

Bylaw 17252

A Bylaw to amend Bylaw 11618, as amended,  
being the Oliver Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 9, 1997, passed Bylaw 11618, as amended, being a bylaw to adopt the Oliver Area Redevelopment Plan; and

WHEREAS an application was received by Sustainable Development to amend Bylaw 11618, as amended, the Oliver Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Oliver Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Oliver Area Redevelopment Plan is hereby further amended by:
  - a. deleting from the Table of Contents 11.0 Sub Area 7;
  - b. deleting from the Table of Contents 12.0 Sub Area 8;
  - c. deleting from the Table of Contents, List of Maps "13. Sub Area 7";
  - d. deleting from the Table of Contents, List of Maps "14. Sub Area 8";
  - e. deleting from the Table of Contents, List of Maps "Map 21 - Oliver Zoning"
  - f. Replacing the first paragraph of section 1.3.2 Plan Boundary Changes with the following:  
"The boundaries of the 1981 Oliver ARP have been modified over the years to accommodate both additions and deletions to the Plan area (See Map 2).";

- g. replacing the third sentence of the Additions section of section 1.3.2 Plan Boundary Changes with the following: “Lands north of 104 Avenue west of 112 Street were added to the Oliver ARP as this area was not located within the boundaries of an ARP, and thus lacked adequate policy direction to ensure that any future redevelopment is compatible with surrounding neighbourhoods.”;
- h. adding to the end of the Additions section of 1.3.2 Plan Boundary Changes the following: “All of these additions were deleted in June, 2015 and added to the new 104 Avenue Corridor ARP.”;
- i. replacing the first sentence of the Deletions section of section 1.3.2 Plan Boundary Changes with the following: “The first deletion of lands from the Oliver ARP boundaries was the former CP Rail right-of-way, extending from Jasper Avenue to 97 Avenue.”;
- j. adding to the end of the Deletions section of section 1.3.2 Plan Boundary Changes the following: “The second deletion of lands from the Oliver ARP boundary was all land north of 103 Avenue between 111 street and the lane between 123 and 124 Streets to facilitate the creation the 104 Avenue Corridor ARP.”;
- k. adding to the end of section 1.3.2 Plan Boundary Changes which reads “In 2015, the 104 Avenue Corridor ARP required an Oliver ARP boundary adjustment: 3. The land north of 103 Avenue between 111 street and the lane between 123 and 124 streets were incorporated into the 104 Avenue Corridor ARP.”;
- l. replacing the first three sentences of section 4.0 Plan Format with the following: “The Plan divides Oliver into six Sub Areas, as shown in Map 4. The boundaries of Sub Areas 3 through 6 remaining unchanged from the 1981 Plan. The boundaries of Sub Areas 1, 2 and 3 were modified and the Sub Areas 7 and 8 were removed to reflect the creation of the 104 Avenue Corridor ARP.”;
- m. adding new paragraph to the end of section 4.0 Plan Format which reads “No additional amendments to the sub area characteristics, land use, demographics, and concerns were made in June, 2015 which amended the Plan boundaries to facilitate the 104 Avenue Corridor ARP.”;
- n. deleting the text of section 5.1 Location and replacing with the following: “The Sub Area is located in the western portion of the Oliver neighbourhood, and is generally bounded on the west by 124 Street, on the north by 103 Avenue, on the east by 121 Street and on the South by Jasper Avenue. There is also a narrow strip extending north to Stony Plain Road between the lane west of 123 Street and 124 Street.  
  
The statistics and facts in the Characteristics, Demographic Profile, and Current Issues sub sections have not been updated to reflect the June, 2015 boundary change.”;
- o. replacing section 6.1 Location with the following: “Sub Area 2 is located in the northern portion of the Oliver neighbourhood, bounded on the west by 121 Street, on the north by 103 Avenue, on the east by the lane between 112 and 113 Streets and on the south by 102 Avenue.

The statistics and facts in the Characteristics, Demographic Profile, and Current Issues sub sections have not been updated to reflect the June, 2015 boundary change.”;

- p. deleting the last sentence of 6.5.1.1.
- q. deleting paragraph number 3 and 4 of section 6.5.1 Land Use;
- r. deleting paragraph number 2 of section 6.5.2 and re-number as appropriate;
- s. replacing the text of section 7.1 Location with the following: “Sub Area 3 is located in the northeastern portion of the Oliver neighbourhood, and is bounded on the west by the lane between 112 and 113 Streets, on the north by 103 Avenue, on the east generally by 111 Street and on the south by Jasper Avenue

The statistics and facts in the Characteristics, Demographic Profile, and Current Issues sub sections have not been updated to reflect the June, 2015 boundary change.”;

- t. replacing the first sentence of the first point of section 7.5.1 Land Use with the following: “Land use policies for Sub Area 3 are structured within three smaller segments within the Sub Area, as follows:”;
- u. deleting the first bullet point in section 7.5.1 Land Use;
- v. replacing the first sentence of the third bullet point in section 7.5.1 Land Use with the following: “The two block faces between 102 and 103 Avenues and on the west side of 112 Street”;
- w. deleting in its entirety Section 11 “Sub Area 7”;
- x. deleting Map 13 “Sub Area 7 – Zoning”;
- y. deleting in its entirety section 12 “Sub Area 8”;
- z. deleting Map 14 “Sub Area 8 – Zoning”;
- aa. deleting the second bullet point under the second point of section 13.4 Recreation Policies;
- bb. adding new paragraph to the end of section 14.0 Implementation which reads “No additional amendments to the implementation program were made in June, 2015 which amended the Plan boundaries to facilitate the 104 Avenue Corridor ARP.”;
- cc. deleting Map 21 “Oliver Zoning”;
- dd. deleting Map 2 “Oliver ARP Boundary Amendments” and replacing with Map 2 “Oliver ARP Boundary Amendments” attached hereto as Schedule “A” and forming part of this Bylaw;
- ee. deleting Map 3 “Major Plan Initiatives” and replacing it with Map 3 “Major Plan Initiatives” attached hereto as Schedule “B” and forming part of this Bylaw;

- ff. deleting Map 4 “Sub Area Boundaries” and replacing it with Map 4 “Sub Area Boundaries” attached hereto as Schedule “C” and forming part of this Bylaw;
- gg. deleting Map 5 “Oliver Existing Land Use” and replacing it with Map 5 “Oliver Existing Land Use” attached hereto as Schedule “D” and forming part of this Bylaw;
- hh. deleting Map 6 “Sub Area 1 –Zoning” and replacing with Map 6 “Sub Area 1 – Zoning” attached hereto as Schedule “E” and forming part of this Bylaw;
- ii. removing Map 7 “Sub Area 1 – Special Character Area” and replacing with Map 7 “Sub Area 1 – Special Character Area” attached hereto as Schedule “F” and forming part of this Bylaw;
- jj. deleting Map 8 “Sub Area 2 – Zoning” and replacing with Map 8 “Sub Area 2 – Zoning” attached hereto as Schedule “G” and forming part of this Bylaw;
- kk. deleting Map 9 “Sub Area 3 – Zoning” and replacing it with Map 9 “Sub Area 3 – Zoning” attached hereto as Schedule “H” and forming part of this Bylaw;
- ll. deleting Map 10 “Sub Area 4 – Zoning” and replacing with Map 10 “Sub Area 4 – Zoning” attached hereto as Schedule “I” and forming part of this Bylaw;
- mm. deleting Map 11 “Sub Area 5 – Zoning” and replacing with Map 11 “Sub Area 5 – Zoning” attached hereto as Schedule “J” and forming part of this Bylaw;
- nn. deleting Map 12 “Sub Area 6 – Zoning” and replacing with Map 12 “Sub Area 6 – Zoning” attached hereto as Schedule “K” and forming part of this Bylaw;
- oo. deleting Map 15 “Oliver’s Place in Central City Transportation Network” and replacing with Map 15 “Oliver’s Place in Central City Transportation Network” attached hereto as Schedule “L” and forming part of this Bylaw;
- pp. deleting Map 16 “Oliver Transportation Network – Roadway Classification” and replacing with Map 16 “Oliver Transportation Network – Roadway Classification” attached hereto as Schedule “M” and forming part of this Bylaw;
- qq. deleting Map 17 “On-Street Parking Inventory” and replacing with Map 17 “On-Street Parking Inventory” attached hereto as Schedule “N” and forming part of this Bylaw;
- rr. deleting Map 18 “Pedestrian and Bicycle Circulation System” and replacing with Map 18 “Pedestrian and Bicycle Circulation System” attached hereto as Schedule “O” and forming part of this Bylaw;
- ss. deleting Map 19 “Oliver Parks and Recreation Facility Locations” and replacing with Map 19 “Oliver Parks and Recreation Facility Locations” attached hereto as Schedule “P” and forming part of this Bylaw; and

