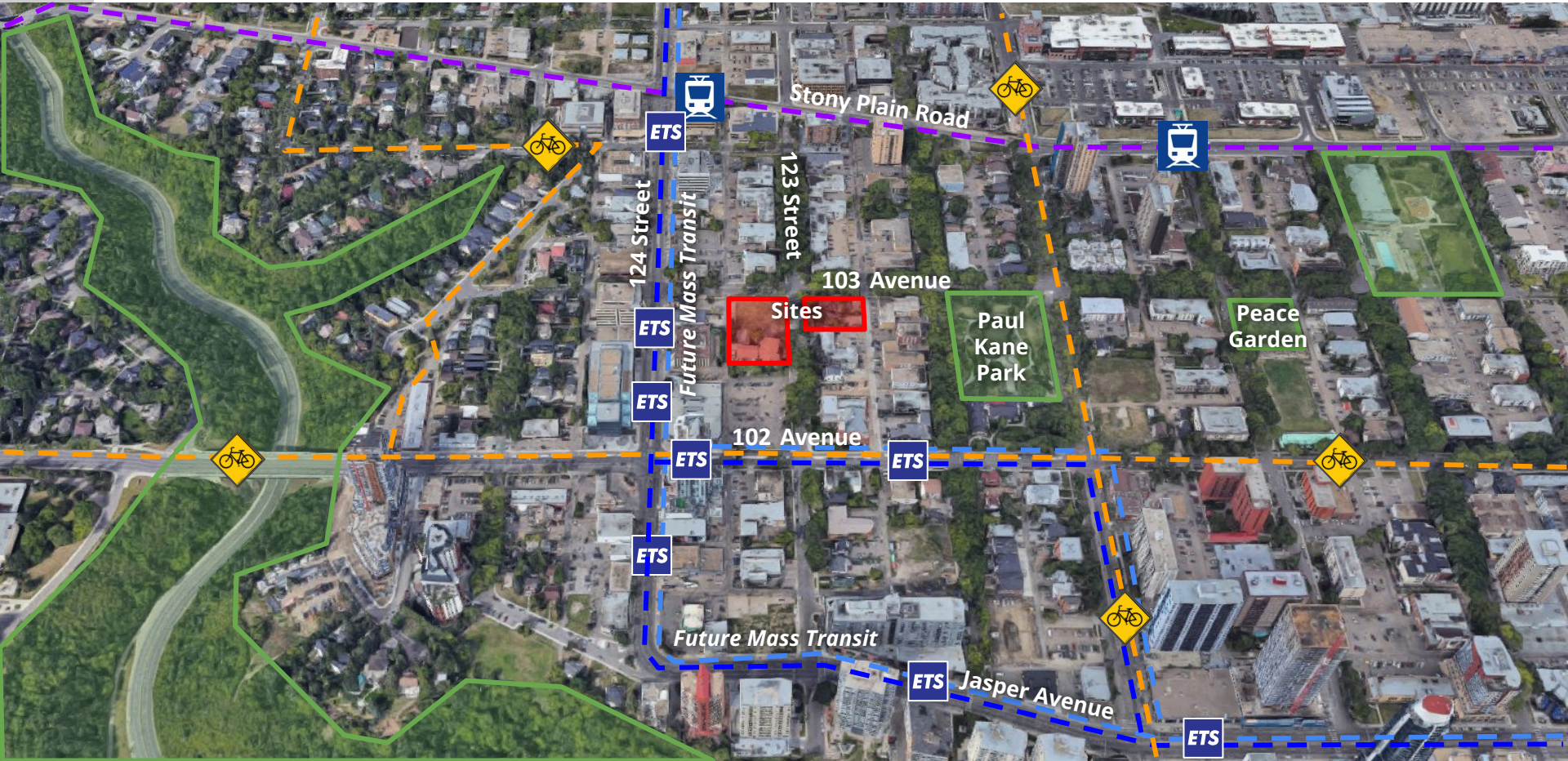


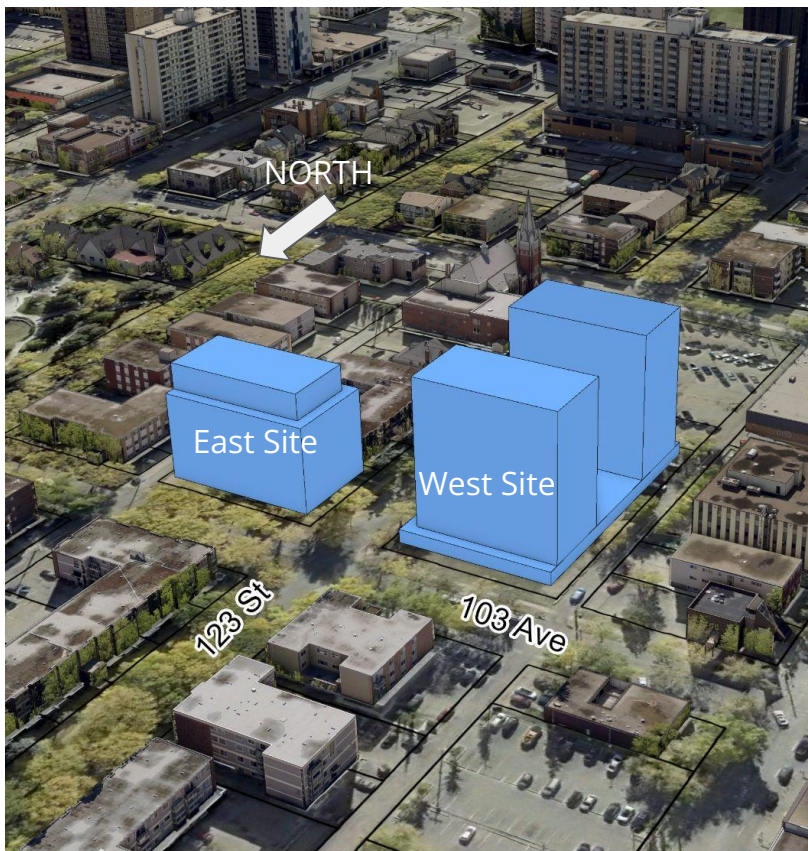
ITEMS 3.17 & 3.18
BYLAW 20744 & CHARTER BYLAW 20745
OLIVER

