



CITY PLANNING REPORT **REZONING and PLAN AMENDMENT** OLIVER

9728 - 111 Street NW

To allow for a high rise residential building.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- contributes to residential infill and increases the available housing options in the neighbourhood;
- allows for residential infill near a Light Rail Transit (LRT) station that is appropriate in scale and density, given the surrounding context and unique location; and
- provides a sensitive building design that respects the abutting North Saskatchewan River Valley.

THE APPLICATION

1. BYLAW 18627 to amend the Oliver Area Redevelopment Plan

The proposed amendment to the Oliver Area Redevelopment Plan would exempt the site from policy that currently restricts development to row housing, stacked row housing or low rise apartment development (up to four storeys) in this location, and allow a high rise building.

2. CHARTER BYLAW 18628 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to a (DC2) Site Specific Development Control Provision.

The purpose of the existing zone is (DC1) Direct Development Control Provision – Area 6 within the Oliver Area Redevelopment Plan is to provide for an area that encourages the retention and reuse of existing older residential structures and permit low scale redevelopment, where such structures are isolated on one or two lots between apartment buildings or non-residential uses. This zone currently allows the opportunity for a building of 14 metres in height with a Floor Area Ratio (FAR) of 1.5.

The proposed DC2 Provision maintains residential uses and has the following key characteristics:

- Maximum Height of 35 metres (approximately 9 storeys);
- Maximum Floor Area Ratio of 4.0; and
- Up to 13 residential dwellings.

SITE AND SURROUNDING AREA

The site area is 1037 m² and consists of one large residential sized lot located mid-block along the west side of 111 Street NW, south of 99 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Single Detached House
CONTEXT		
North	(RA9) High Rise Apartment Zone	Residential High Rise Building
East	(RA9) High Rise Apartment Zone	Residential High Rise Building
South	(DC1) Direct Development Control Provision	Single Detached House
West	(A) Metropolitan Recreation Zone	North Saskatchewan River Valley



VIEW OF HOUSE ON 9928 - 111 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed (DC2) seeks density that is considered suitable for the site, as the site enjoys good access to the LRT, and is situated beside the North Saskatchewan River Valley. Although an increase in height is proposed, the height is similar to that of the 8 storey building directly north and is considered compatible. Further, the scale and design of the proposed development is appropriate given its unique location and top of bank constraints at the rear of the site. The proposed application does not vary the rear setback of the current (DC1) of 7.5 m and maintains the existing development setbacks along the top-of-the-bank the same as the existing development permissions. The front setback is reduced to accommodate the rear setback from the River Valley which is a principle planning goal. Maintaining a consistent block face is challenging due to the active redevelopment of this block and the existing varied front setbacks.

The reduced side setbacks are considered appropriate given the adjacent (RA9) High Rise Apartment Zone to the north and the unique site context overlooking the River Valley. Specific design measures, including terracing ensure sunlight access to properties to the north. Specific

regulation regarding privacy screening are also included to improve the interface with the residential building to the south.

The proposed building height is appropriate given adjacent (RA9) High Rise Apartment Zone, to the north, currently developed as a 6 storey apartment building.

This site and the proposed building design were assessed under, the policies of the Oliver Area Redevelopment Plan, the Transit Oriented Development (TOD) Guidelines, and the Residential Infill guidelines (RIGs).

PLANS IN EFFECT

Sub Area 6 of the Oliver Area Redevelopment Plan (ARP), and the applicable DC1 Provision Area 2 regulations encourage the retention and reuse of existing older residential building and to limit the Height of new residential development in order to maximize sunlight penetration and existing sight lines of the river valley. These ARP development goals are reflective of the late 1990s, prior to the LRT line and Transit Oriented Development Guidelines.

An amendment to the Oliver Area Redevelopment Plan (ARP) is proposed in consideration of the Site's proximity to the Grandin LRT Station and Transit Oriented Development Guidelines.

