

Bylaw 15147

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 the Planning and Development Department to amend Bylaw 11618, as amended, the Oliver Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend 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 Section 1.3.2 "111" and substituting "112" after "Lands north of 104 Avenue, west of"
  - b. adding the following after the paragraph titled "Deletions"

"In 2010, the new Downtown ARP required two Oliver ARP boundary adjustments.


    1. The lands north of 104 Ave between 111 and 112 St are deleted to be incorporated into the Downtown ARP to accommodate the expansion of Grant MacEwan University.
    2. The lands south of Jasper Ave east of 110 St are deleted and to be incorporated into the Downtown ARP to bring the remainder of the block under a single zone and ARP."
  - c. deleting all references to "Grant McEwan Community College (GMCC)" within the Plan and substituting with "Grant McEwan University";
  - d. deleting from Section 12.1 "111" and substituting with "112";
  - e. deleting "Map 1 Location of Oliver ARP Area in Relation to Other ARP Areas" and substituting the new "Map 1 Location of Oliver ARP Area in Relation to Other ARP Areas", attached here to as Schedule "A", and forming a part of this Bylaw;


- f. deleting “Map 2 Oliver ARP Boundary Amendments” and substituting the new “Map 2 Oliver ARP Boundary Amendments”, attached hereto as Schedule “B”, and forming a part of this Bylaw;
- g. deleting “Map 3 Major Plan Initiatives” and substituting the new “Map 3 Major Plan Initiatives”, attached hereto as Schedule “C”, and forming a part of this Bylaw;
- h. deleting “Map 4 Sub Area Boundaries” and substituting the new “Map 4 Sub Area Boundaries”, attached hereto as Schedule “D”, and forming a part of this Bylaw;
- i. deleting “Map 5 Oliver Existing Land Use” and substituting the new “Map 5 Oliver Existing Land Use”, attached hereto as Schedule “E”, and forming a part of this Bylaw;
- j. deleting “Map 6 Sub Area 1 – Zoning” and substituting the new “Map 6 Sub Area 1 – Zoning”, attached hereto as Schedule “F”, and forming a part of this Bylaw;
- k. deleting “Map 8 Sub Area 2 – Zoning” and substituting the new “Map 8 Sub Area 2 – Zoning”, attached hereto as Schedule “G”, and forming a part of this Bylaw;
- l. deleting “Map 9 Sub Area 3 – Zoning” and substituting the new “Map 9 Sub Area 3 – Zoning”, attached hereto as Schedule “H”, and forming a part of this Bylaw;
- m. deleting “Map 10 Sub Area 4 – Zoning” and substituting the new “Map 10 Sub Area 4 – Zoning”, attached hereto as Schedule “I”, and forming a part of this Bylaw;
- n. deleting “Map 11 Sub Area 5 – Zoning” and substituting the new “Map 11 Sub Area 5 – Zoning”, attached hereto as Schedule “J”, and forming a part of this Bylaw;
- o. deleting “Map 12 Sub Area 6 – Zoning” and substituting the new “Map 12 Sub Area 6 – Zoning”, attached hereto as Schedule “K”, and forming a part of this Bylaw;
- p. deleting “Map 13 Sub Area 7 – Zoning” and substituting the new “Map 13 Sub Area 7 – Zoning”, attached hereto as Schedule “L”, and forming a part of this Bylaw;
- q. deleting “Map 14 Sub Area 8 – Zoning” and substituting the new “Map 14 Sub Area 8 – Zoning”, attached hereto as Schedule “M”, and forming a part of this Bylaw;
- r. deleting “Map 15 Oliver’s Place in Central City Transportation Network” and substituting the new “Map 15 Oliver’s Place in Central City Transportation Network”, attached hereto as Schedule “N”, and forming a part of this Bylaw;
- s. deleting “Map 17 On-Street Parking Inventory” and substituting the new “Map 17 On-Street Parking Inventory”, attached hereto as Schedule “O”, and forming a part of this Bylaw;
- t. deleting “Map 18 Pedestrian and Bicycle Circulation System” and substituting the new “Map 18 Pedestrian and Bicycle Circulation System”, attached hereto as Schedule “P”, and forming a part of this Bylaw;
- u. deleting “Map 19 Oliver Parks and Recreation Facility Locations” and substituting the new “Map 19 Oliver Parks and Recreation Facility Locations”, attached hereto as Schedule “Q”, and forming a part of this Bylaw;
- v. deleting “Map 20 Location of Social Services and Seniors’ Activity Centres” and substituting the new “Map 20 Location of Social Services and Seniors’ Activity Centres”, attached hereto as Schedule “R”, and forming a part of this Bylaw; and

- x. deleting "Map 21 Oliver Zoning" and substituting the new "Map 21 Oliver Zoning", attached hereto as Schedule "S", and forming a part of this Bylaw.

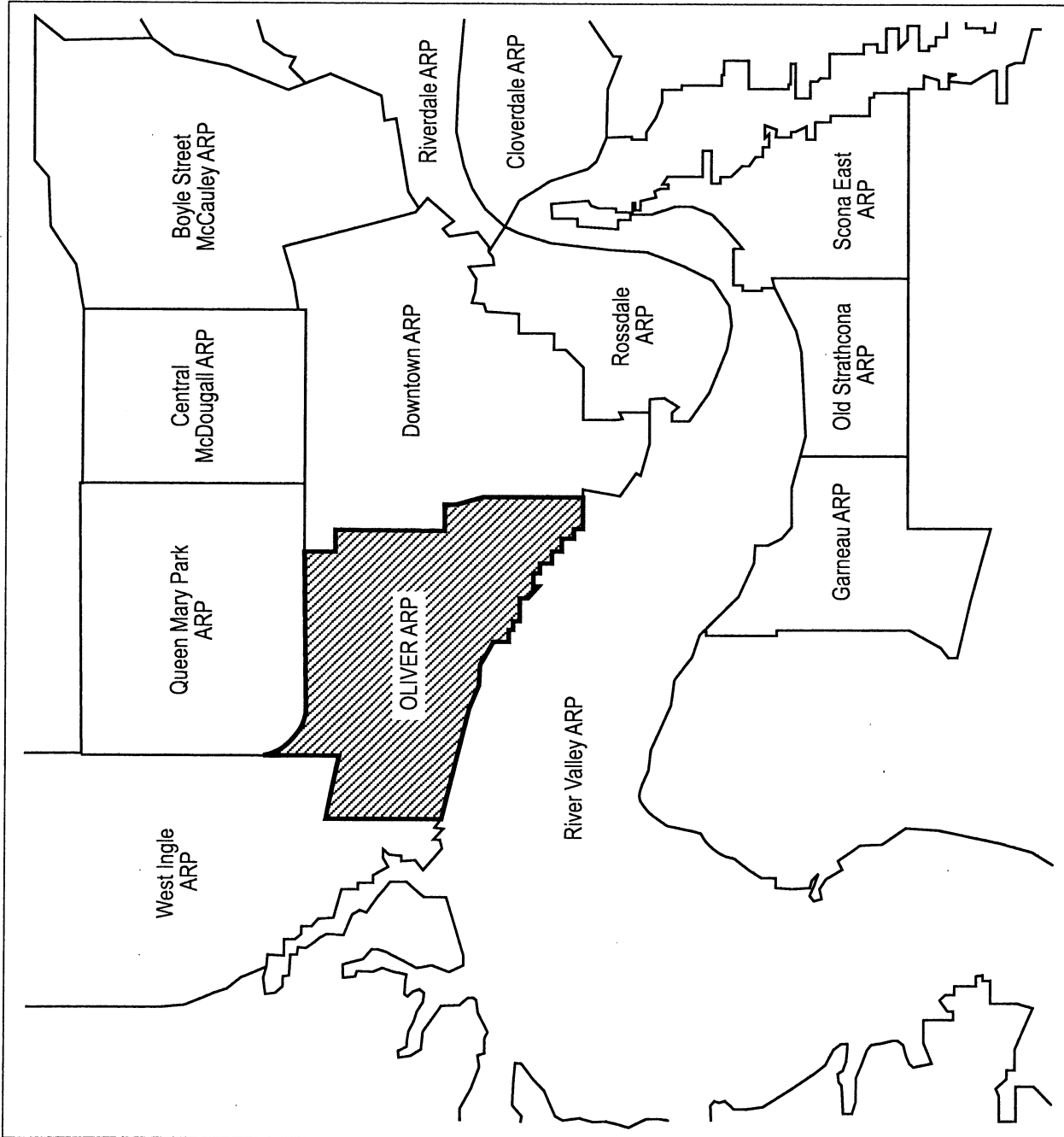
READ a first time this	21st	day of June,	A. D. 2010;
READ a second time this	21st	day of June,	A. D. 2010;
READ a third time this	7th	day of July,	A. D. 2010;
SIGNED and PASSED this	7th	day of July,	A. D. 2010.

