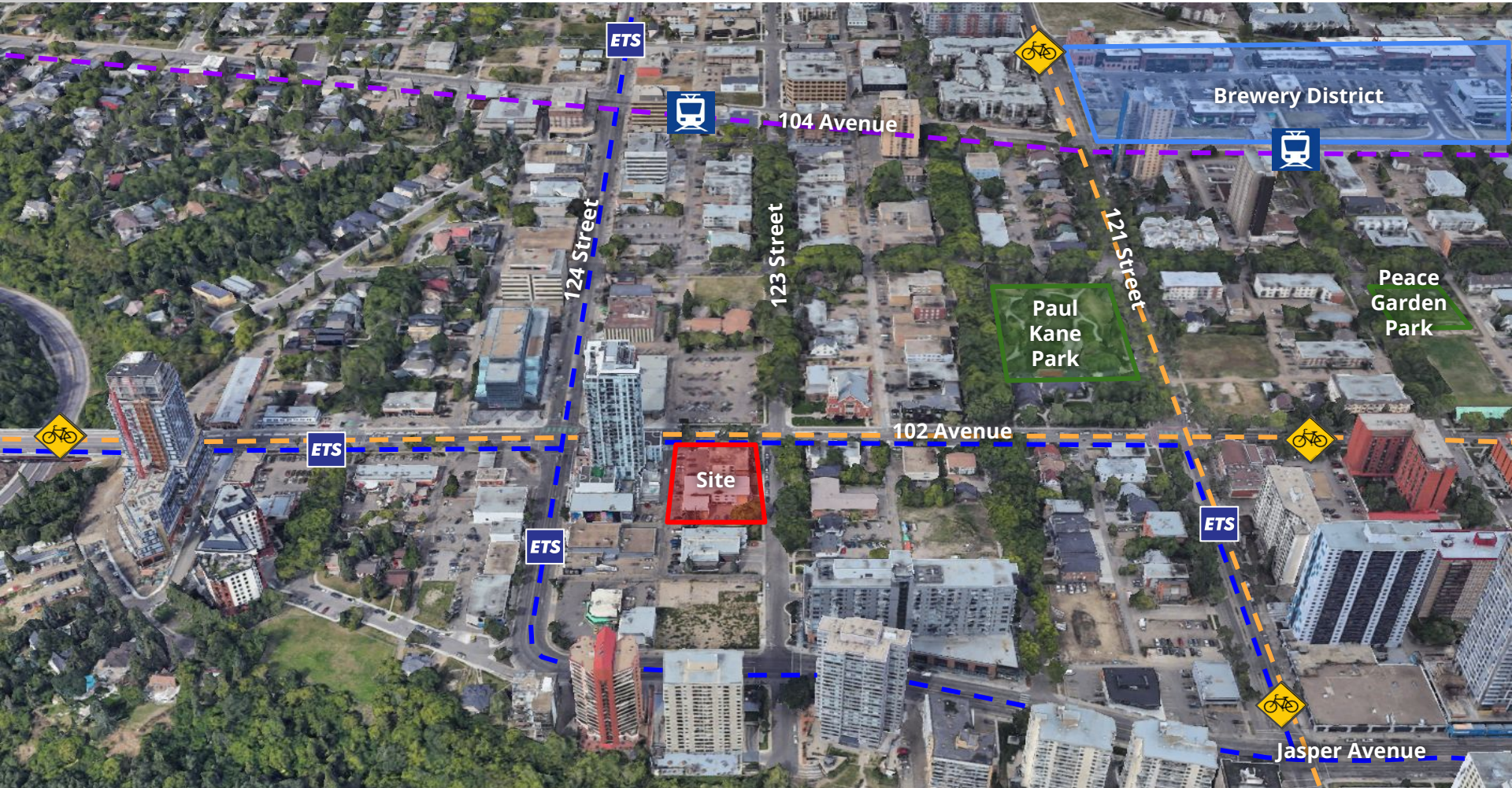


ITEMS 3.15, 3.16 & 3.17  
BYLAW 20600, BYLAW 20593 & CHARTER BYLAW 20594  
OLIVER

DEVELOPMENT  
SERVICES  
SEPT. 11, 2023

Edmonton







# 3 PROPOSED ZONING



POTENTIAL BUILT FORM

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



