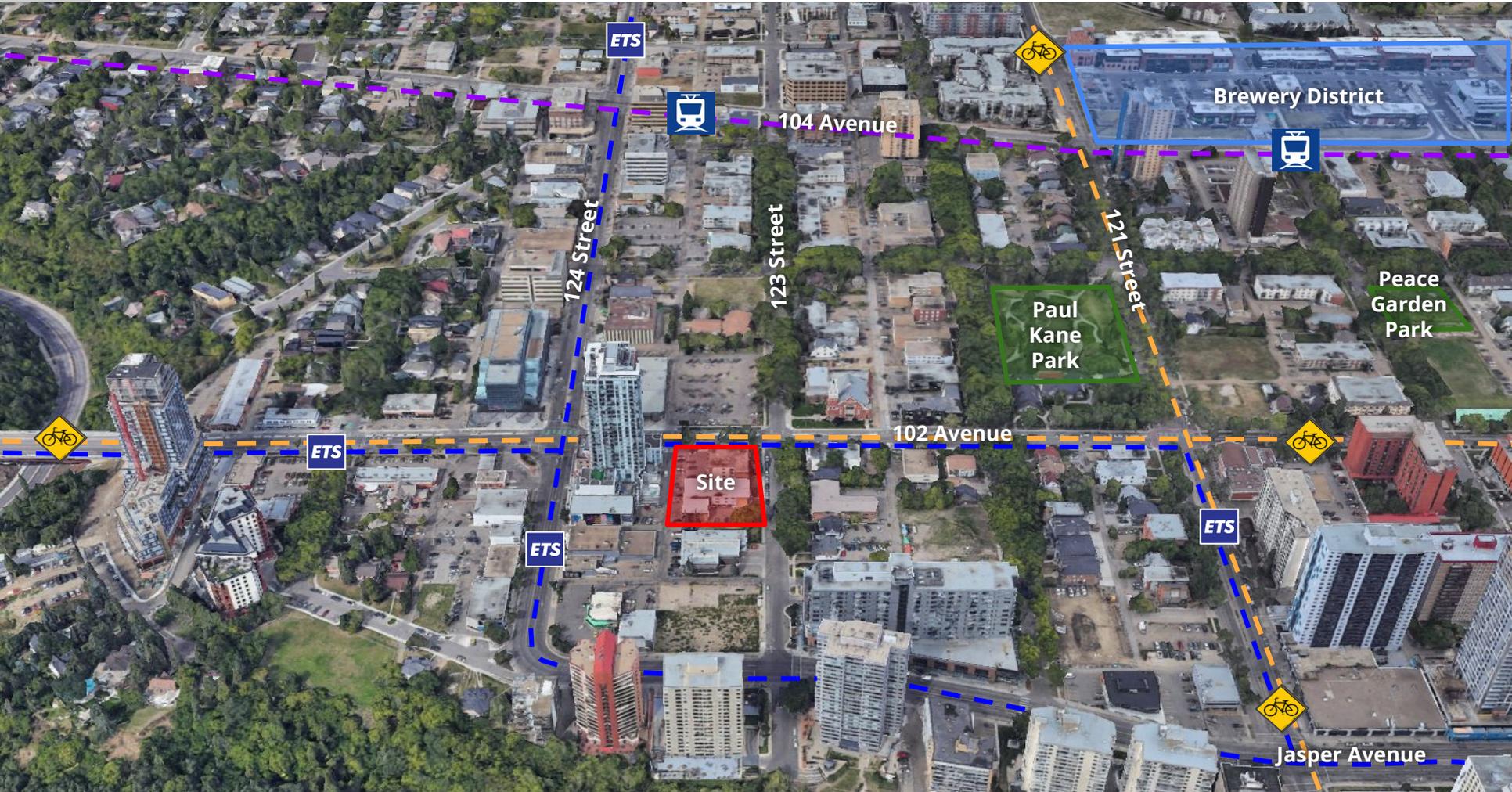


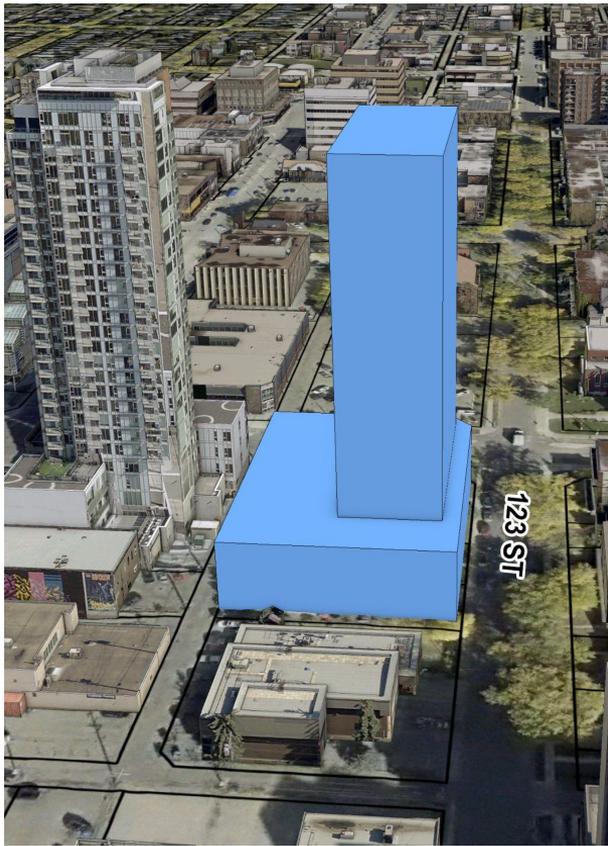
ITEMS 3.15, 3.16 & 3.17
BYLAW 20600, BYLAW 20593 & CHARTER BYLAW 20594
OLIVER

DEVELOPMENT
SERVICES
SEPT. 11, 2023





3 PROPOSED ZONING



POTENTIAL BUILT FORM

REGULATION	RA7 ZONE CURRENT	CB3 ZONE + MSO PROPOSED
Uses	Multi-unit housing Limited commercial	Multi-unit housing Wider variety of commercial
Height	16.0 m	75.0 m
Floor Area Ratio (FAR)	2.3	4.0 <small>*no max if mixed use</small>
Density	Min: 45 units/ha (12 units)	n/a

Comments

Concerns

- Strain on infrastructure capacity and amenities
- Other sites remain vacant
- Loss of affordable housing and existing tenants