THE CITY OF EDMONTON



*Deputy*  
  
MAYOR

  
CITY CLERK

**Map 1**  
**Location of Oliver ARP**  
**Area in Relation to**  
**Other ARP Areas**

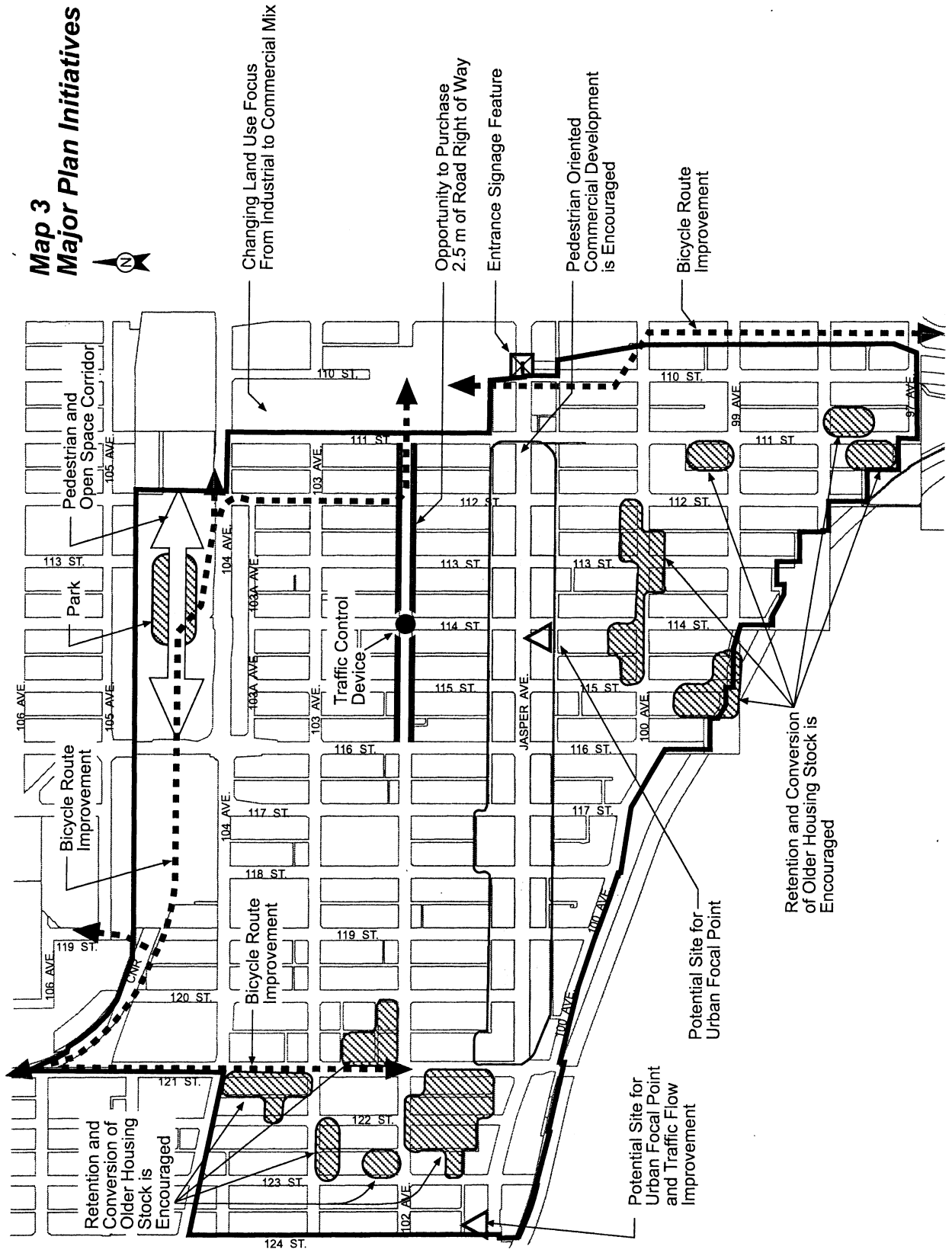


**Map 2  
Oliver ARP Boundary  
Amendments**

-  Added Area
-  Deleted Area



# Map 3 Major Plan Initiatives



Changing Land Use Focus  
From Industrial to Commercial Mix

Opportunity to Purchase  
2.5 m of Road Right of Way

Entrance Signage Feature

Pedestrian Oriented  
Commercial Development  
is Encouraged

Bicycle Route  
Improvement

Pedestrian and  
Open Space Corridor

Park

Traffic Control  
Device

Retention and Conversion  
of Older Housing Stock is  