APPLICABLE GUIDELINES

Transit Oriented Development (TOD) Guidelines

As the site is approximately 200 metres from an LRT station it is appropriate to consider the TOD Guidelines. The proposed (DC2) achieves this by providing underground parking, stepping down the building on the west site to accommodate views of the River Valley, use of quality and contextually-appropriate materials; adequate screening and/or landscaping; locating windows and entries to maximize privacy and minimize impacts for adjacent properties.

The TOD Building and Site Design Guidelines outline that buildings over 6 storeys in height should only be located where a Station Area Plan has been prepared to accommodate transitions or on a large site of 1 or more hectares so that appropriate transitions can be accommodated on site. As the site does not meet either criteria and is located in a mature neighbourhood with an existing statutory plan, the residential infill guidelines for high rises were also used to evaluate the proposal.

Residential Infill Guidelines (RIGs)

This proposal is considered under the criteria for High Rise Apartments. While not attaining every criteria for this category of the RIGs, this site meets several of the criteria while accommodating the location characteristics of the adjacent River Valley including privacy considerations and views of the River Valley. Access to the underground parking is located from 111 Street NW because rear alley access is not available. The site is located along a collector road, which City Planning has determined to have sufficient capacity to serve the development.

A detailed review of the application relative to the Residential Infill Guidelines is found in Appendix 1 to this report.

EDMONTON DESIGN COMMITTEE (EDC)

On June 12, 2018, this application was reviewed by the Edmonton Design Committee (EDC). The EDC recommended unconditional support of the application. The formal response letter from the Edmonton Design Committee is found in Appendix 2 to this report.

PUBLIC CONTRIBUTIONS

The contributions proposed by this DC2 Provision align with the Community Amenity Contributions Policy C599 by providing three 3-bedroom Dwellings.

Affordable housing is being provided in accordance with Policy C585.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date	<ul style="list-style-type: none">● Number of recipients: 107● Number of responses with concerns: 3● Common comments included: concerns about interface of proposed development with adjacent apartment building
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● www.edmonton.ca/oliver

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Residential Infill Guidelines Analysis
- 2 Edmonton Design Committee Letter
- 3 Application Summary

RESIDENTIAL INFILL GUIDELINES ANALYSIS

This application was reviewed for conformance to the recommendations for High Rise Apartments due to the proposed DC2 dealing with a high rise form and being adjacent to a residential neighbourhood. A breakdown of the DC2 Provision is provided indicating if a particular guideline is met or not.

LOCATION AND DISTRIBUTION

Guideline	DC2
High Rise apartments should have direct access to an arterial or collector road or a road with the demonstrated capacity to accommodate the development without undue impact on adjacent areas.	Yes
High Rise Residential Buildings should locate in the City's key activity centres, including the central area of the City (Downtown, the Station Lands, and Downtown North Edge), areas adjacent to LRT Stations and at existing regional or community level shopping centre sites.	Yes
The preferred locations for High Rise Residential Buildings may be further defined through an Area Redevelopment Plan, Transit Oriented Development (TOD) Plan, or Site Vision and Context Plan.	No

BUILT FORM AND DESIGN

Guideline	DC2
High Rise residential towers should be designed with a distinctive expression of a base, middle, and top to better respond to the context of views to and from the tower.	No
High Rise residential towers should be constructed on a podium base that creates a human scale street wall with a minimum height of 3 storeys and a maximum height of 4 storeys.	No
Storeys above the 3rd floor should be stepped back and aesthetically be of a secondary character to the main base form;	Partial
The podium façade should be divided into segments and articulated to support a walkable environment and reduce the building mass	No
A sun/shadow analysis should be prepared, including analyses of shade impacts for the spring and fall Equinoxes and the winter Solstice.	No
The building should front a street.	Yes