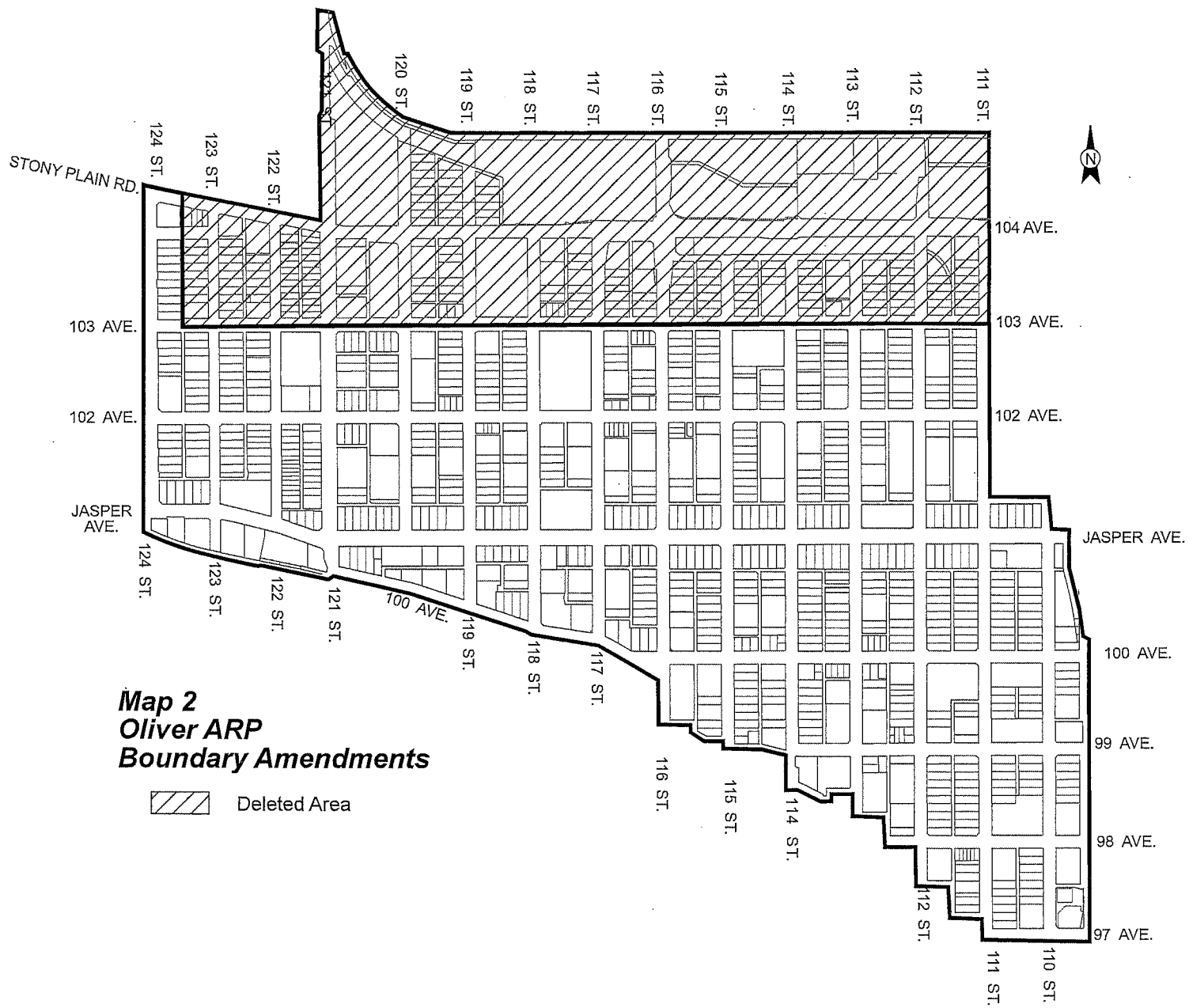
- rr. deleting Map 18 "Pedestrian and Bicycle Circulation System" and replacing with Map 18 "Pedestrian and Bicycle Circulation System" attached hereto as Schedule "O" and forming part of this Bylaw;
- ss. deleting Map 19 "Oliver Parks and Recreation Facility Locations" and replacing with Map 19 "Oliver Parks and Recreation Facility Locations" attached hereto as Schedule "P" and forming part of this Bylaw; and
- tt. deleting Map 20 "Location of Social Services and Seniors' Activity Centres" and replacing with Map 20 "Location of Social Services and Seniors' Activity Centres" attached hereto as Schedule "Q" and forming part of this Bylaw.

READ a first time this	6th	day of	July	, A. D. 2015;
READ a second time this	6th	day of	July	, A. D. 2015;
READ a third time this	6th	day of	July	, A. D. 2015;
SIGNED and PASSED this	6th	day of	July	, A. D. 2015.