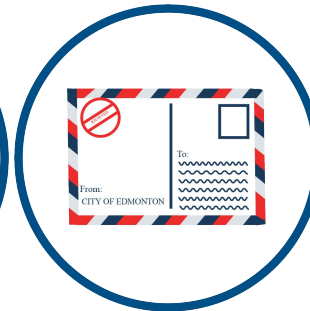
MAILED NOTICE  
May 17, 2023



CITY WEBPAGE  
May 14, 2023



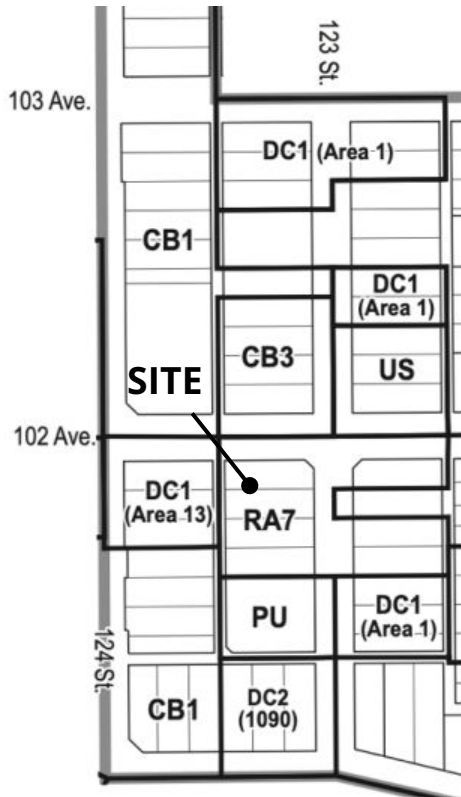
SITE SIGNAGE  
Jun 2, 2023



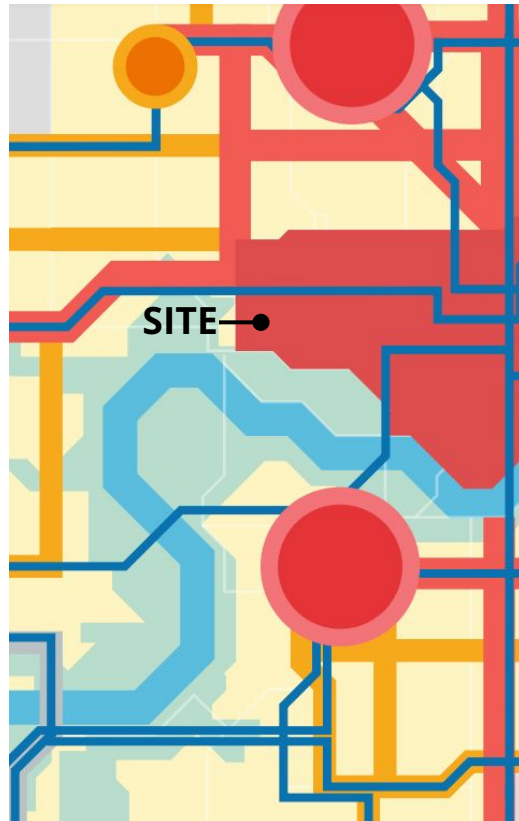
PUBLIC HEARING  
NOTICE  
Aug 17, 2023