Encouraged

Potential Site for  
Urban Focal Point  
and Traffic Flow  
Improvement

Potential Site for  
Urban Focal Point

Retention and  
Conversion of  
Older Housing  
Stock is  
Encouraged

124 ST.

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

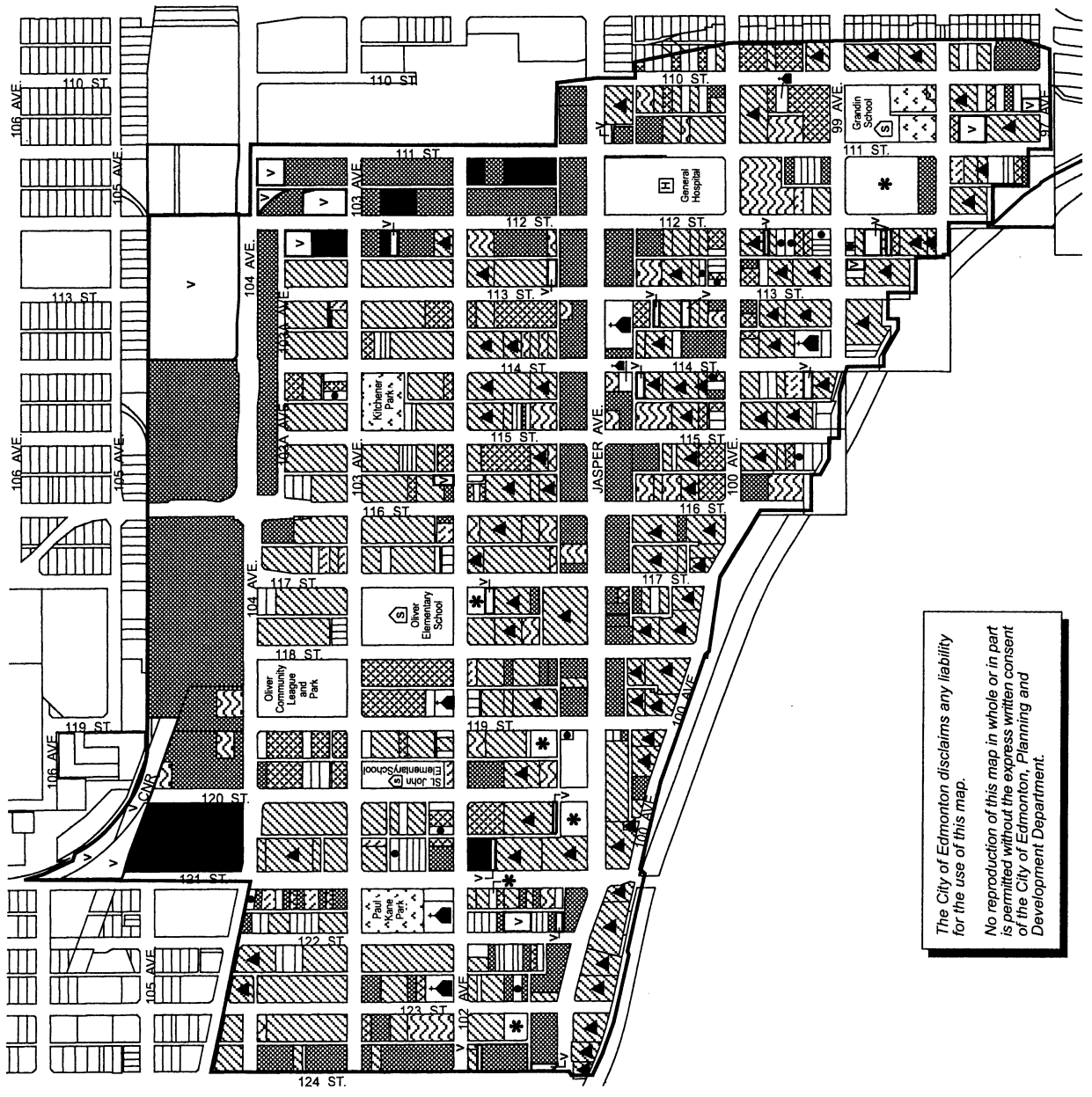


# Map 5 Oliver Existing Land Use

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



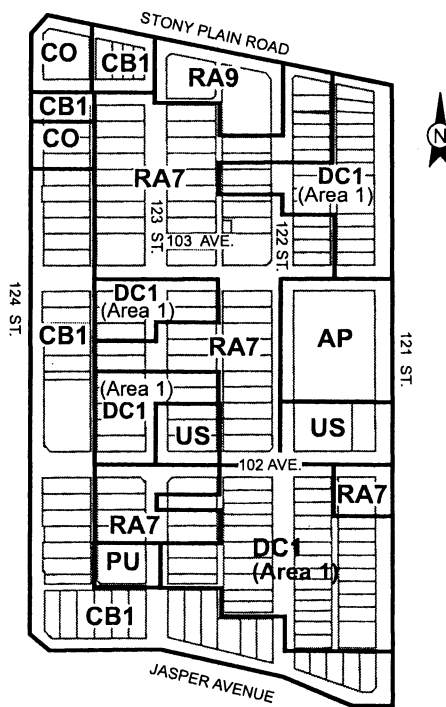
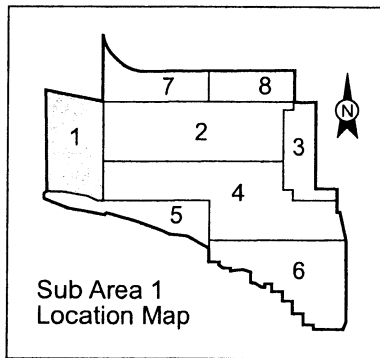
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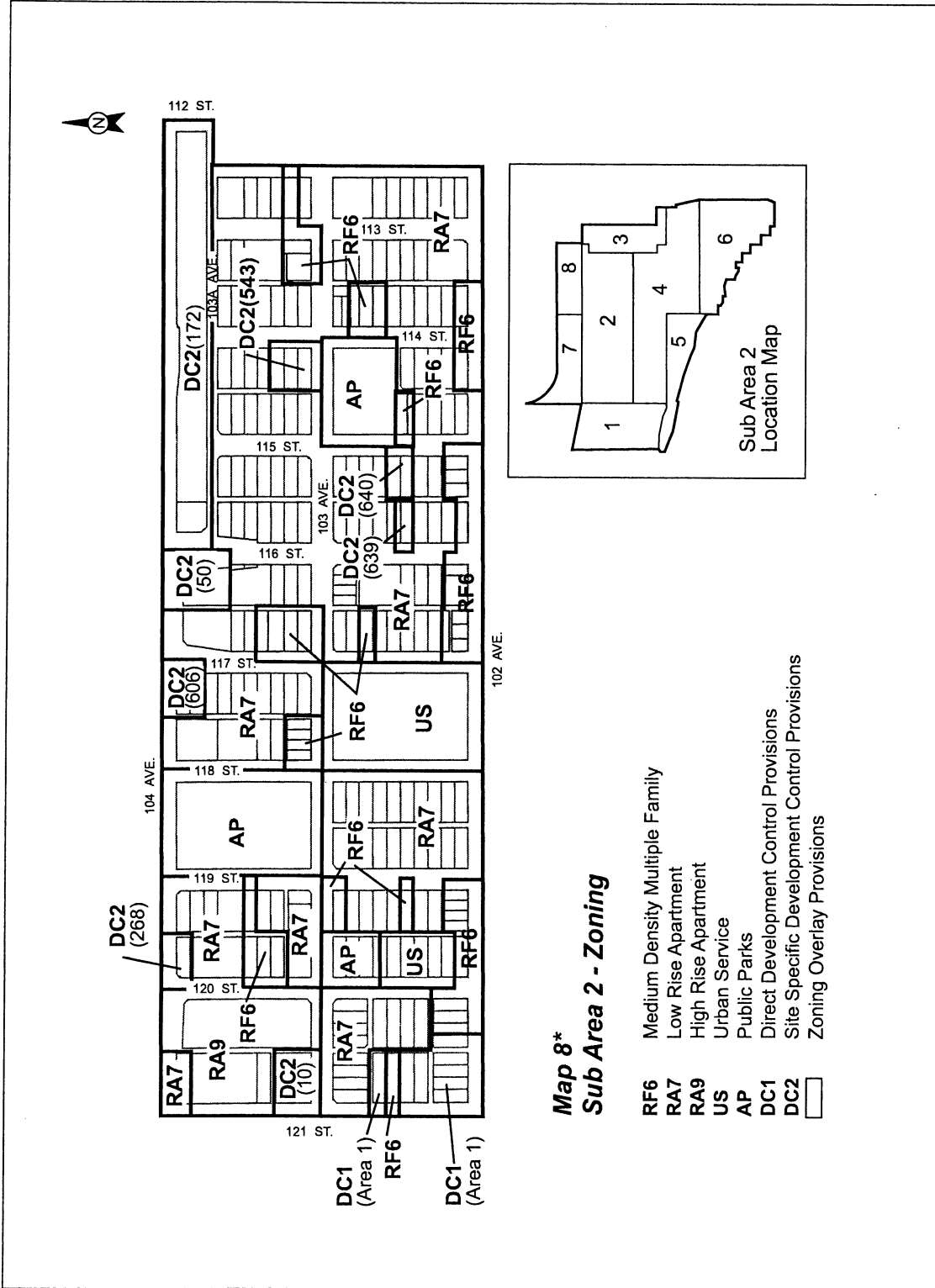
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**Map 6\***  
**Sub Area 1 - Zoning**