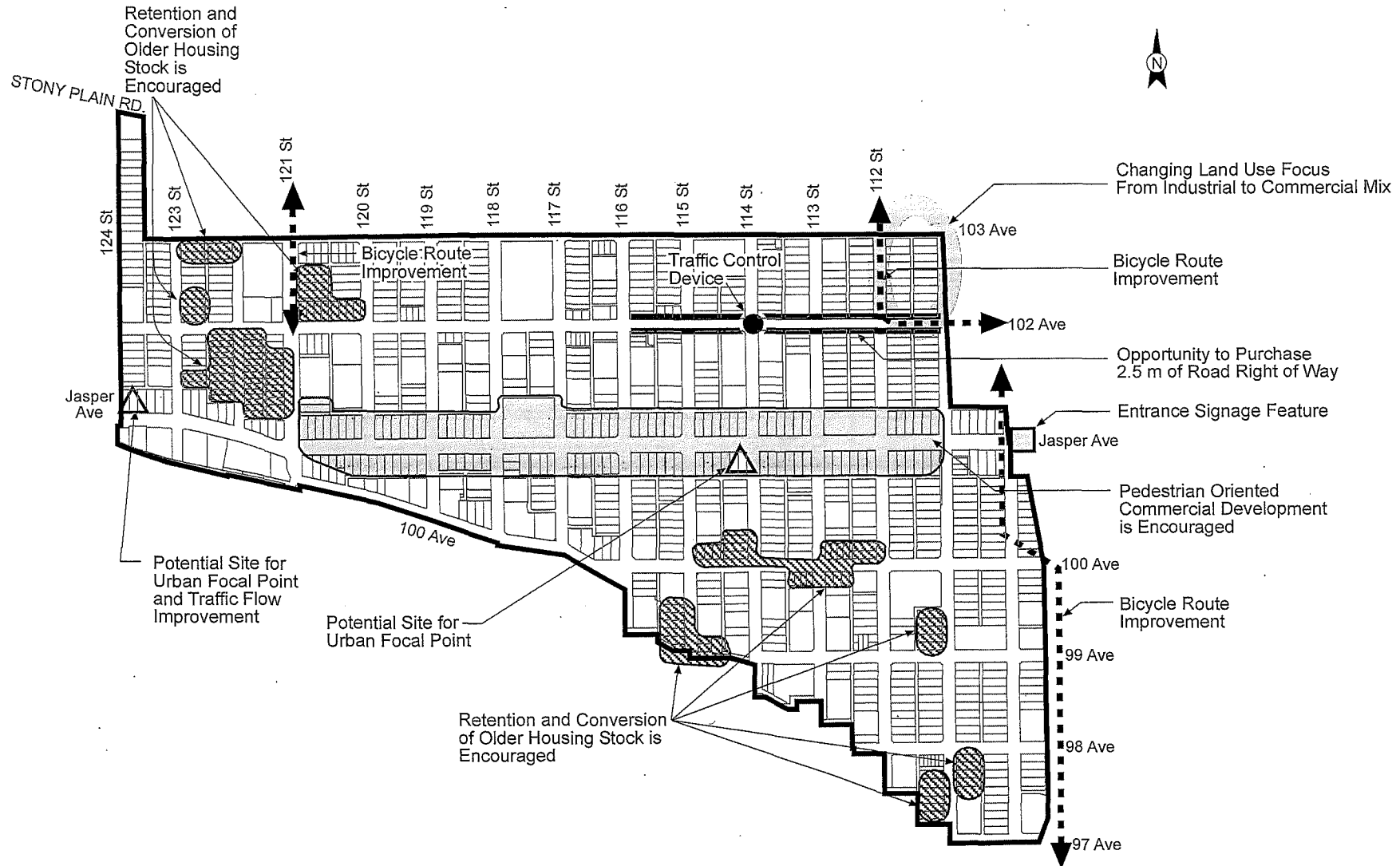
THE CITY OF EDMONTON

MAYOR

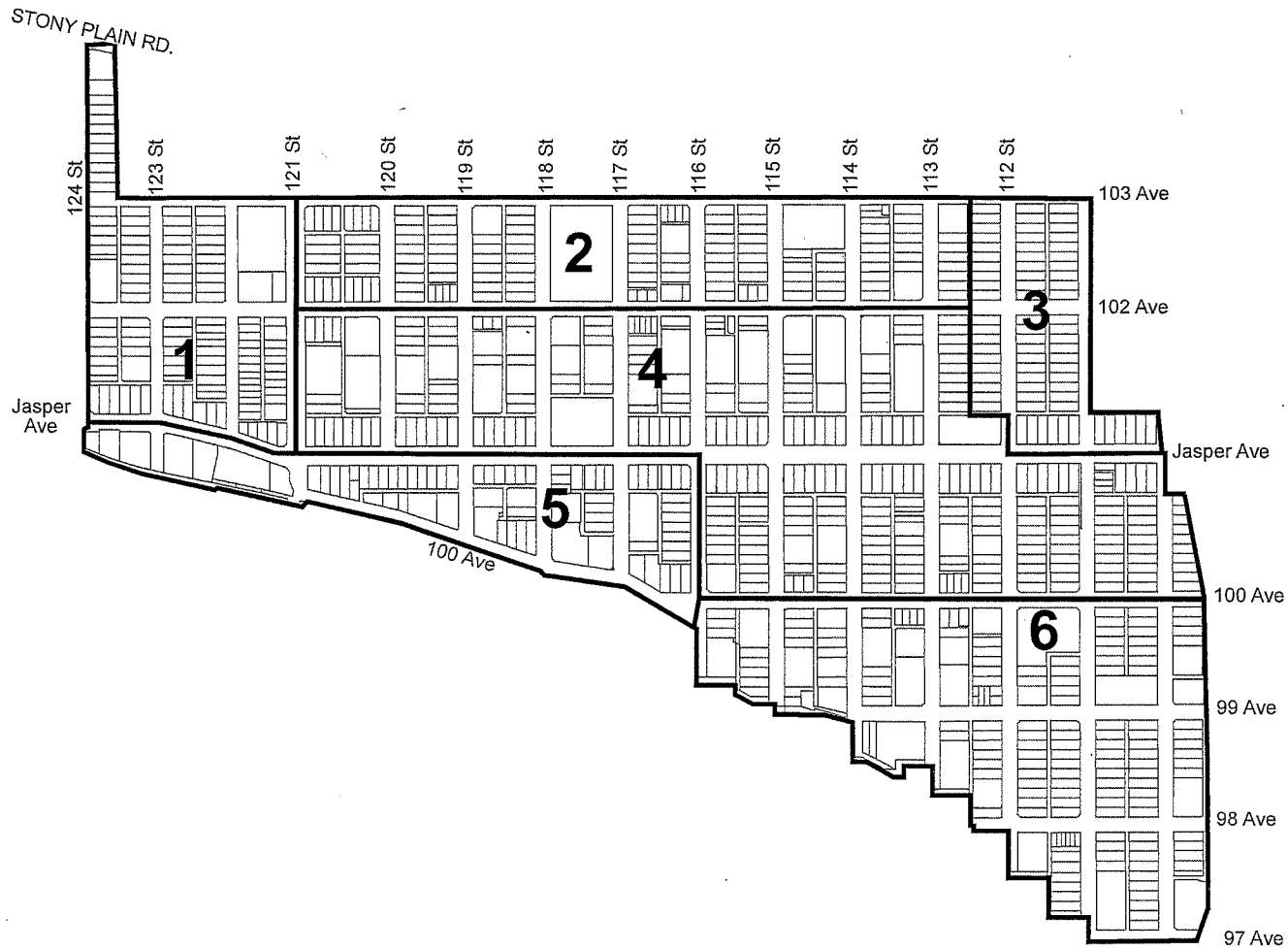
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### Map 3 Major Plan Initiatives



**Map 4**  
**Sub Area Boundaries**



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SCHEDULE "C"

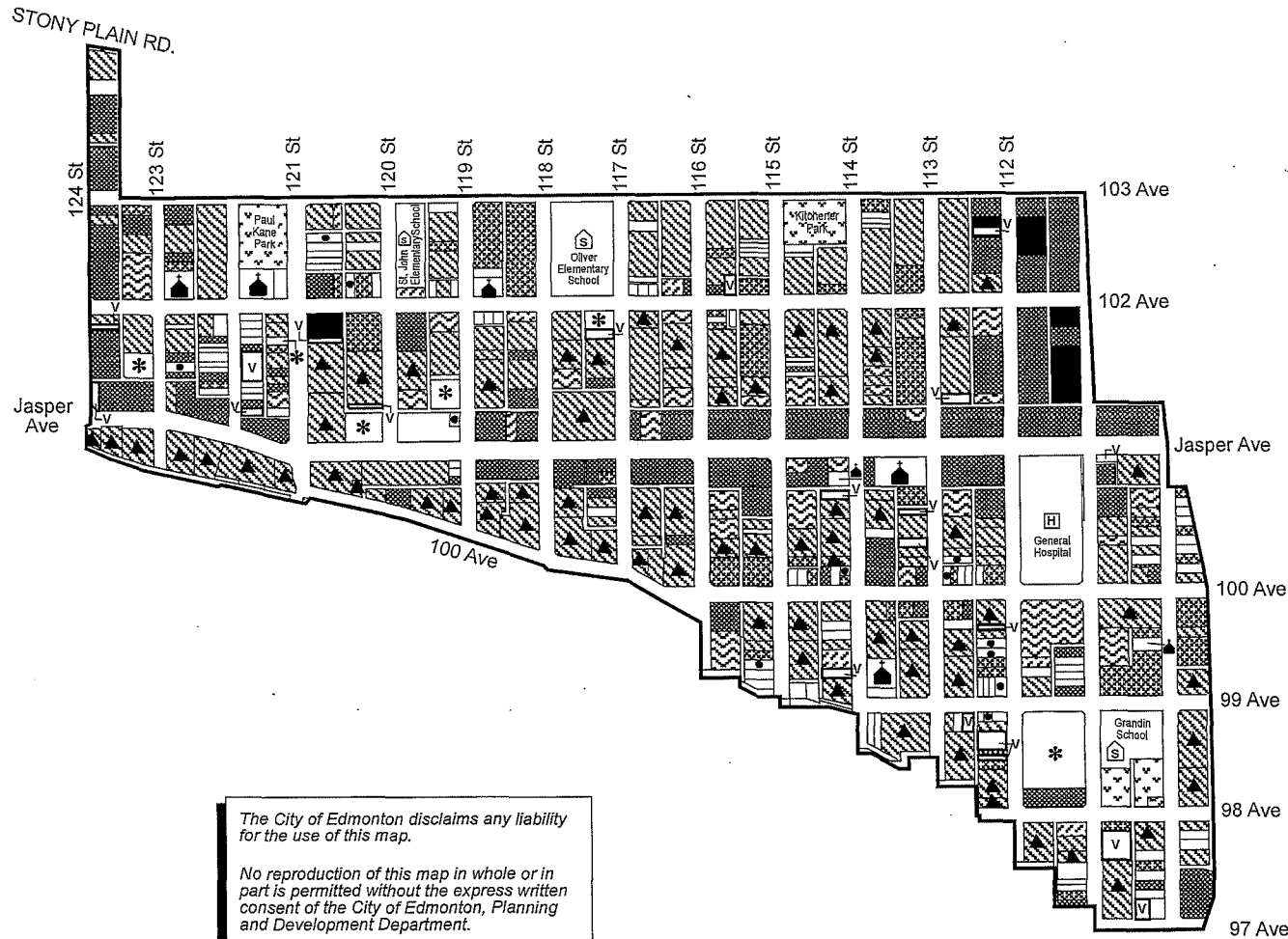


# Map 5 Oliver Existing Land Use

Source: SELUS/LUMP September, 1997



- One Unit Dwelling
- Two Unit Dwelling
- Multi Unit Dwelling
- Apartment
- High Rise Apartment
- Other Residential
- Commercial
- Industrial/Utilities
- Transportation
- Open Space/Recreation
- Institutional Uses**
  - School
  - Religious Assembly
  - Other Institutional
  - Vacant/Undeveloped