DEVELOPMENT
SERVICES
FEB 20, 2024

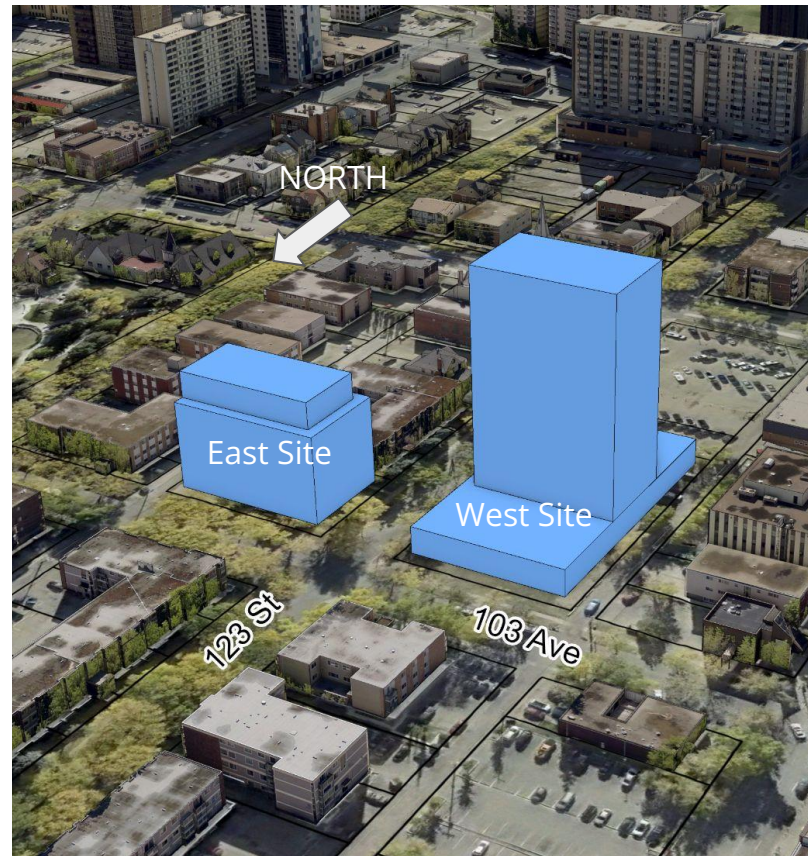
Edmonton



3 PROPOSED ZONING

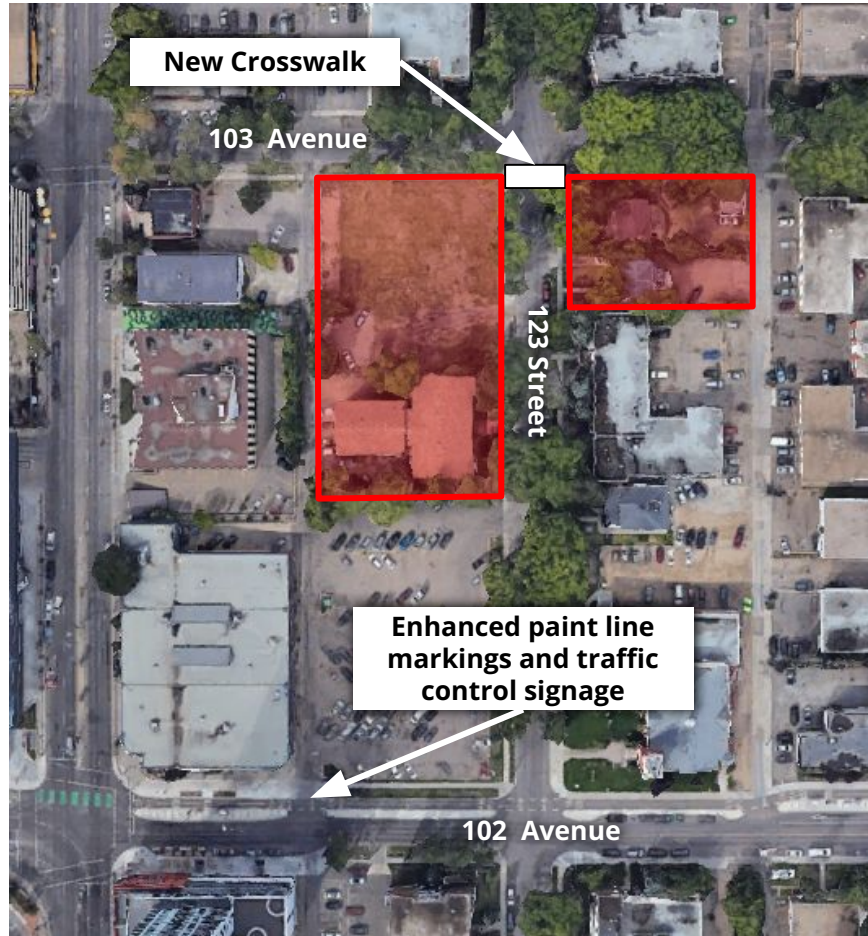


MASSING MODEL (2 TOWERS) LOOKING SOUTHEAST



MASSING MODEL (1 TOWER) LOOKING SOUTHEAST

4 MOBILITY IMPROVEMENTS



Comments

Opposition (3)

- Interior of Oliver should be kept low rise.
- Shadow impacts on properties to the north.
- Decrease in property values.
- Concerned about street parking congestion.
- Concerned about more outside people using on site parking of nearby buildings.