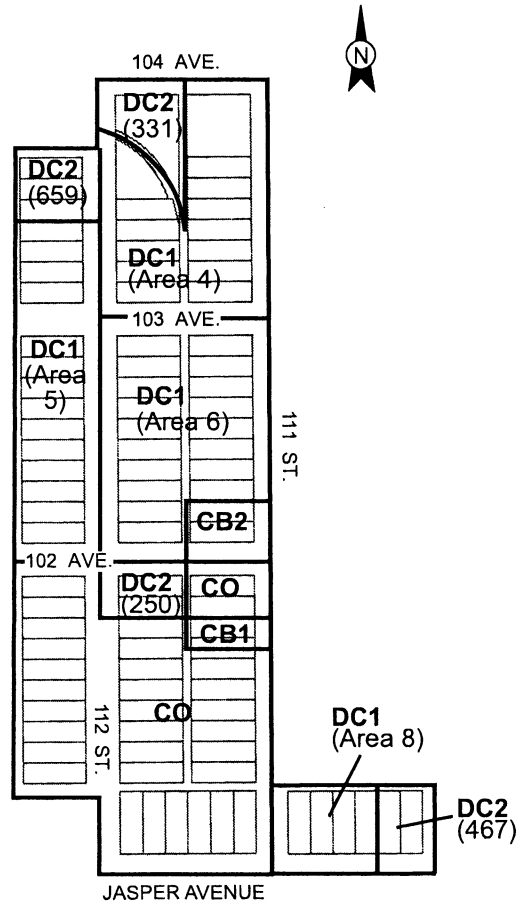
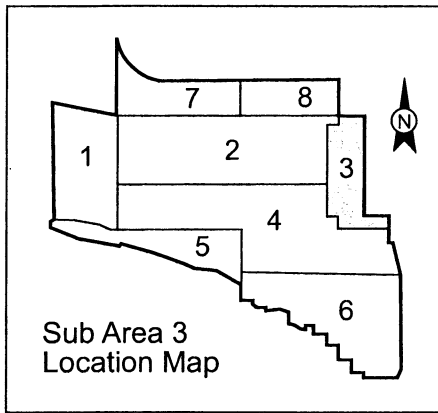
- RA7** Low Rise Apartment
- RA9** High Rise Apartment
- CB1** Low Intensity Business
- CO** Commercial Office
- US** Urban Service
- AP** Public Parks
- DC1** Direct Development Control Provisions

