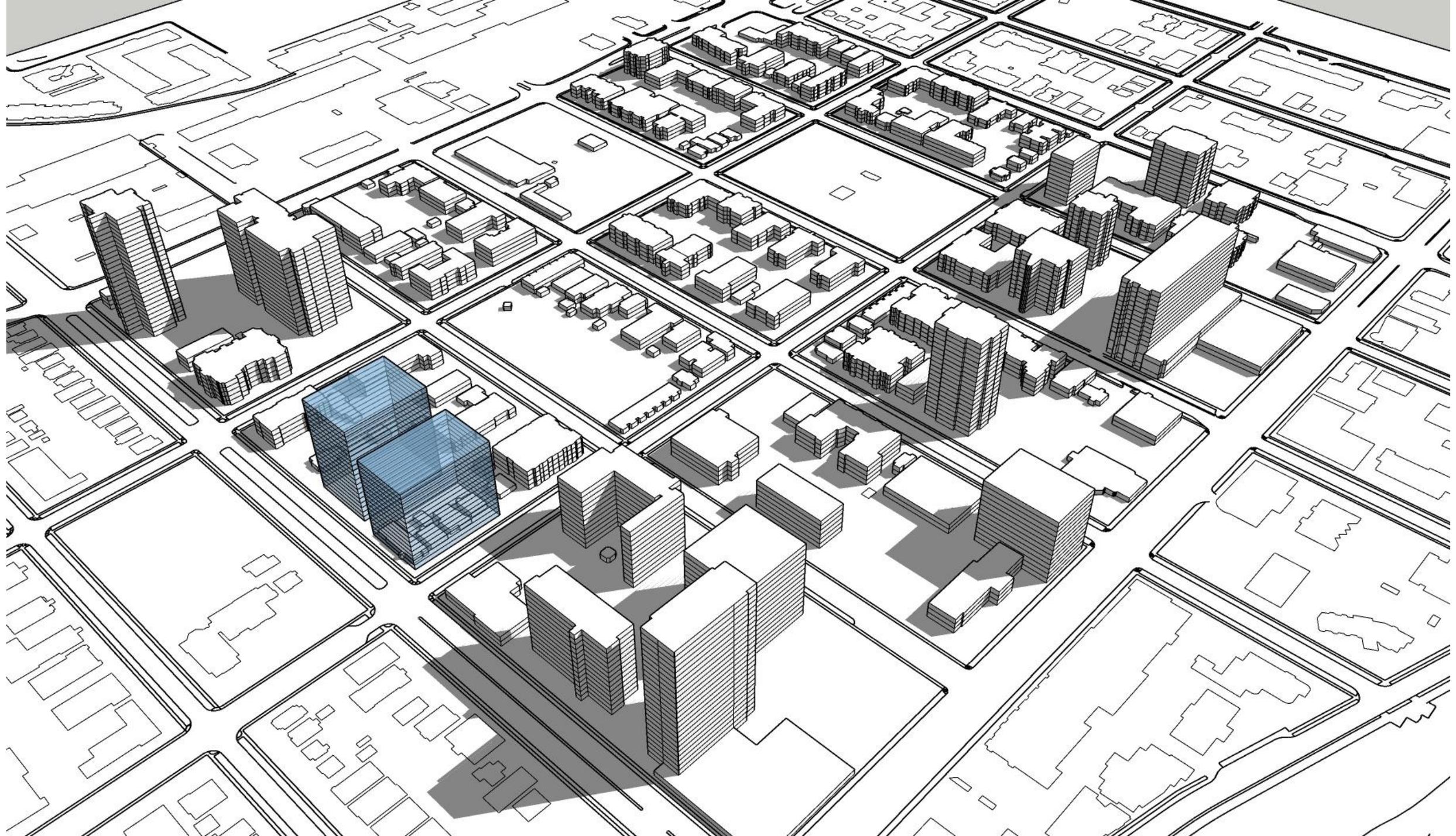
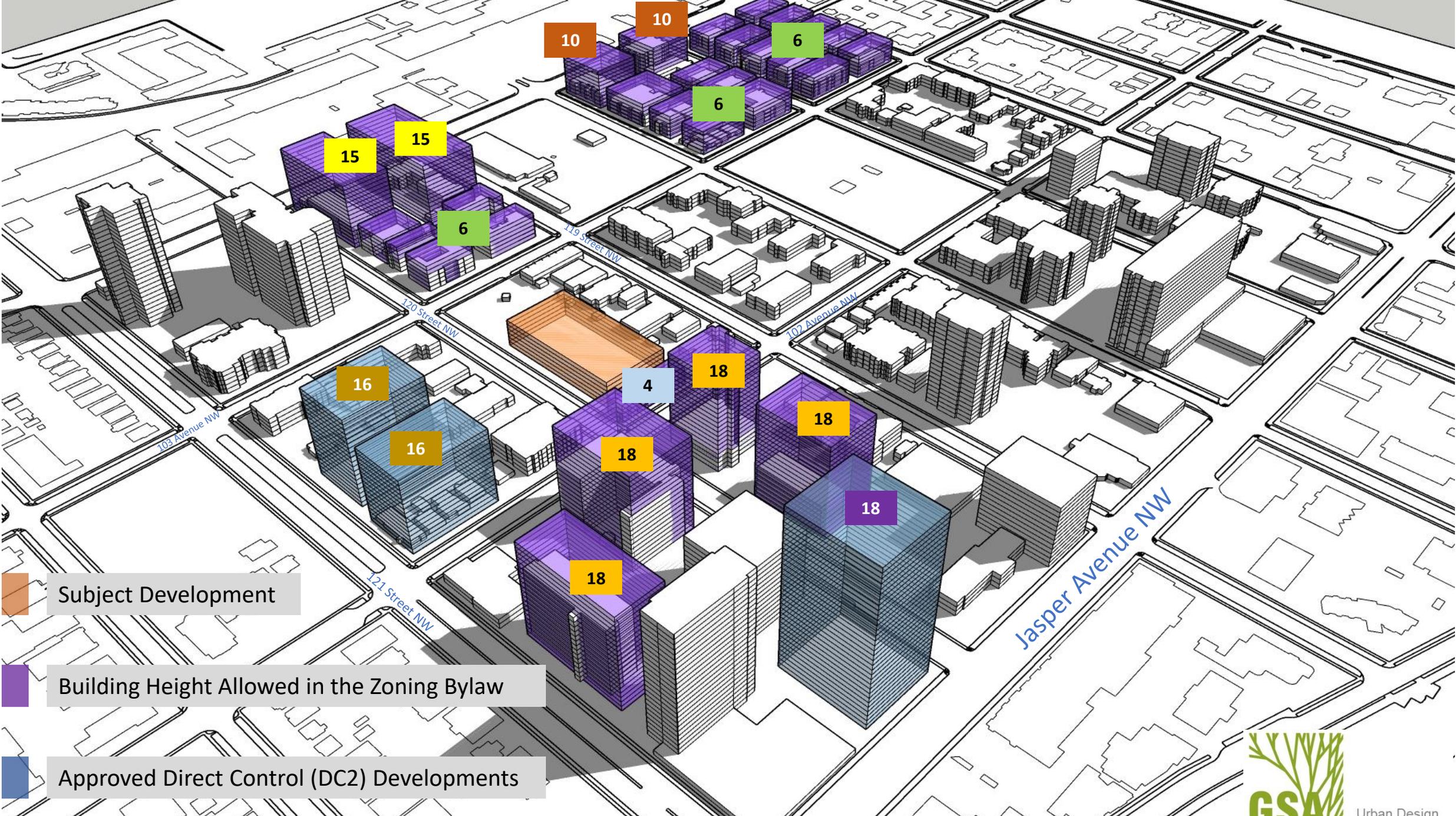
An aerial photograph of a city, likely St. John's, showing a large, empty, snow-covered lot in the foreground. The lot is surrounded by residential buildings, including a row of small houses on the left and a larger apartment building on the right. In the background, several tall apartment towers are visible against a hazy sky. The text is overlaid in the center of the image.