CITY WEBPAGE
Oct 17, 2023



MAILED NOTICE
Nov 2, 2023



1:1 COMMUNICATION



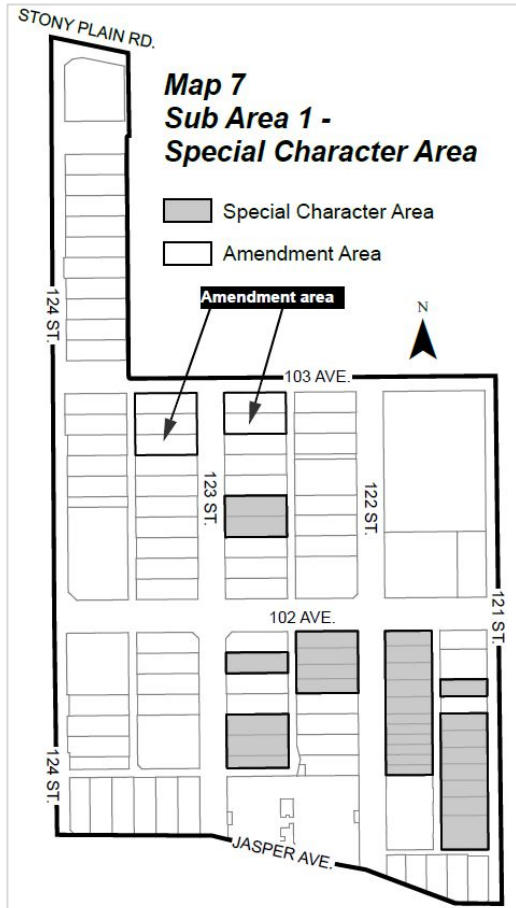
SITE SIGNAGE
Jan 25, 2024



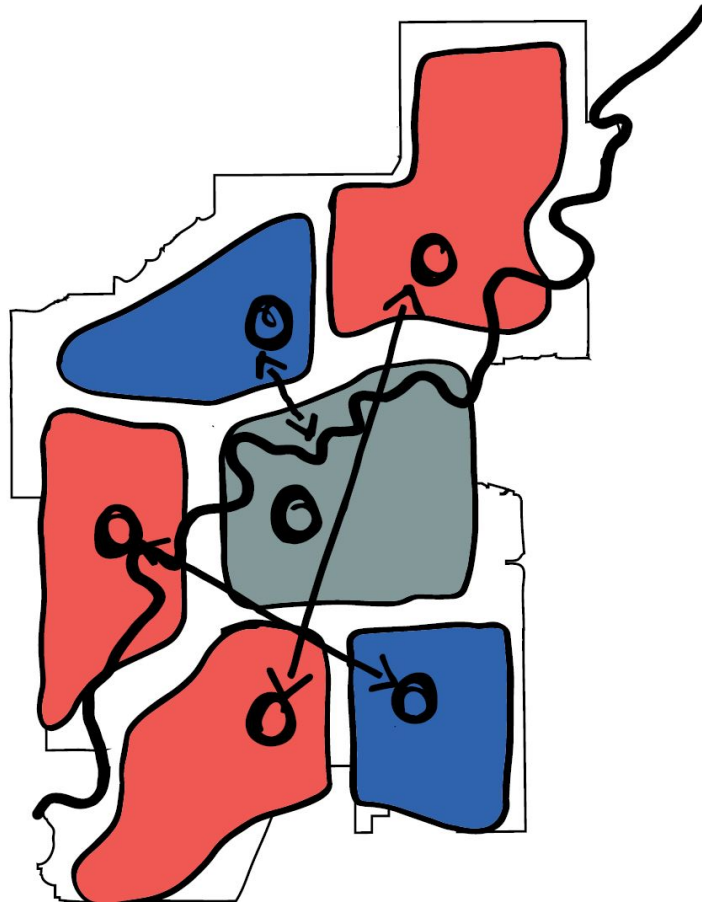
PUBLIC HEARING
NOTICE
Jan 25, 2024



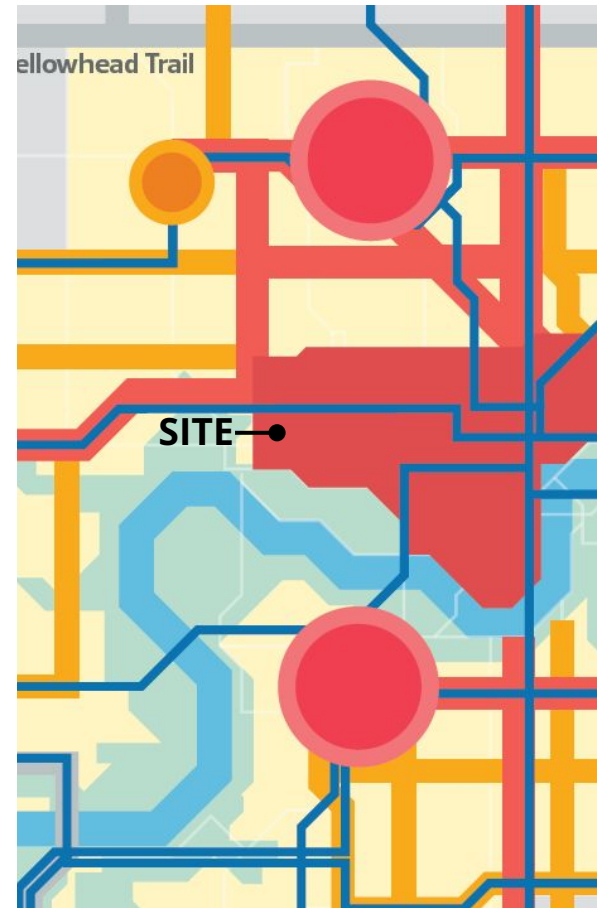
JOURNAL AD
Feb 2 & 10, 2024



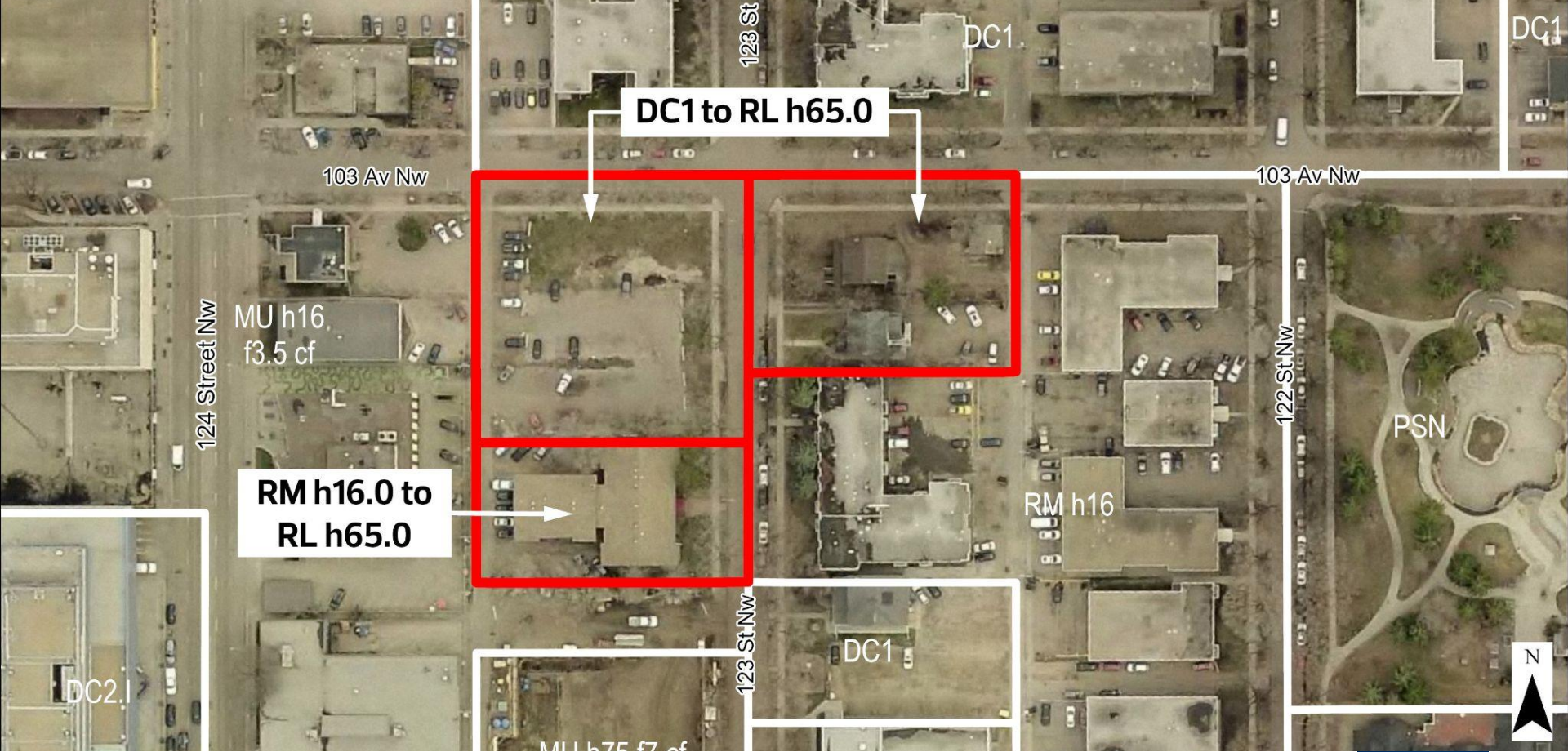
OLIVER ARP



COMMUNITY OF COMMUNITIES

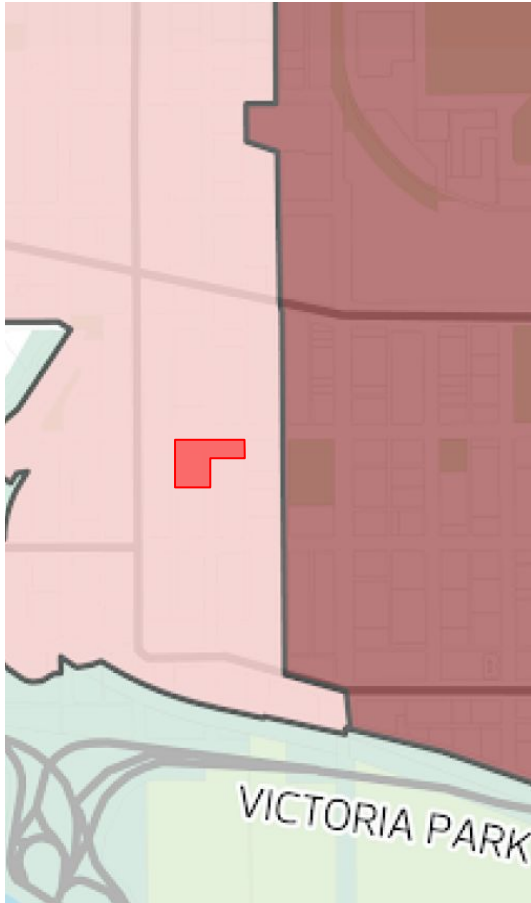


THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**





DRAFT CENTRAL DISTRICT PLAN

Primary Corridor

- 2.5.6.1 Support Low Rise and Mid Rise development throughout Primary Corridors.
- 2.5.6.2 Support High Rise development within Primary Corridors where both of the following criteria are met:
 - The site is along a Principal Roadway or Arterial Roadway, and
 - The site is within 200 metres of a Mass Transit Station or an intersection of two Principal Roadways or Arterial Roadways.

Centre City

- 2.5.2.1 Support Low Rise and Mid Rise development throughout Centre City.
- 2.5.2.2 Support High Rise and Tall High Rise development along Arterial Roadways within Centre City.

MODEL & MASSING ASSUMPTIONS

East site

- Small site size (~1400 m²)
- Max Floor Area Ratio of 5.5
- First 23 m of height (6 storeys) could have a floor plate of approximately 975 m² (with setbacks)
 - To meet 5.5 FAR the floor plate above 6 storeys would have to be reduced to approximately 670 m²
- Floor plate unlikely to be proposed smaller so as to go taller
- Assumes an 850 m² floor plate
- Results in 30 to 35 m (8-10 storeys)

West site

- Large site size (~3,480 m²)
- Max Floor Area Ratio of 5.5
- Several options available, including:
 - Slab style mid rise building (6 to 7 storeys, ~70 m long).
 - Two towers up to approximately 10-12 storeys.
 - One tower above a short podium up to approximately 20 storeys.