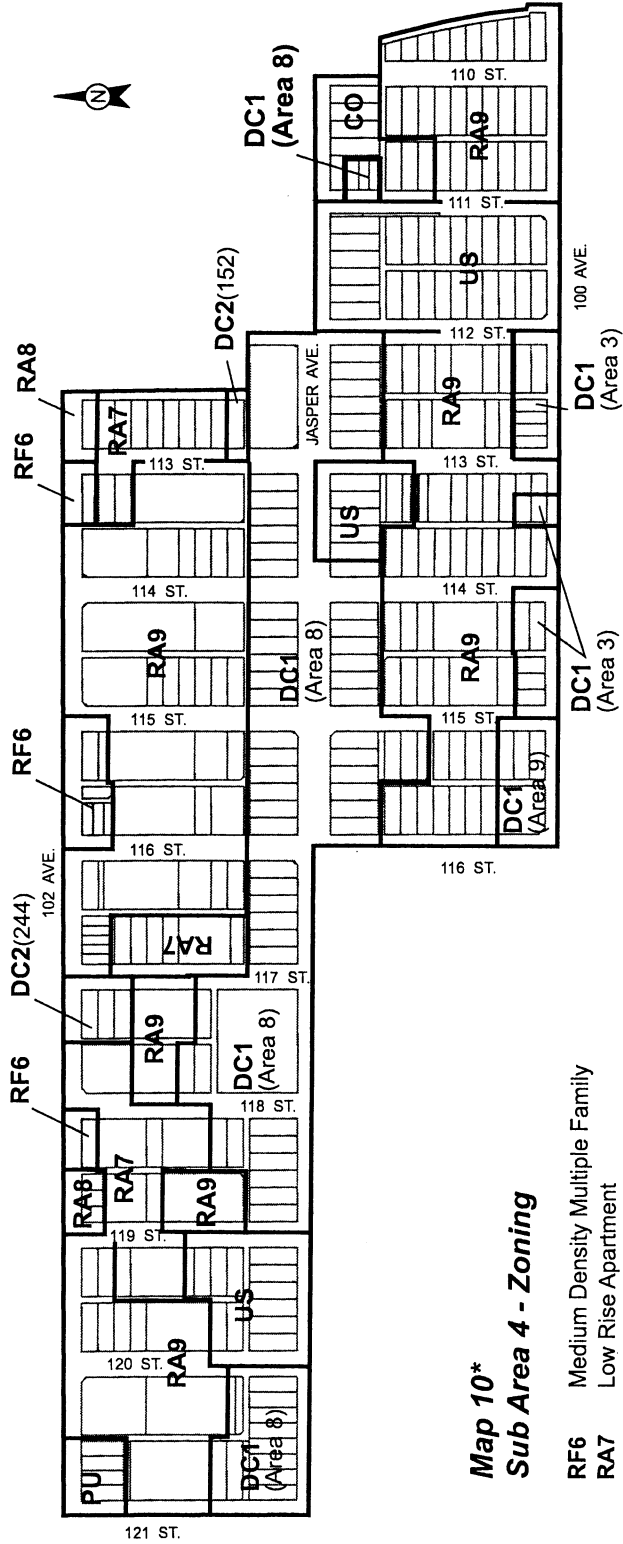




**Map 9\***  
**Sub Area 3 - Zoning**

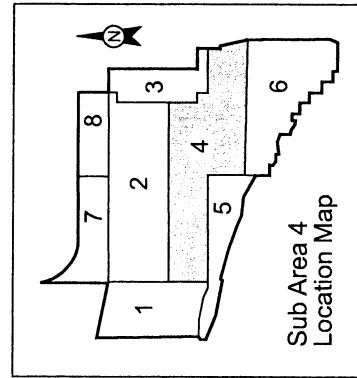
- CB1** Low Intensity Business
- CO** Commercial Office
- DC1** Direct Development Control Provisions
- DC2** Site Specific Development Control Provisions



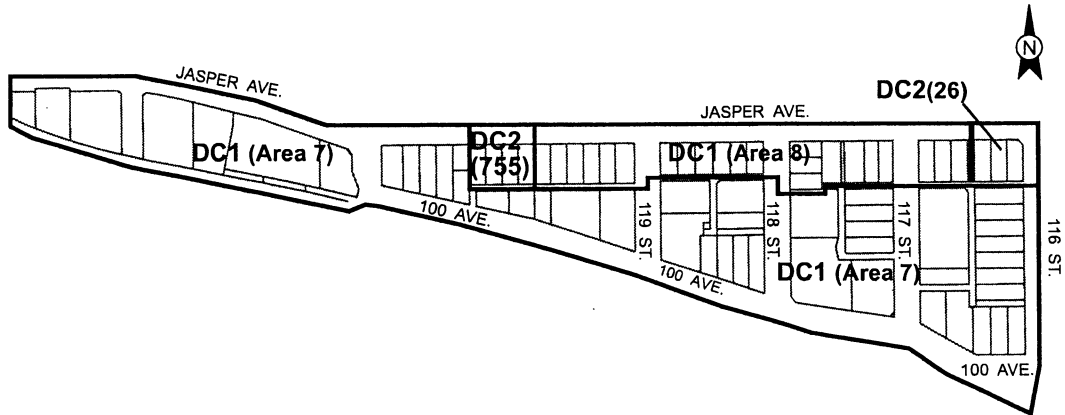


**Map 10\***  
**Sub Area 4 - Zoning**

- RF6 Medium Density Multiple Family
- RA7 Low Rise Apartment
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- CO Commercial Office
- US Urban Service
- PU Public Utility
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions
- Zoning Overlay Provisions

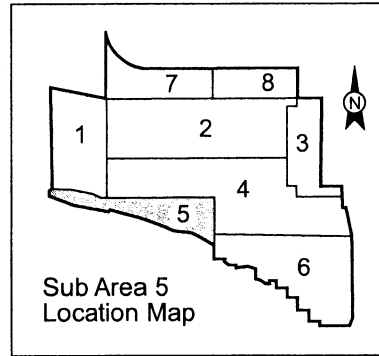


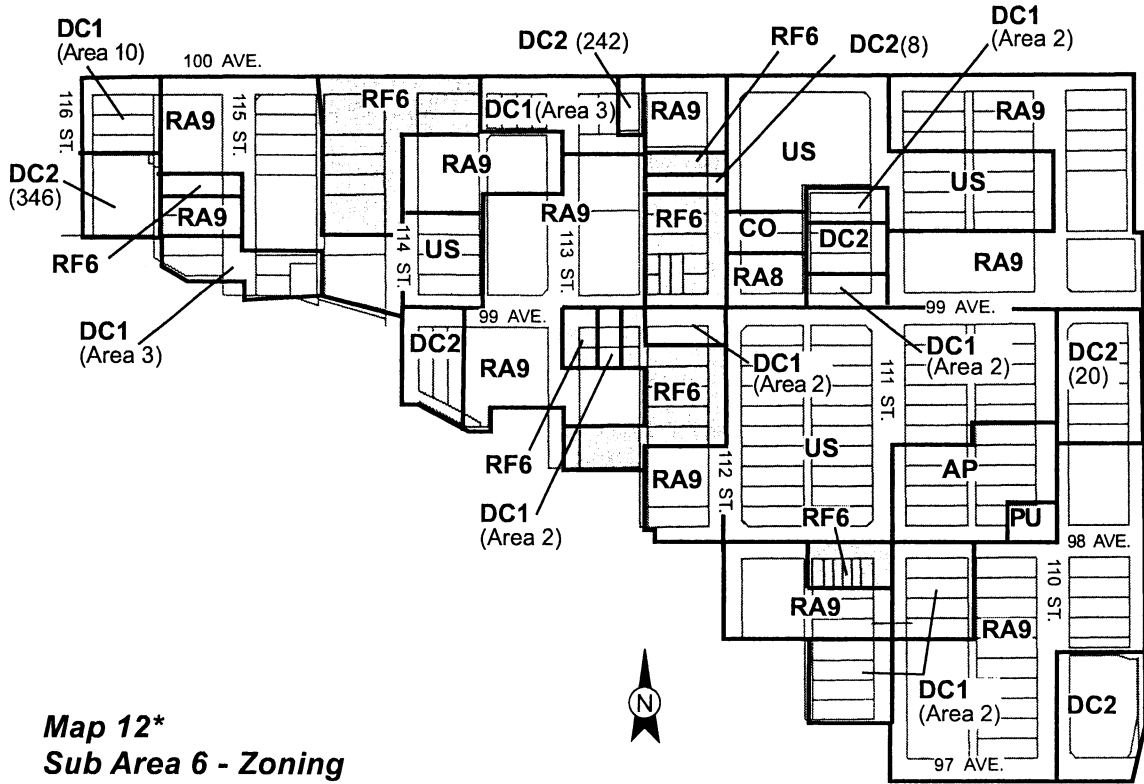
**Sub Area 4**  
**Location Map**



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

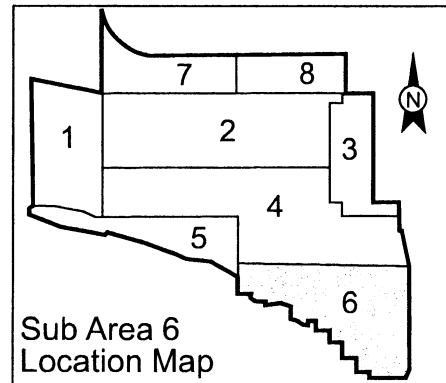
- DC1** Direct Development Control Provisions
- DC2** Site Specific Development Control Provisions