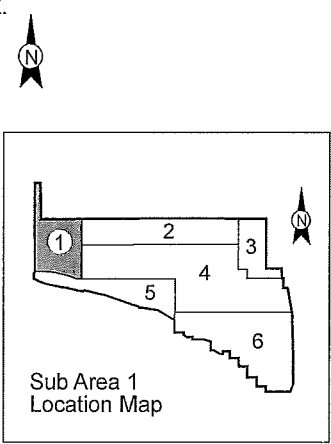
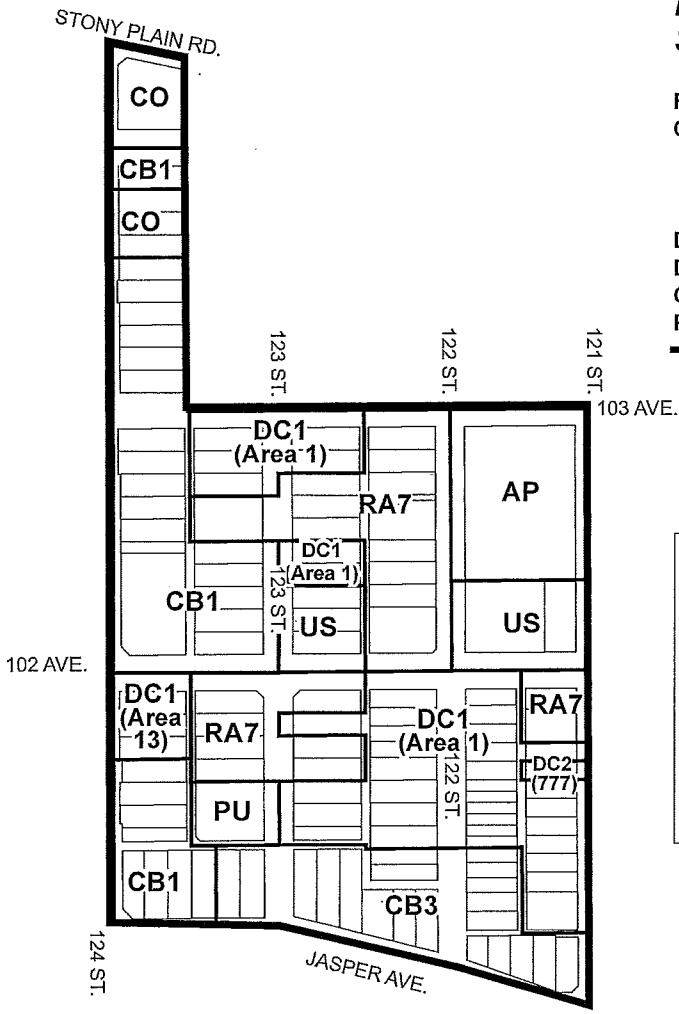


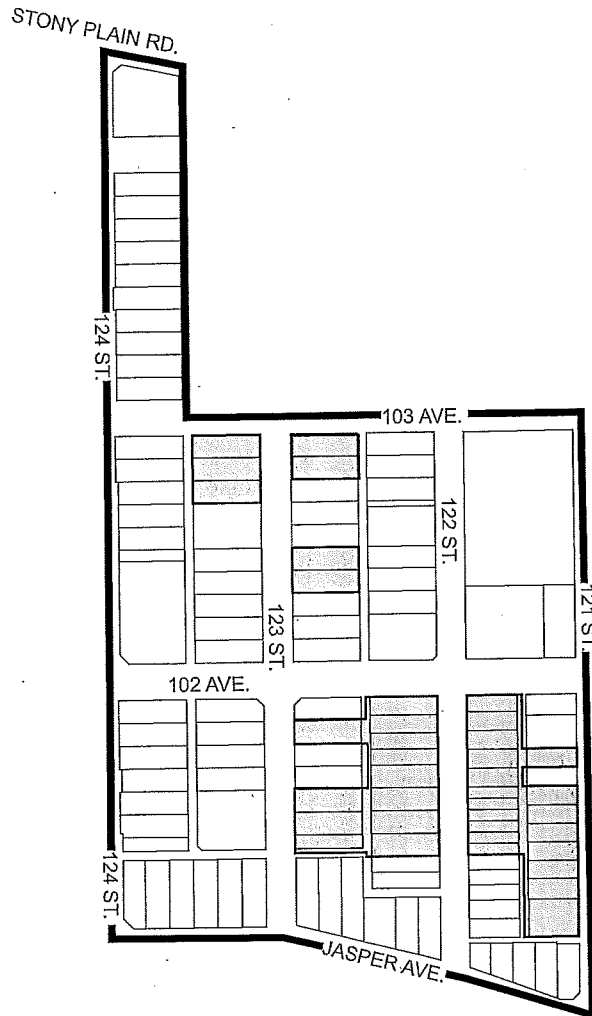
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
**Map 6**  
**Sub Area 1 - Zoning**

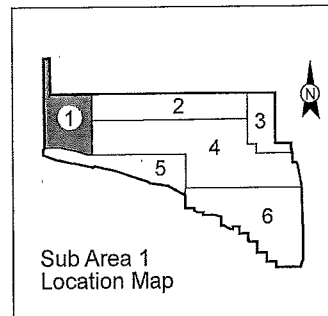
- RA7 Low Rise Apartment
- CB1 Low Intensity Business
- CO Commercial Office
- US Urban Service
- AP Public Parks
- DC1 Direct Development Control Provision
- DC2 Site Specific Development Control Provision
- CB3 Commercial Mixed Business Zone
- PU Public Utility
-  Sub Area 1 Boundary

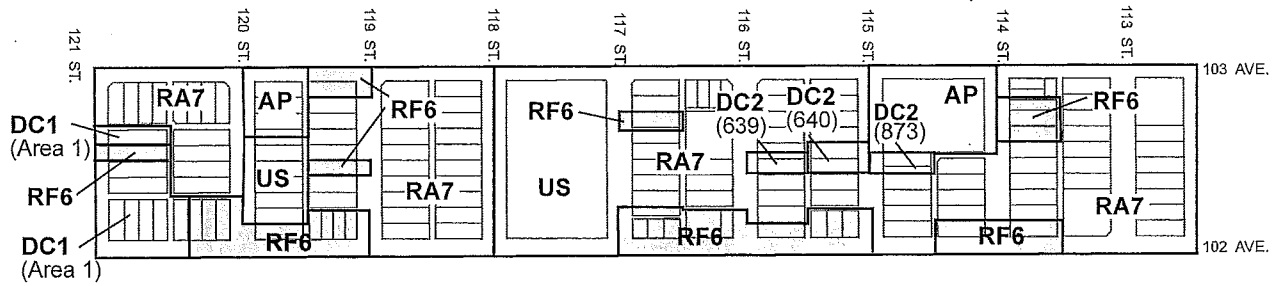




**Map 7**  
**Sub Area 1 -**  
**Special Character Area**

 Special Character Area

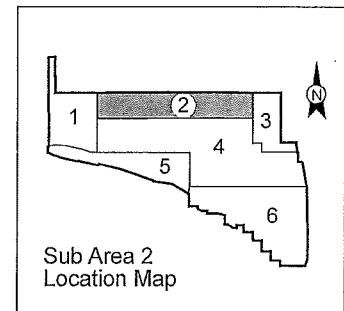




**Map 8**  
**Sub Area 2 - Zoning**

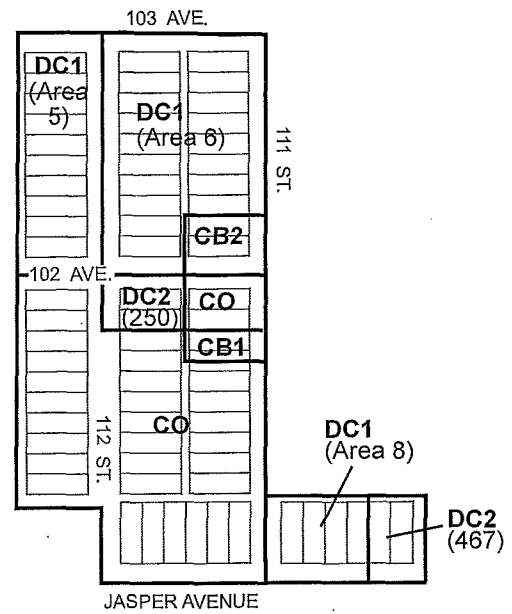
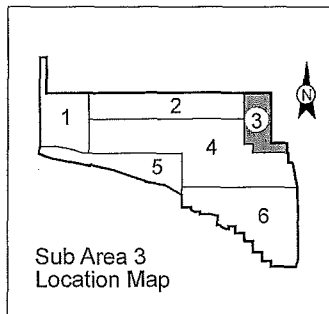