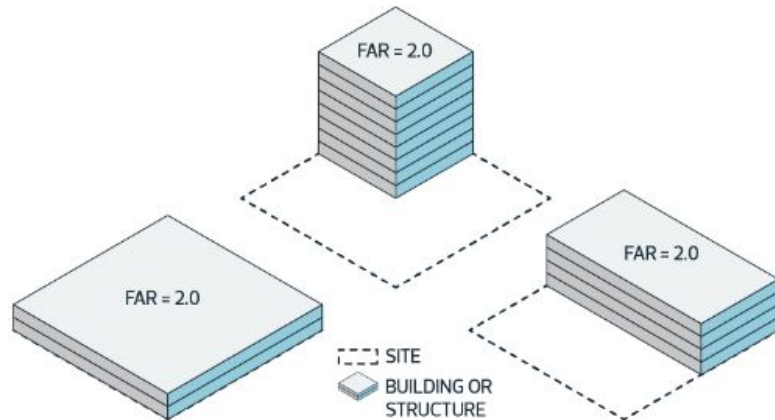
Assumptions

- Storey height between 3.5 m to 4.0 m
- All required setbacks and other regulations met without variance requests
- No FAR bonusing for inclusive/supportive/family units

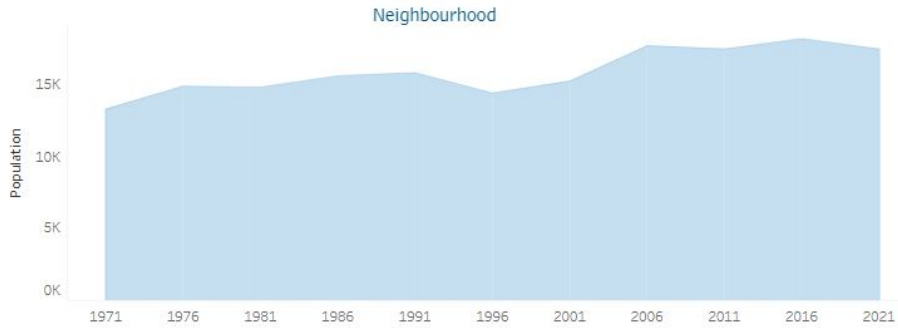
Floor Area Ratio (FAR)

Floor Area Ratio (FAR) means a building or structure's Floor Area in relation to the total area of the Site that the building is located on, excluding:

- Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;
- underground Parking Areas and Drive Aisles within Parkades;
- areas used for Bike Parking Spaces located within a building;
- Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development; and
- indoor Common Amenity Area.



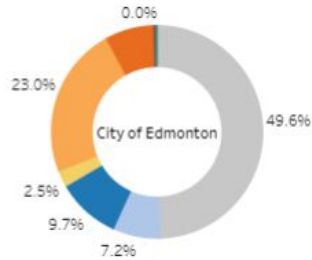
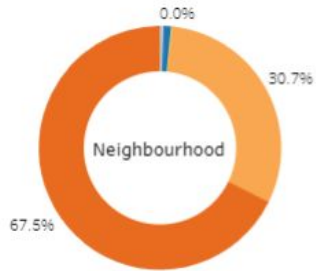
Total Population