**ST. JOHN'S FORMAL SCHOOL SITE IN OLIVER
(RA8) MEDIUM RISE APARTMENT ZONE
BYLAWS 19441, 19442**





 Subject Development

 Building Height Allowed in the Zoning Bylaw

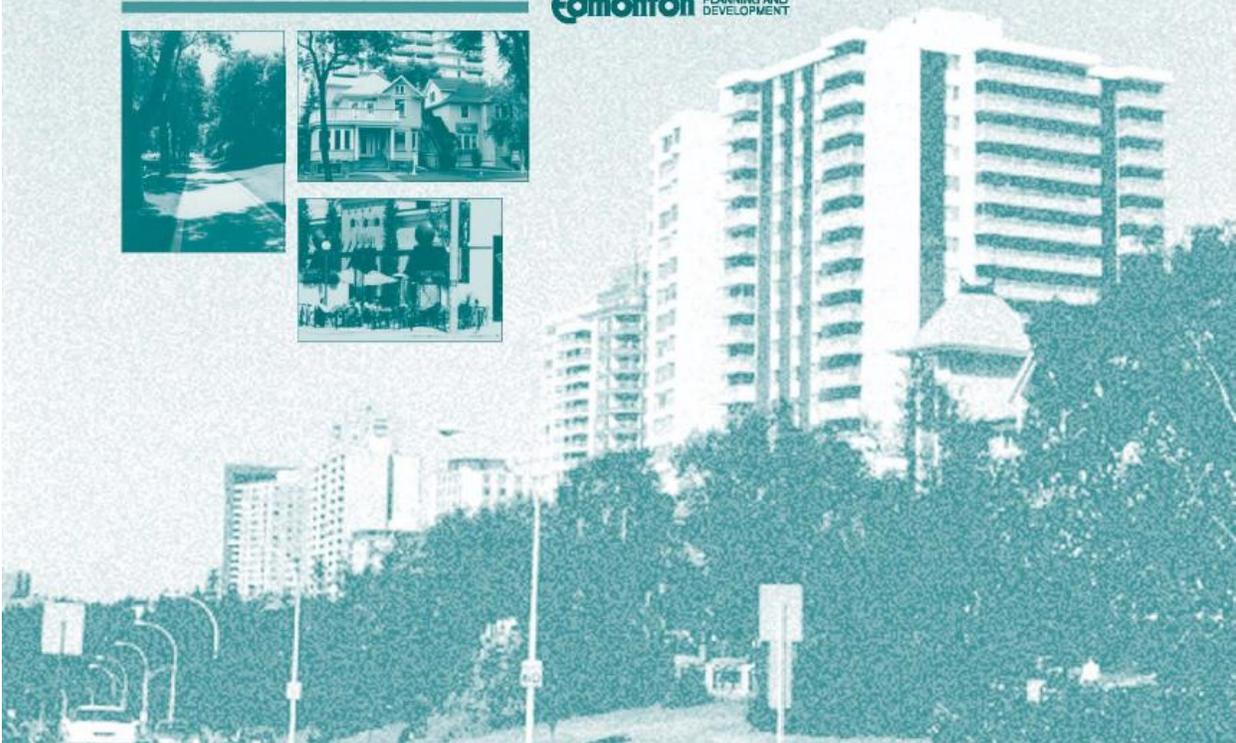
 Approved Direct Control (DC2) Developments

Consolidated February 2020

Oliver

Area Redevelopment Plan

Bylaw 11618 (as amended)



Zoning Bylaw

Transit Oriented Development
 **GUIDELINES**

 Prepared by the City of Edmonton
Sustainable Development and Transportation Services Departments

Approved by Edmonton City Council on
February 15, 2012 in tandem with City
Policy C565

EIGHT REASONS WHY RA8 IS AN APPROPRIATE ZONING FOR THE ST. JOHN'S SCHOOL SITE

1. Six Storeys Mid-Rise is the previous Four Storey Low-Rise
2. Density and Housing Affordability
3. Density Provides Support to Retail
4. Medium Rise Apartment Zone Provides for Cost-effective and Sustainable Development
5. Transit Oriented Development
6. Medium Rise Development is a Missing Middle Form of Housing
7. Existing Housing Stock
8. RA8 suits the proposed new City Plan