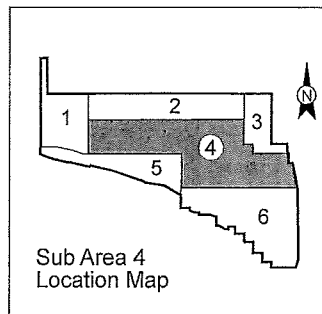
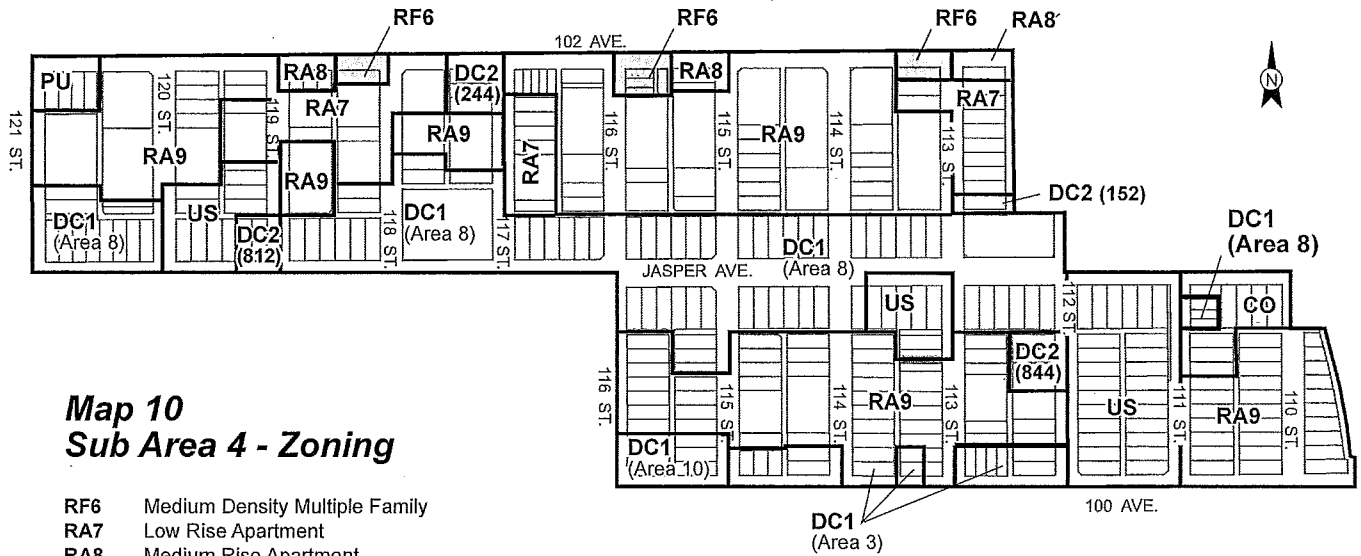
- |     |  |
|-----|--|
| RF6 | Medium Density Multiple Family               |
| RA7 | Low Rise Apartment                           |
| US  | Urban Service                                |
| AP  | Public Parks                                 |
| DC1 | Direct Development Control Provisions        |
| DC2 | Site Specific Development Control Provisions |
|     | Zoning Overlay Provisions                    |

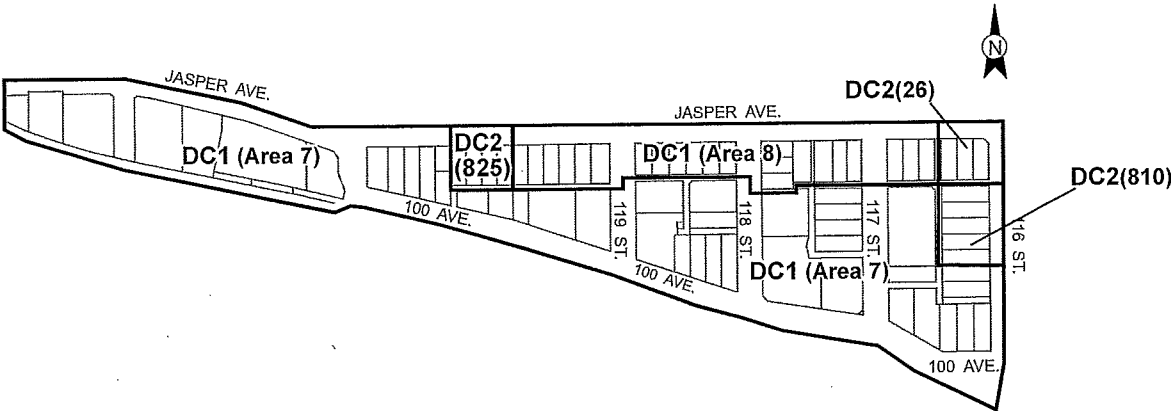


**Map 9**  
**Sub Area 3 - Zoning**

- CB1** Low Intensity Business  
**CB2** General Business  
**CO** Commercial Office  
**DC1** Direct Development Control  
Provisions  
**DC2** Site Specific Development Control  
Provisions

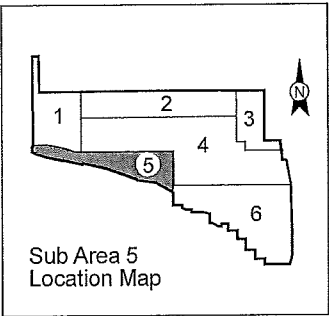


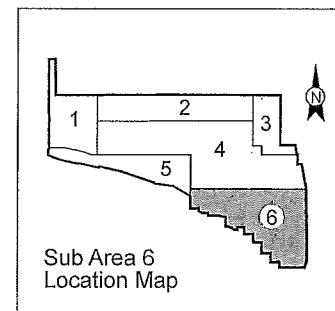
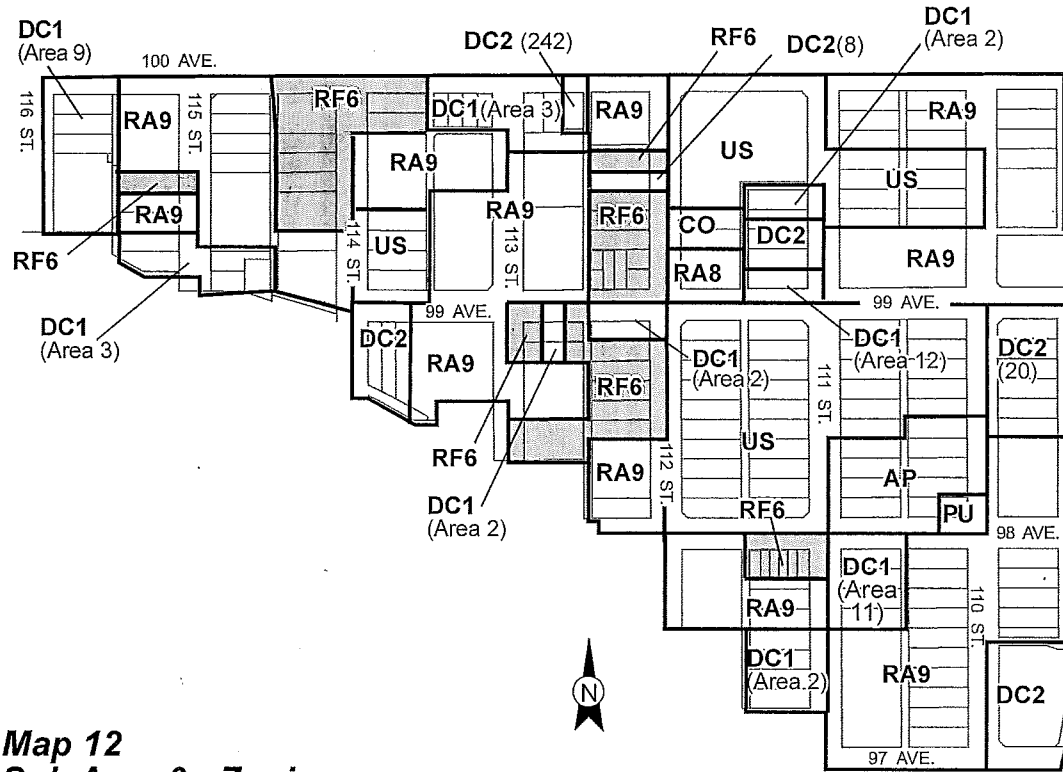