2021 Census Population = 17,510
 2022 Dwellings = 16,753
 2022 Density = 265 du/nrha

1

Private Dwellings by Structure Type

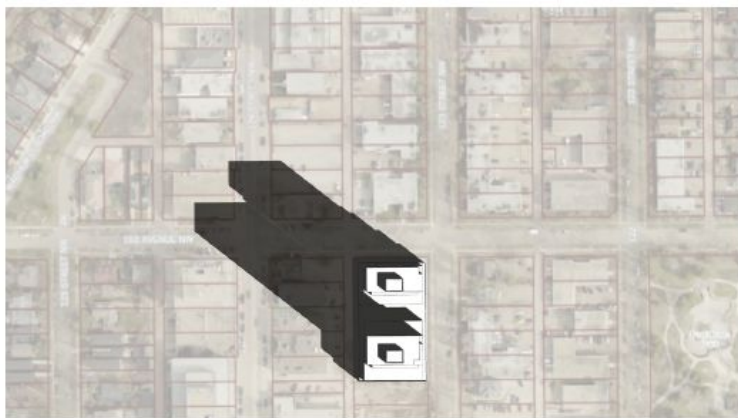


- Single-detached house
- Semi-detached house
- Row house
- Apartment or flat in a duplex
- Apartment (4 storeys and under)
- Apartment (5 stories and up)
- Movable dwelling
- Other single-attached house

REGULATION	DC1.17595 Current Zoning	RM h16.0 Current Zoning	RL h65.0 Proposed Zoning
Maximum Height	10.0 m (2 Storeys)	16.0 m (4 Storeys)	65.0 m (20 Storeys)
Maximum Floor Area Ratio (FAR)	1.0	2.3 - 3.0	5.5 - 6.5
Minimum Tower Separation	N/A	N/A	25.0 m
Maximum Tower Floor Plate	N/A	N/A	850 m ²
Minimum Setbacks			
123 Street	6.0 m	3.0 m	3.0 - 6.0 m [*]
103 Avenue	3.0 m	N/A	3.0 - 6.0 m [*]
Alley	7.5 m	3.0 m	3.0 m
South	1.0 m	3.0 m	3.0 - 6.0 m [*]

*6.0 m above 23.0 m in height

SHADOW IMPACTS - MAR/SEP EQUINOXES



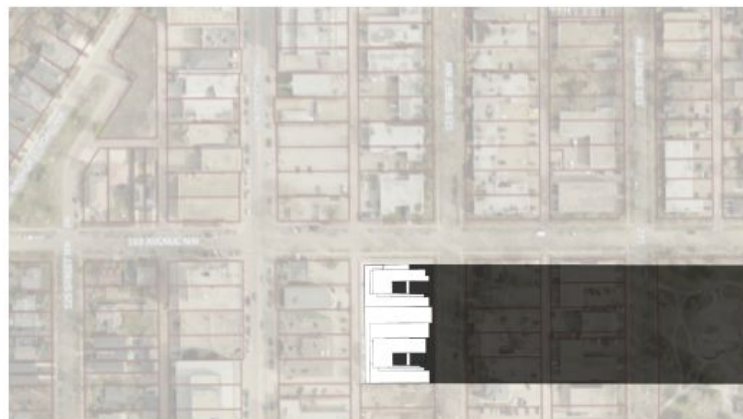
10:30 AM



04:30 PM

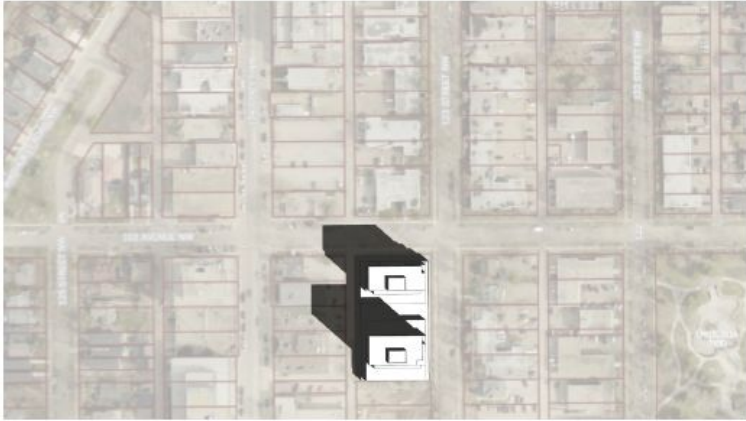


01:30 PM



07:30 PM

14 SHADOW IMPACTS - JUNE SOLSTICE



11:30 AM



05:30 PM



02:30 PM



08:30 PM