Support

- Community League letter



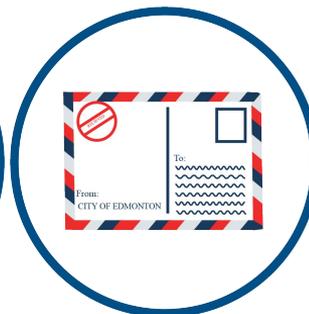
MAILED NOTICE
May 17, 2023



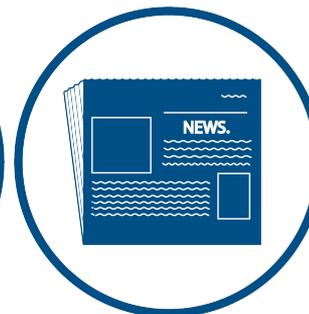
CITY WEBPAGE
May 14, 2023



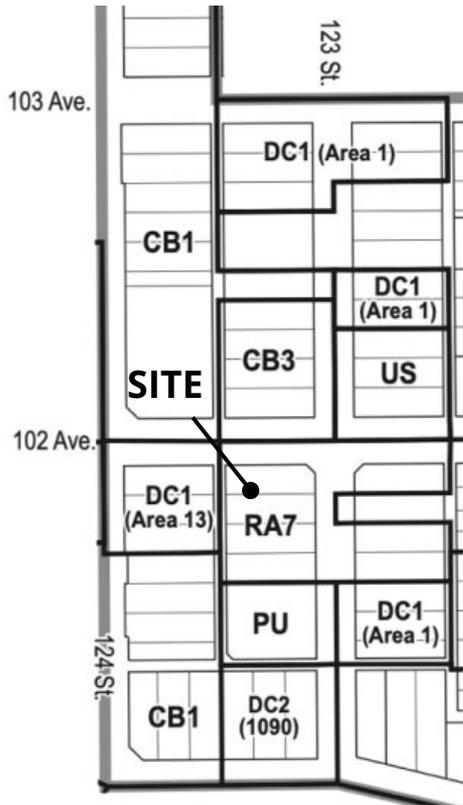
SITE SIGNAGE
Jun 2, 2023



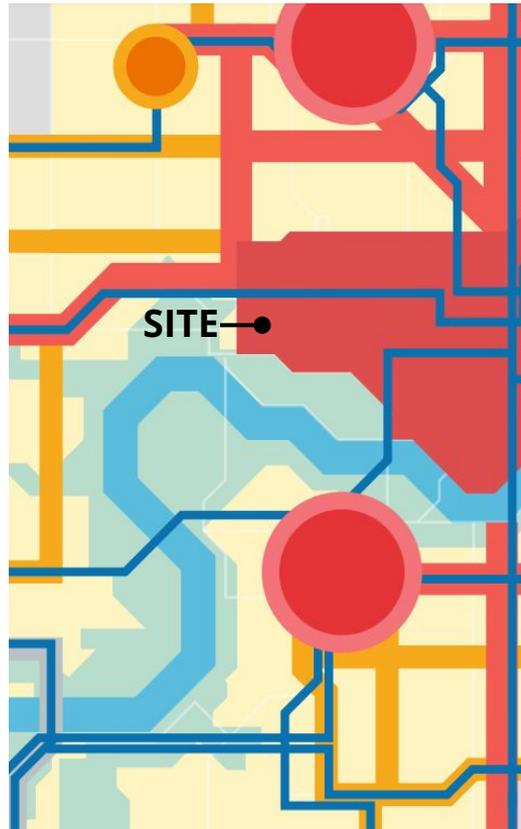