**Map 11**  
**Sub Area 5 - Zoning**

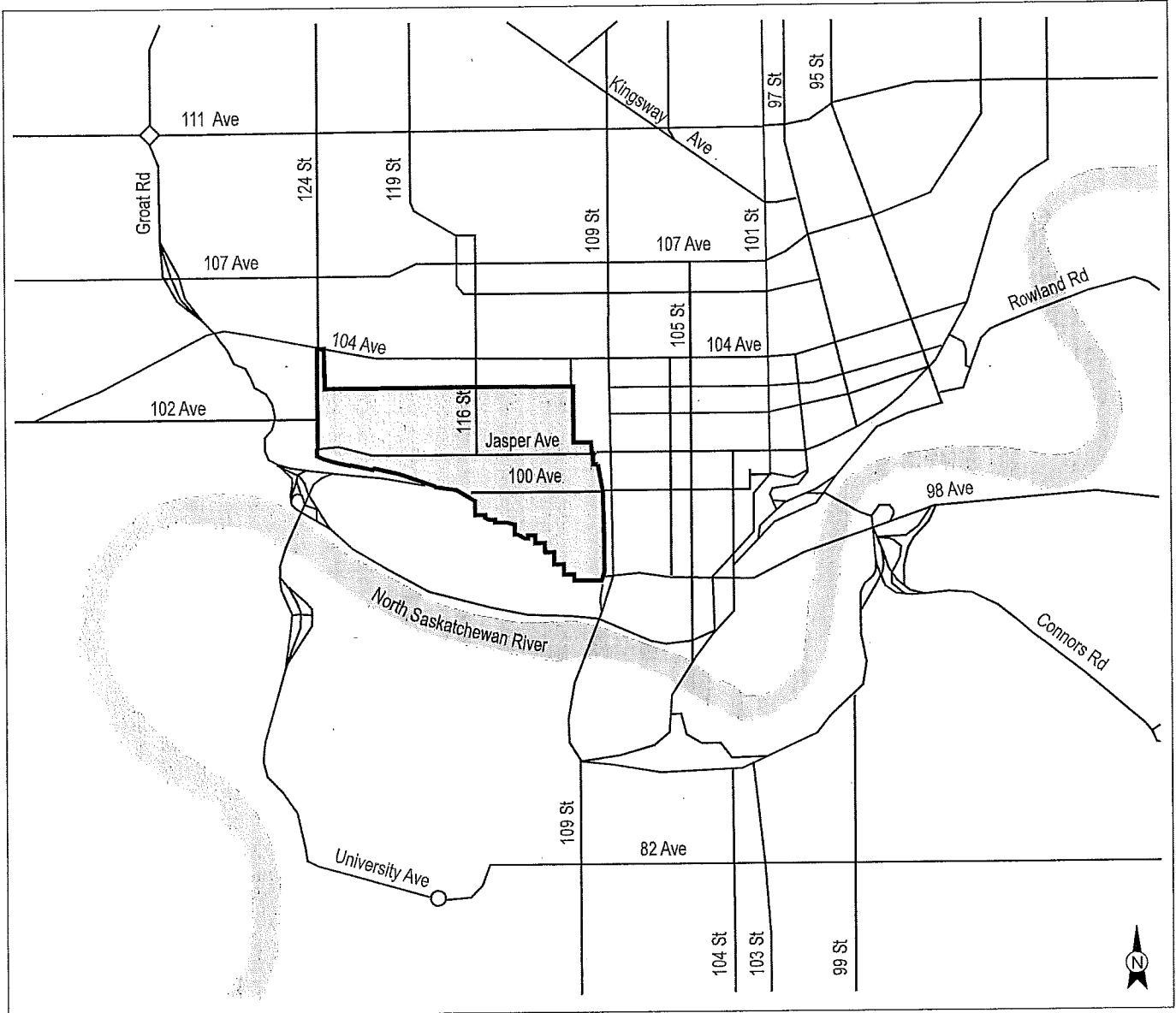
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions