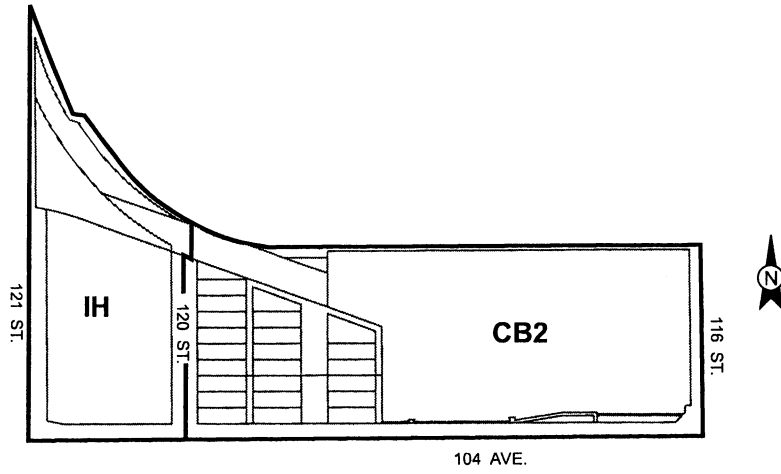


**Map 12\***  
**Sub Area 6 - Zoning**

- RF6 Medium Density Multiple Family
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- CO Commercial Office
- US Urban Service
- PU Public Utility
- AP Public Parks
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions
- Medium Density Residential Overlay

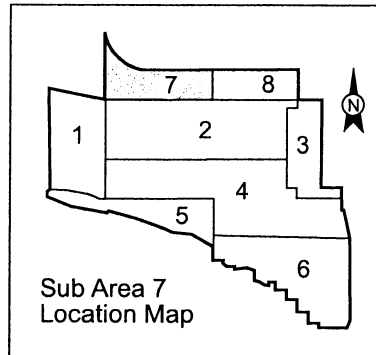


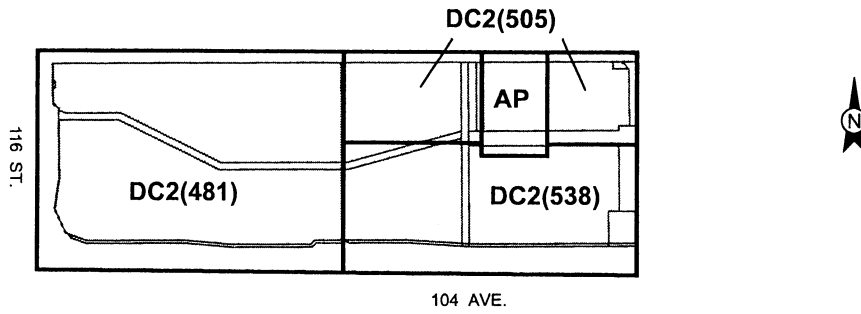
Sub Area 6  
Location Map



**Map 13\***  
**Sub Area 7 - Zoning**

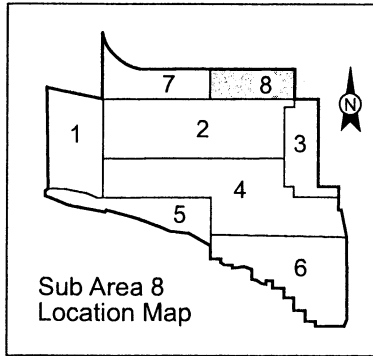
CB2 General Business  
IH Heavy Industrial