PUBLIC HEARING
NOTICE
Aug 17, 2023



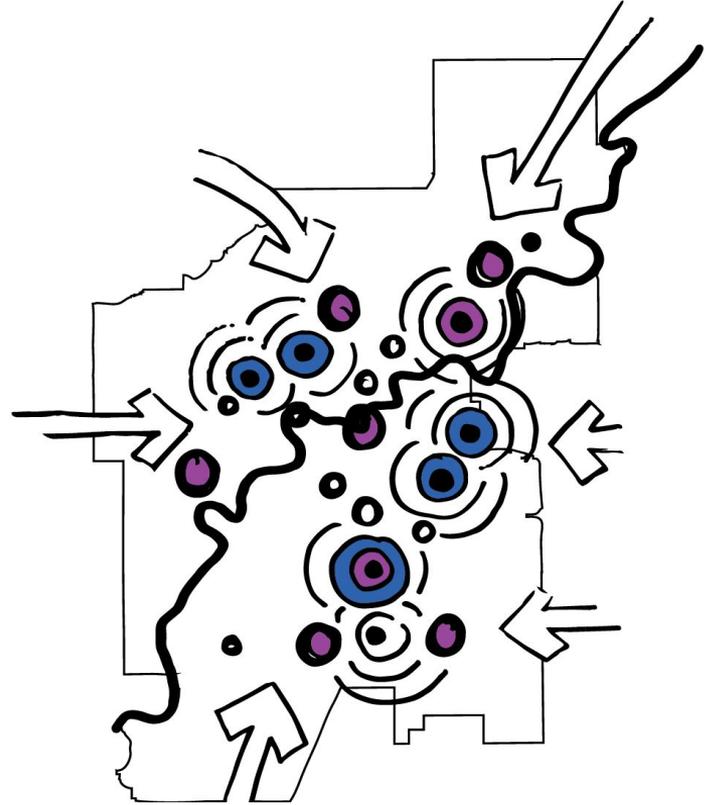
JOURNAL AD
Aug 25 & Sep 2,
2023



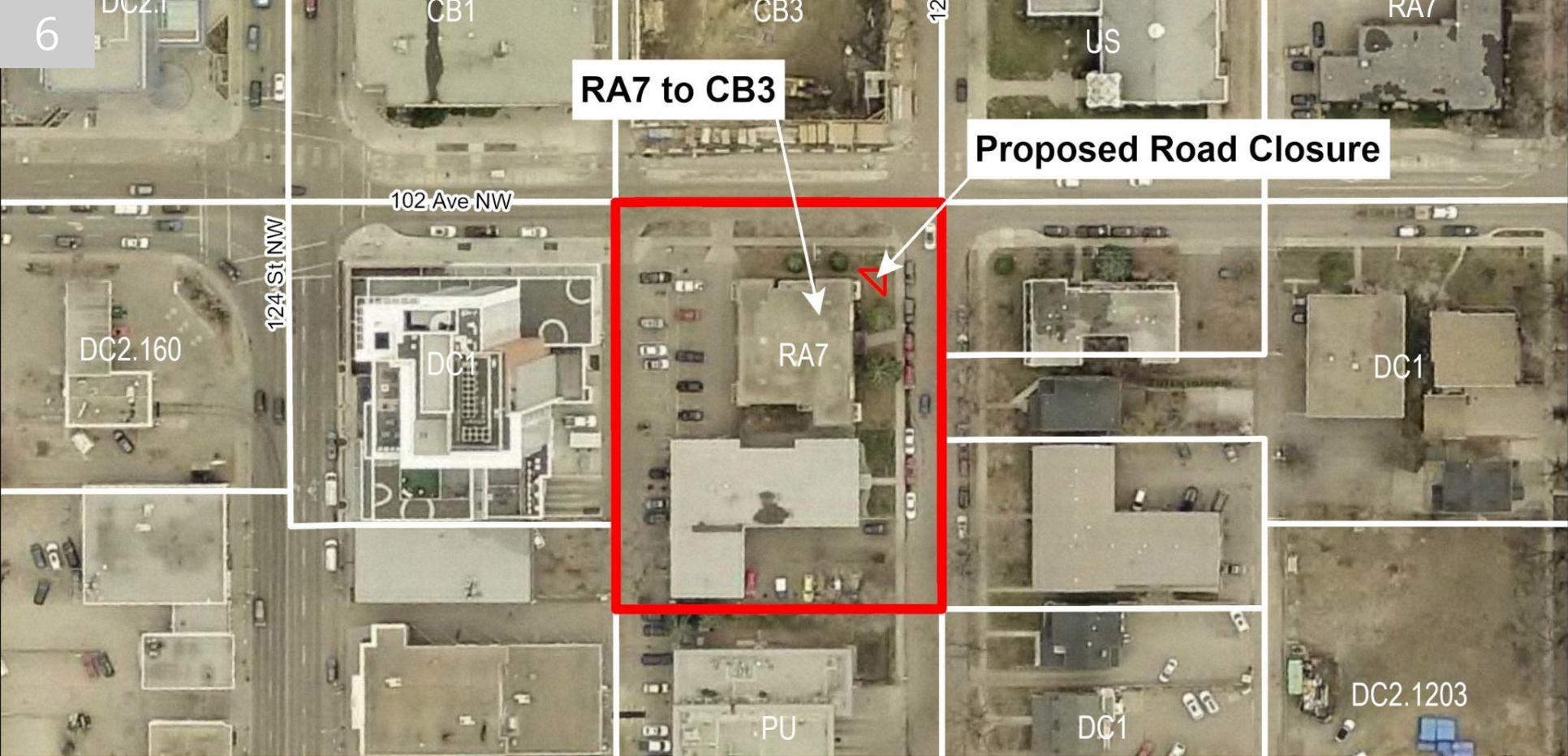
OLIVER ARP



THE CITY PLAN - CENTRE CITY NODE



BIG CITY MOVE - REBUILDABLE CITY



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**