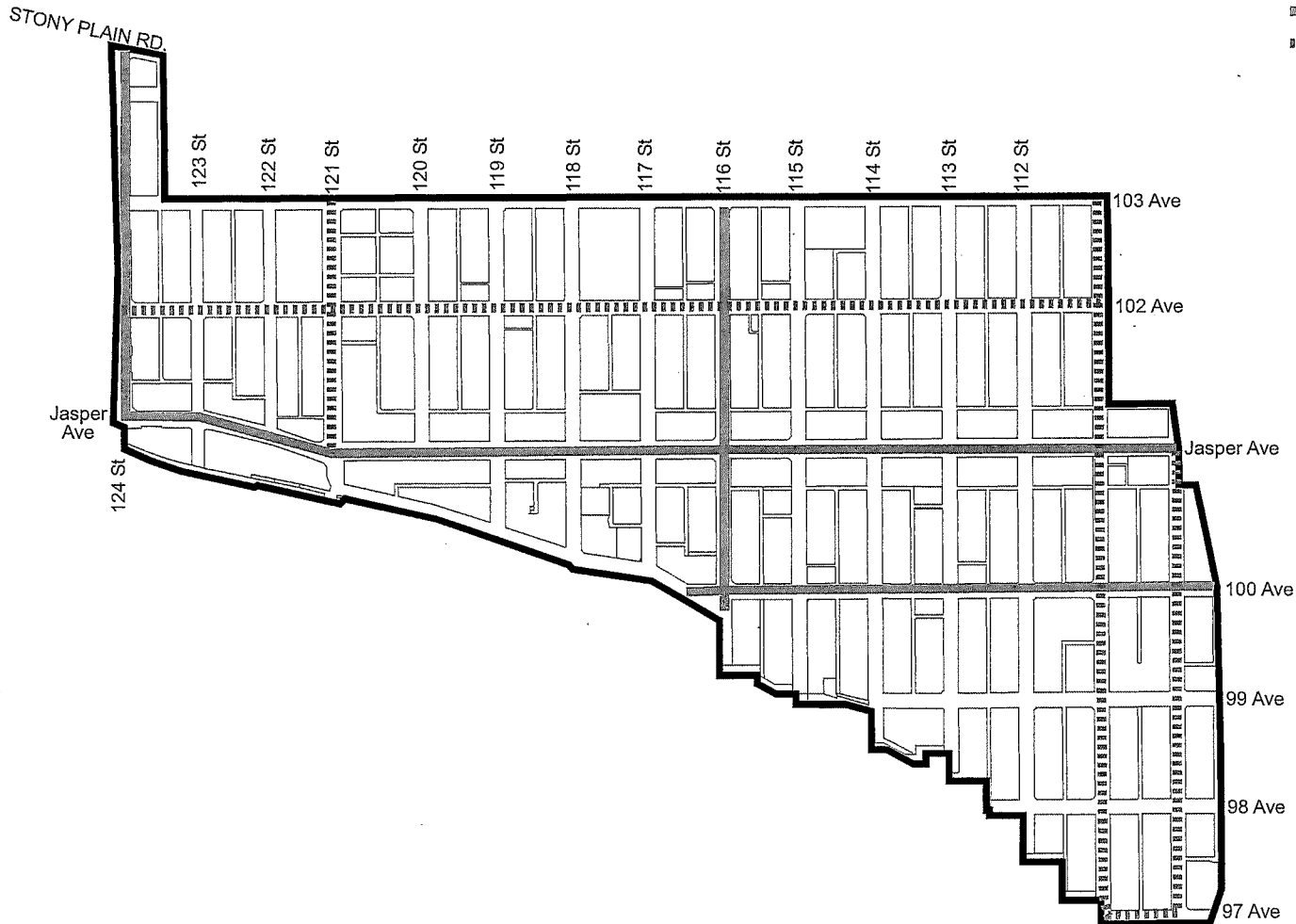


**Map 15**  
**Oliver's Place**  
**in Central City**  
**Transportation**  
**Network**  
(Only Arterial Roads  
Shown)



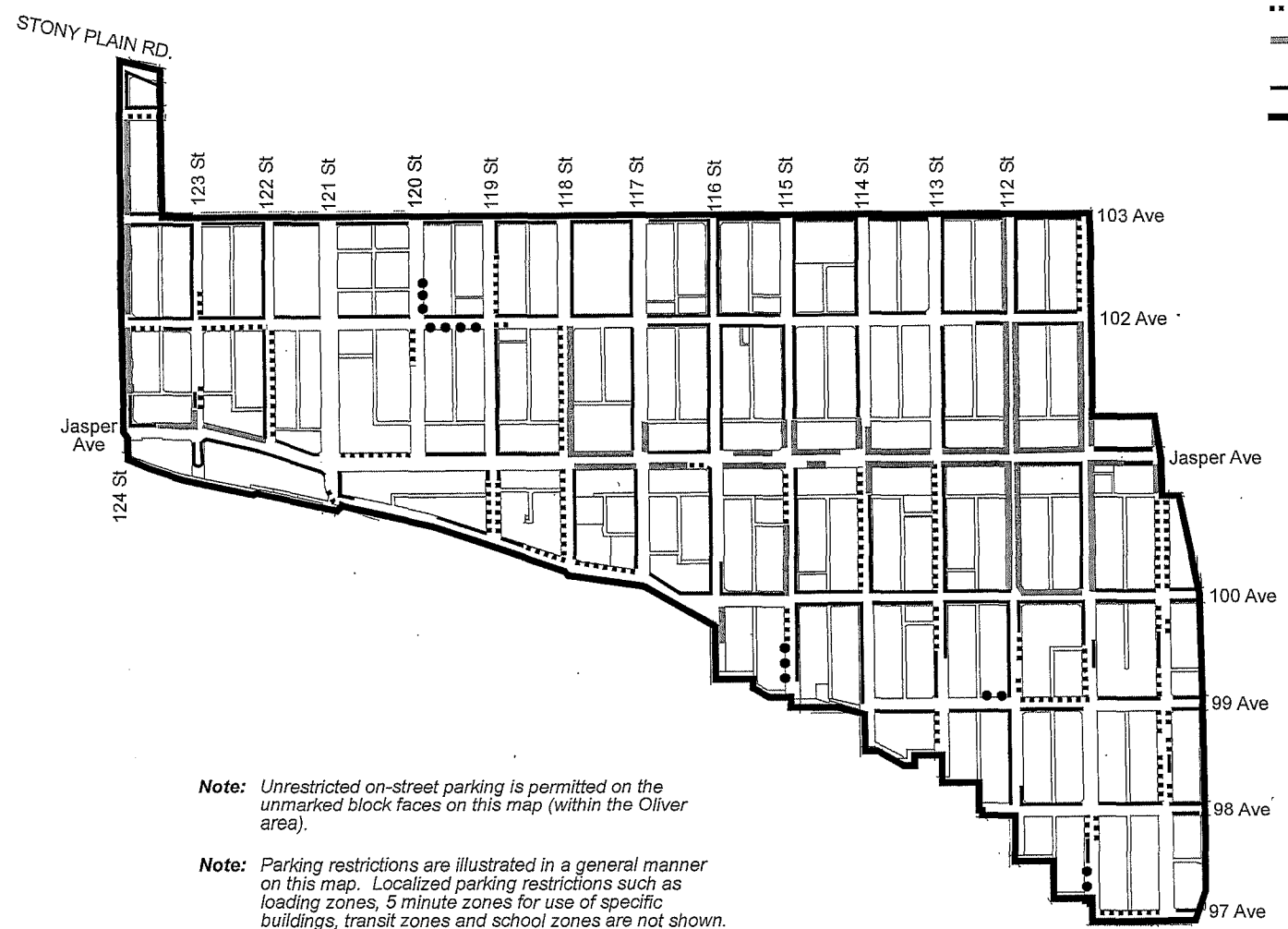
**Map 16**  
**Oliver Transportation**  
**Network - Roadway**  
**Classification**

———— Arterial Road  
 ..... Collector Road



# **Map 17** **On-Street Parking** **Inventory**

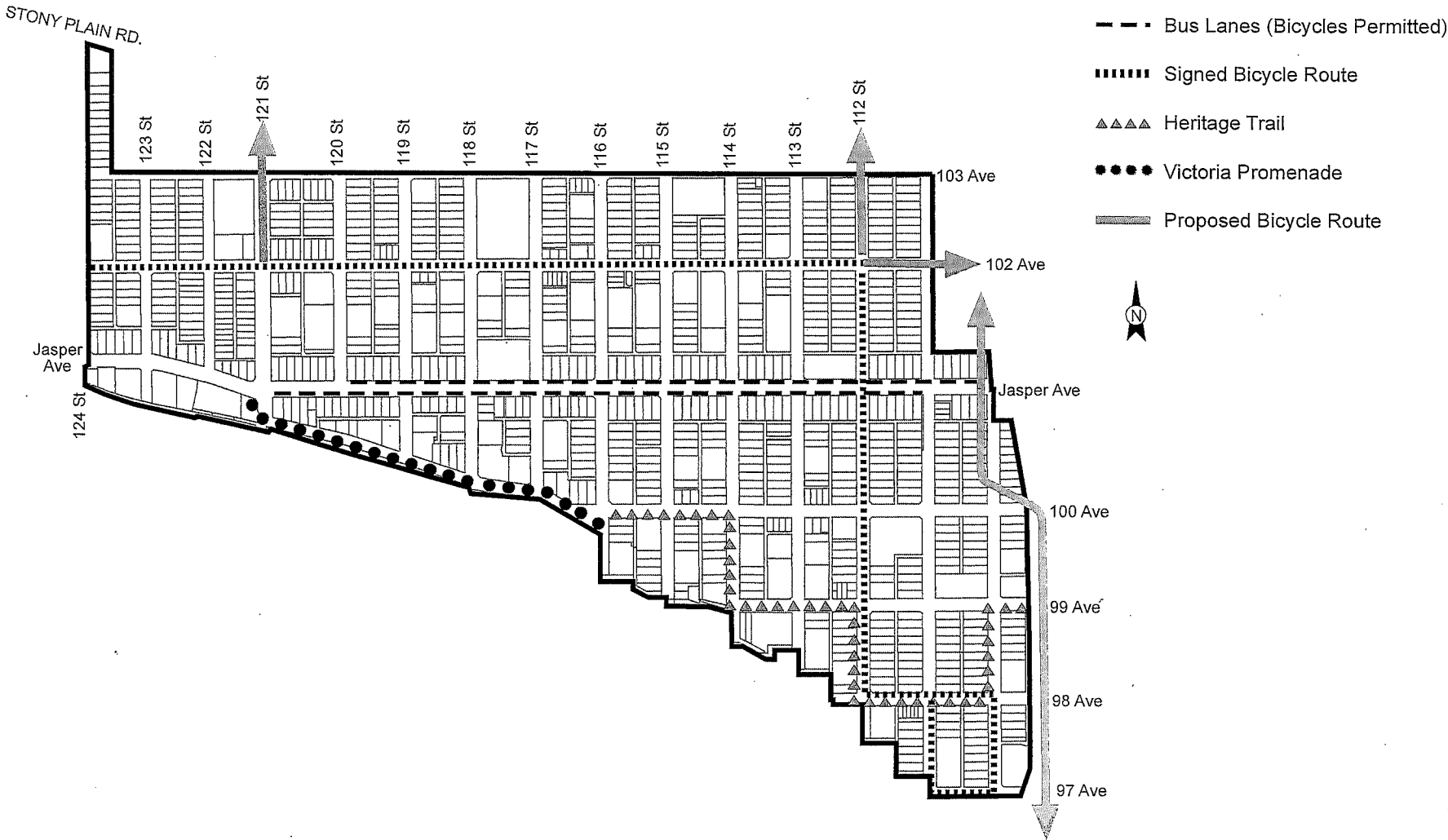
- ..... Timed Parking
- ===== Metered Parking
- Permit Parking
- ||| No Parking
- ARP Boundary



**Note:** Unrestricted on-street parking is permitted on the unmarked block faces on this map (within the Oliver area).

**Note:** Parking restrictions are illustrated in a general manner on this map. Localized parking restrictions such as loading zones, 5 minute zones for use of specific buildings, transit zones and school zones are not shown.