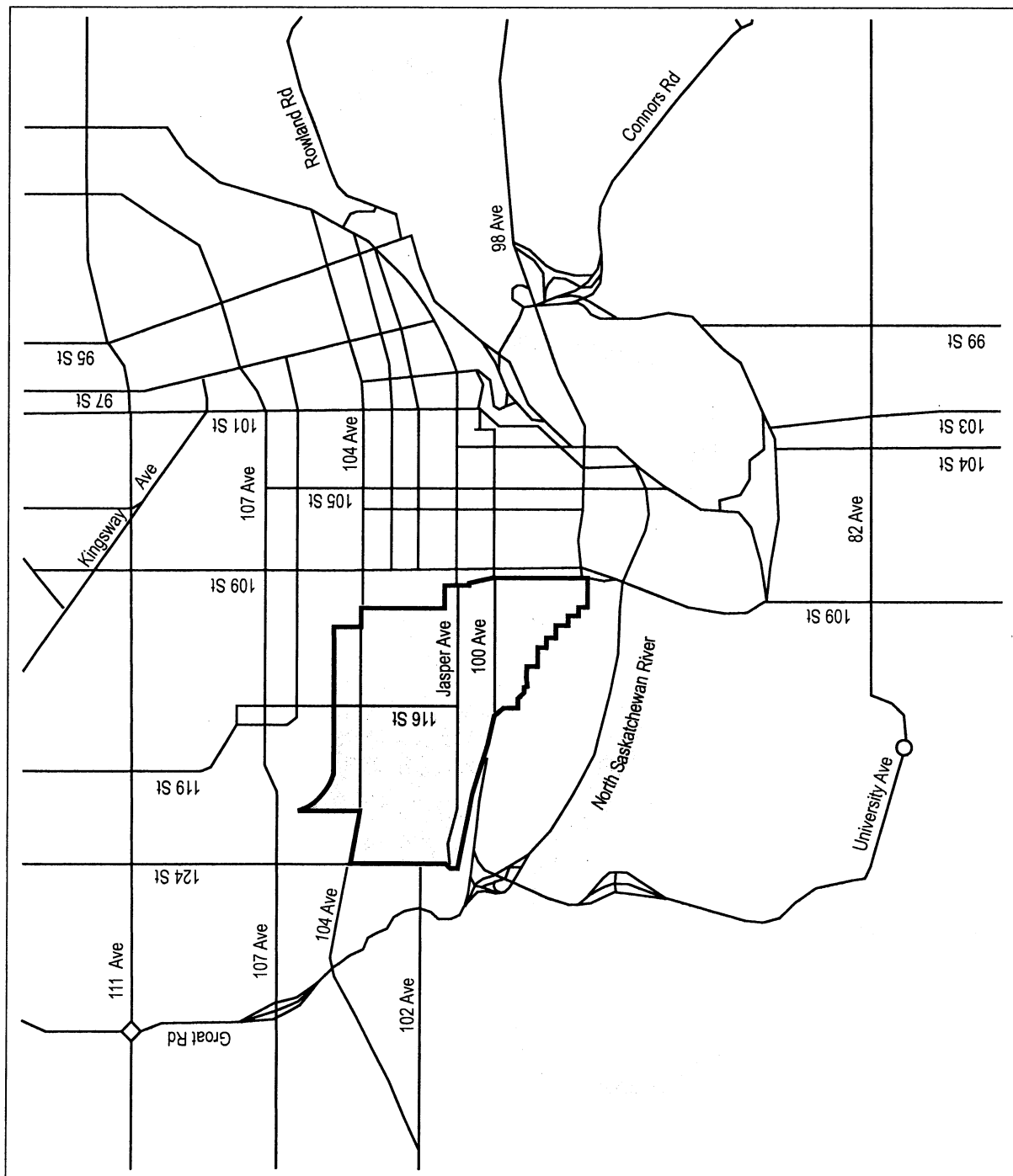
**Map 14\***  
**Sub Area 8 - Zoning**

- AP Public Parks
- DC2 Site Specific Development Control Provisions



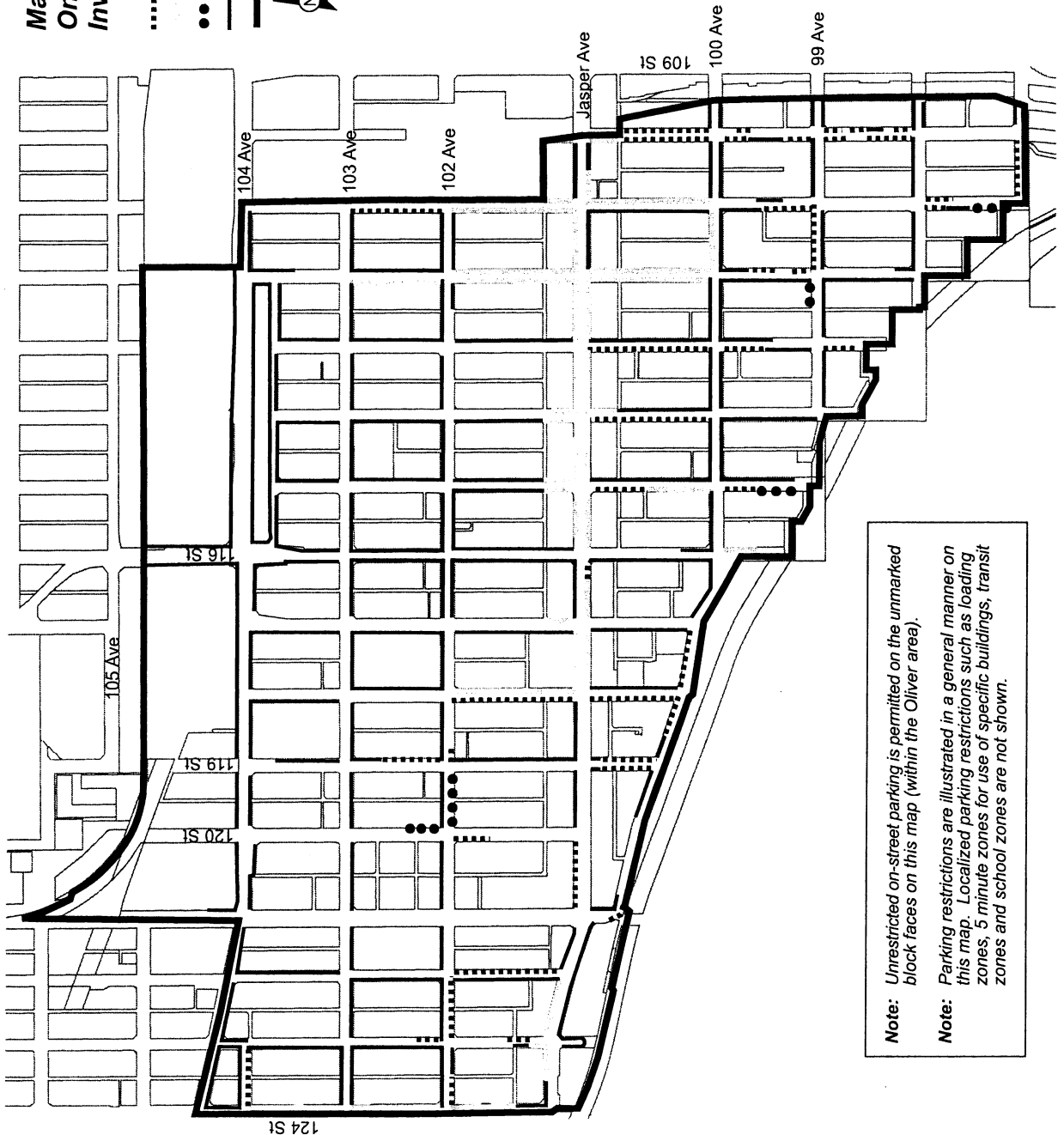


**Map 15  
Oliver's Place  
in Central City  
Transportation  
Network  
(Only Arterial Roads  
Shown)**



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

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



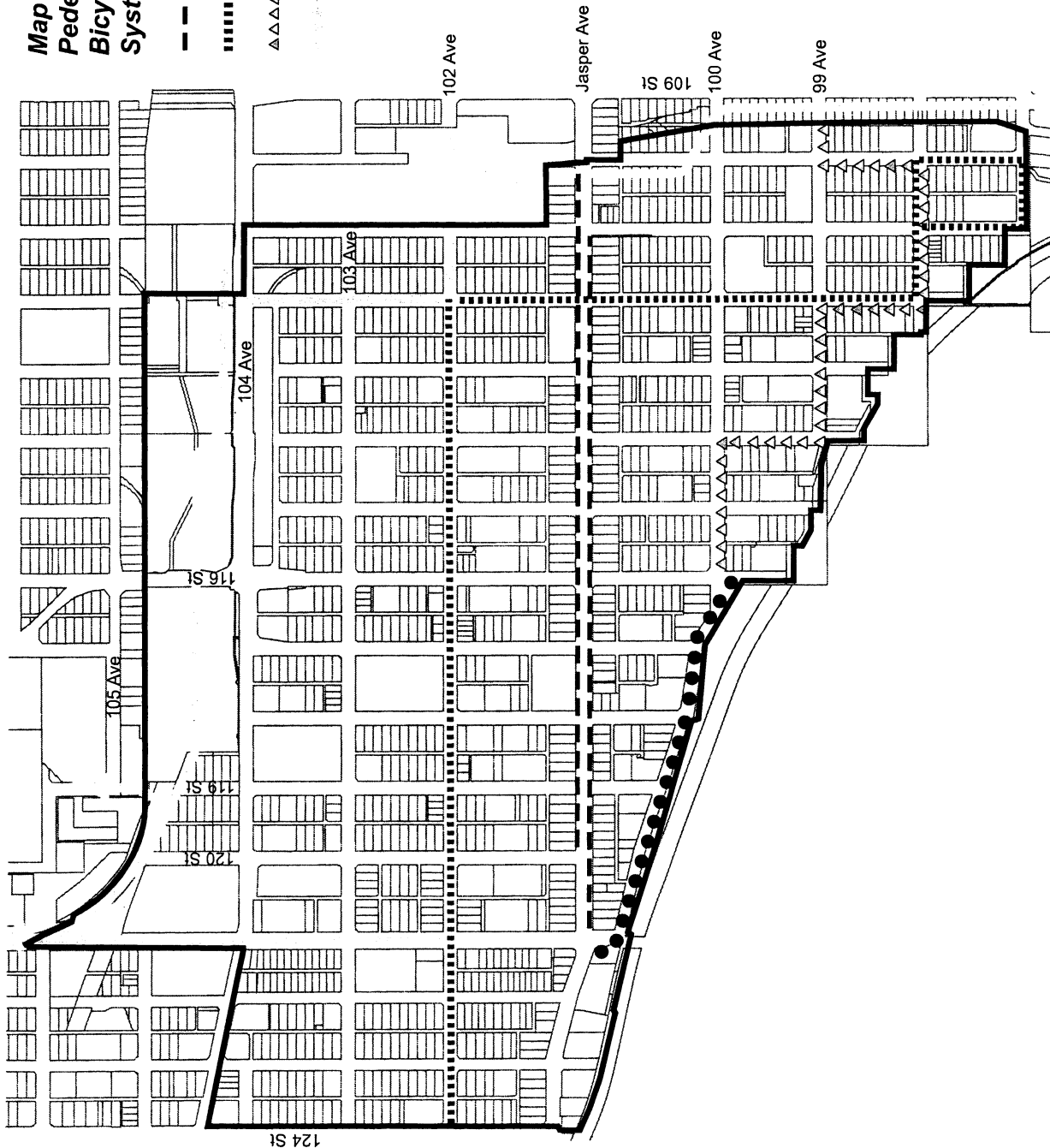
**Note:** Unrestricted on-street parking is permitted on the unmarked block faces on this map (within the Oliver area).