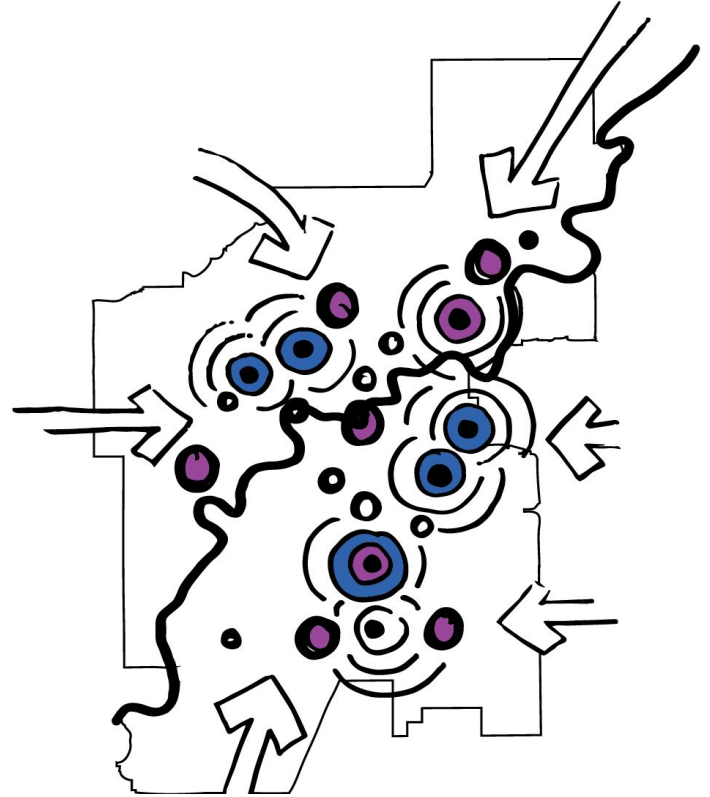
JOURNAL AD  
Aug 25 & Sep 2,  
2023



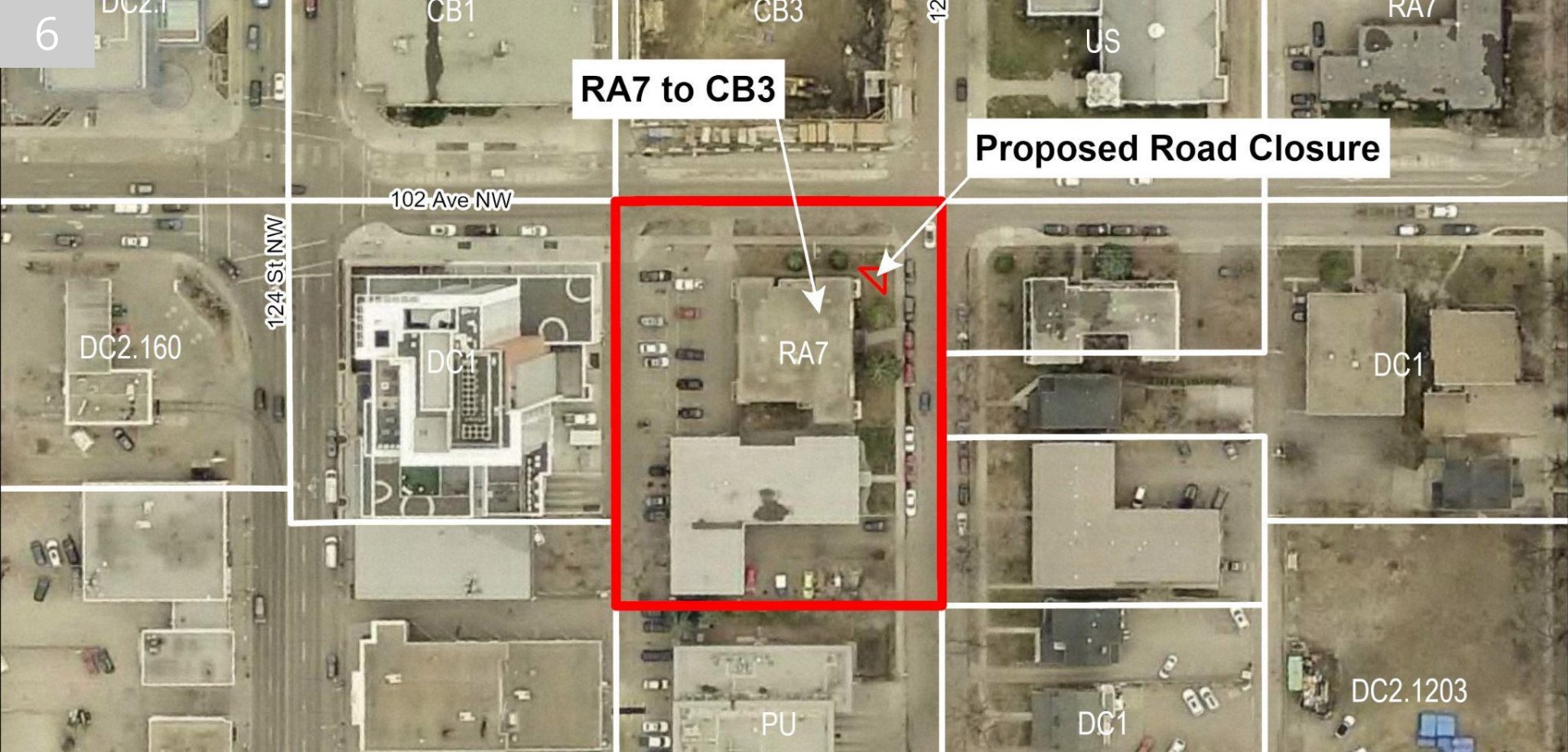
OLIVER ARP



THE CITY PLAN - CENTRE CITY NODE



BIG CITY MOVE - REBUILDABLE CITY



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**