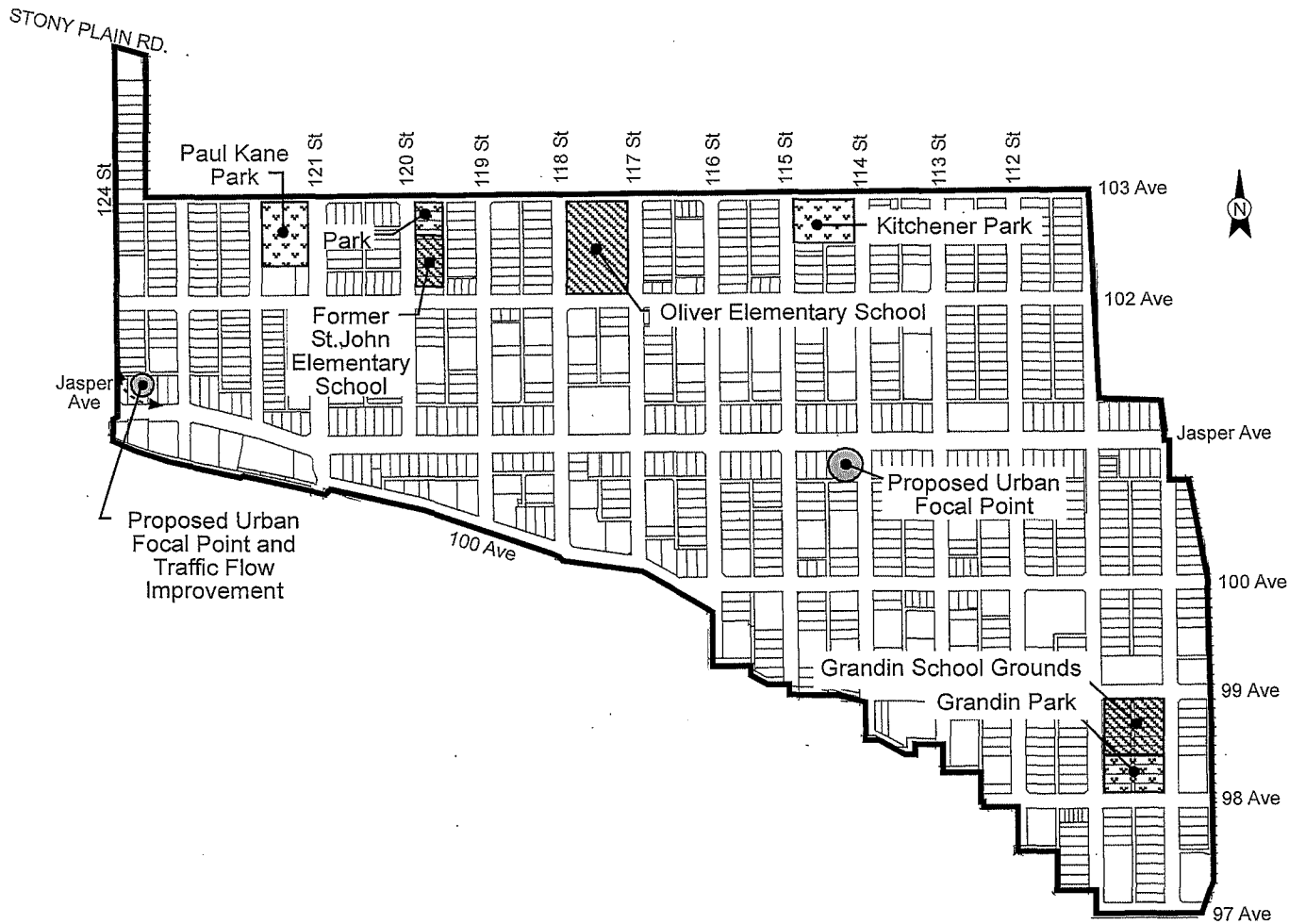
# **Map 18** **Pedestrian and** **Bicycle Circulation** **System**



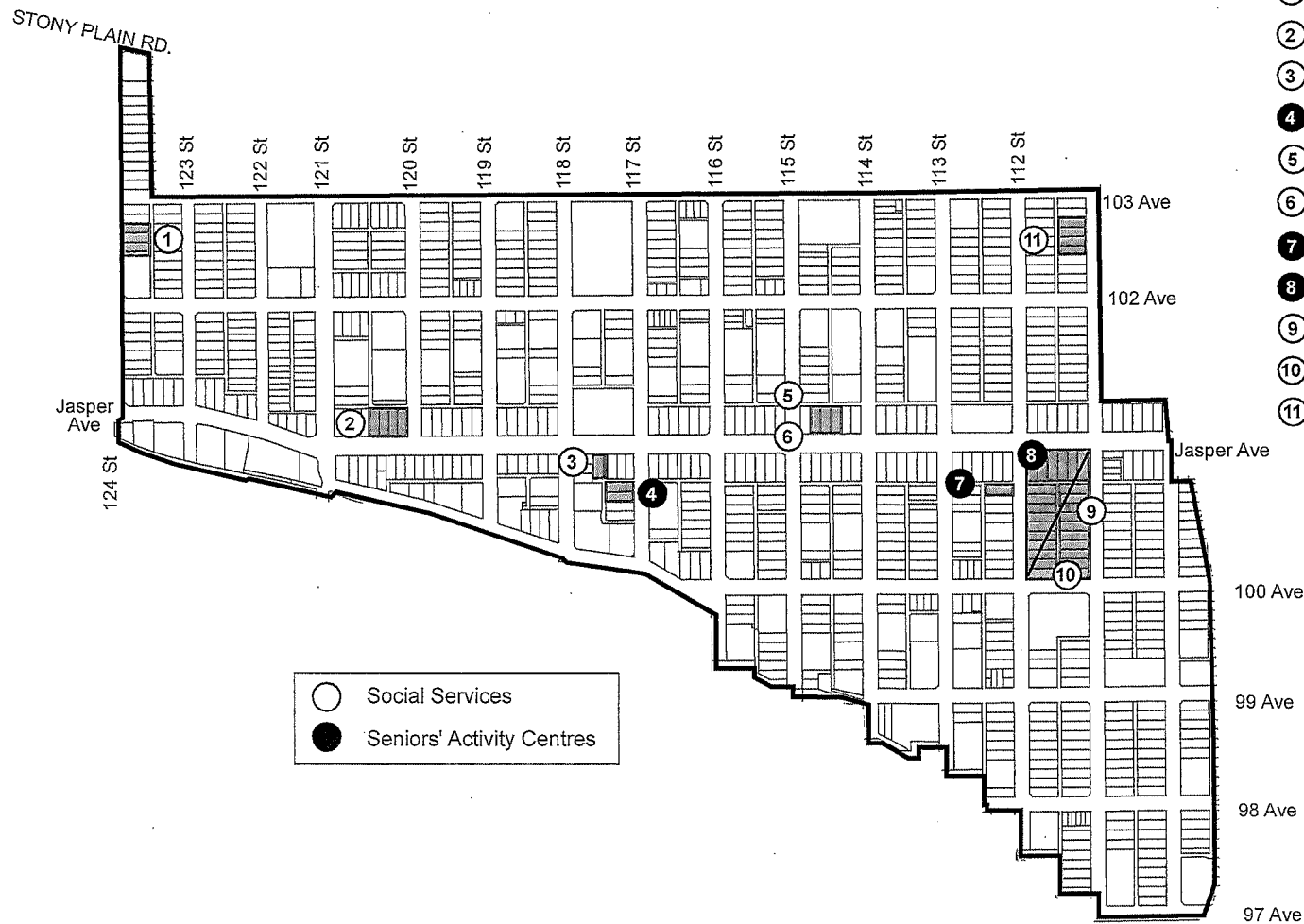
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SCHEDULE "O"

**Map 19  
Oliver Parks and  
Recreation Facility  
Locations**



**Map 20**  
**Location of Social Services**  
**and Seniors' Activity Centres**



- ① Native Employment Services
- ② CNIB
- ③ Interfaith Association On AIDS
- ④ Jewish Seniors Drop-In Centre
- ⑤ The Support Network
- ⑥ AIDS Network of Edmonton
- ⑦ Greater Edmonton Foundation
- ⑧ West Edmonton Seniors
- ⑨ Edmonton General Hospital
- ⑩ Alzheimer Society of Edmonton
- ⑪ Edmonton Food Bank