**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



- Bus Lanes (Bicycles Permitted)
- ||||| Signed Bicycle Route
- ▲▲▲▲ Heritage Trail
- Victoria Promenade
- Proposed Bicycle Route



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



\* As amended by Bylaw 14174, January 2006

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

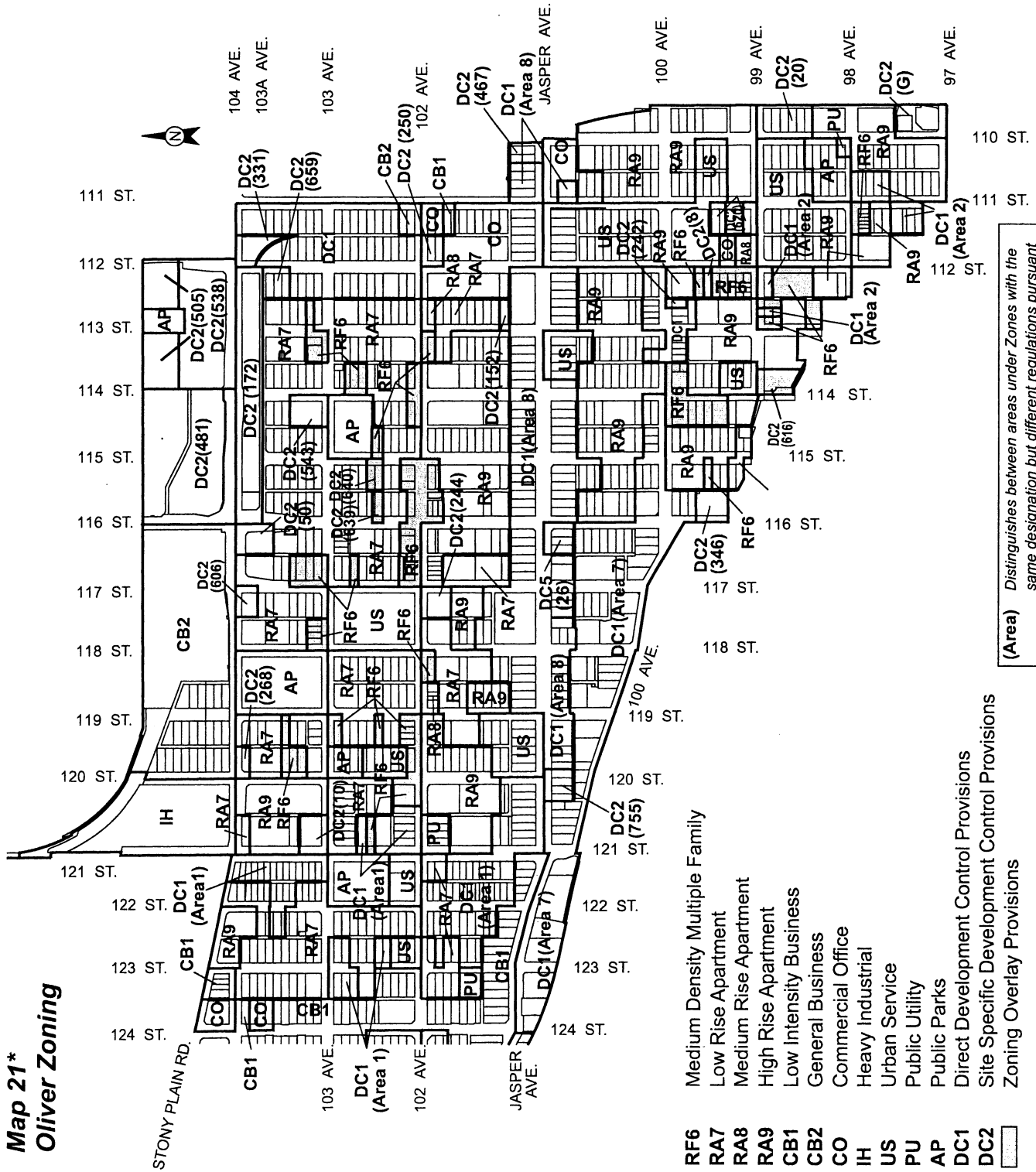
- ① Alberta Committee of Citizens With Disabilities
- ② Native Employment Services
- ③ CNIB
- ④ Interfaith Association On AIDS
- ⑤ Jewish Seniors Drop-In Centre
- ⑥ The Support Network
- ⑦ AIDS Network of Edmonton
- ⑧ Greater Edmonton Foundation
- ⑨ West Edmonton Seniors
- ⑩ Edmonton General Hospital
- ⑪ Alzheimer Society of Edmonton
- ⑫ Edmonton Food Bank
- ⑬ Meals On Wheels



○ Social Services  
● Seniors' Activity Centres



**Map 21\*  
Oliver Zoning**



- RF6 Medium Density Multiple Family
- RA7 Low Rise Apartment
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- CB1 Low Intensity Business
- CB2 General Business
- CO Commercial Office
- IH Heavy Industrial
- US Urban Service
- PU Public Utility
- AP Public Parks
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions

**(Area)** Distinguishes between areas under Zones with the same designation but different regulations pursuant to the Zoning Bylaw