All ground level units with street frontage should have an individual entrance that fronts onto the street and private outdoor amenity space; all other units should be accessed through an entrance hall fronting onto a street.	No
The massing of High Rise buildings should be arranged to minimize shadowing of onsite or adjacent amenity space	Yes
The maximum height of High Rise buildings on specific sites should be determined using the Large Site Infill Guidelines.	Yes
High Rise residential towers should be designed as slender point towers with small floorplates to protect views and maximize access to sunlight for surrounding development.	Yes
High Rise residential towers should be designed with significant shaping to break down the scale of the tower.	No
High Rise residential towers should be designed with floorplates generally no larger than 750 square metres gross.	Yes
The mass of the tower should be stepped back above the base podium by at least 3 metres.	No
The massing of High Rise buildings should be arranged to resolve shadowing, overlook, and loss of privacy issues on adjacent areas in accordance with the "Large Site Infill Guidelines"	Yes
The massing of High Rise buildings should be arranged to Provide for a transition between the building and adjacent residential areas in accordance with the "Large Site Infill Guidelines".	No
High Rise residential towers should be separated from each other by a minimum of 30 metres if they are offset on the site such that one tower does not directly face the other or a minimum of 35 metres if they face directly on to each other.	No
The width of a High Rise residential tower should not exceed 36 metres.	Yes

SITE DESIGN AND STREETScape

Guideline	DC2
The site should be landscaped in accordance with an approved Landscape Plan which provides for a high standard of landscaping on the site.	Yes
The Landscape Plan should Incorporate the design and planting of public sidewalk and boulevard areas adjacent to the site.	Yes
The Landscape Plan should Illustrate the landscaping of yards and common outdoor amenity areas.	Yes

Upgrading of the adjacent public sidewalks and boulevard areas may be a requirement of development approval if warranted by the existing conditions.	No
Common, outdoor amenity space should be provided on site to accommodate the recreational and social needs of residents, including families with children when family units are proposed	Yes
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by providing entry transitions (e.g. use of steps, fences, gates, hedges, low walls) and semi-private outdoor spaces that create a comfortable relationship between the public realm of the street and the private space of the dwelling units.	Yes
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by providing individual, private front entries and landscaped yards for ground floor units.	No
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by maintaining the existing development pattern along the street, including setbacks, treed boulevards and no vehicular access from the street.	No
The site design should, in concert with the design of the building contribute to optimizing sunlight on adjacent properties and on common outdoor amenity areas and maintain the privacy of adjacent homes through the use of fencing, screening, and landscaping.	Yes
Common outdoor amenity space should be provided on site at a location where there is surveillance, sunlight, and weather protection.	Partial
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by providing a prominent front entrance to the building.	Yes
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by using articulated building facades and quality building materials, and creating recessed balconies and roofline features along street fronts.	Yes!
The Landscape Plan should include an assessment of mature trees on site.	No
The Landscape Plan should provide for the retention of mature trees to the greatest extent possible.	No

PARKING

Guideline	DC2
All parking should be accessed from the adjacent lane.	No
Any surface visitor parking areas provided for High Rise buildings should be developed at the side or rear of the building	No
Resident parking should be provided on site in either underground or above ground parking structures.	Yes
Any surface visitor parking areas provided for High Rise buildings should be separated from residential units by landscaped buffers and not impact the street or outdoor amenity areas.	No
Any surface visitor parking areas provided for High Rise buildings should be clustered into smaller parking lots and divided with landscaping (including trees).	No



EDMONTON ♦ DESIGN ♦ COMMITTEE

June 14, 2018

Mr. Peter Ohm, Chief Planner
City Planning, Sustainable Development
7th Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Mr. Ohm:

Re: **The Ledge (Rezoning Application)**
Group2 - Robert Labonte

As determined by the Edmonton Design Committee at the meeting on June 12, 2018, I am pleased to pass on the Committee's recommendation **of support** for The Ledge project submitted by Group2.

You will notice that a copy of this letter is also being sent to the applicant. I hope this will inform your future discussions with the applicant as this project proceeds.

Yours truly,

Edmonton Design Committee

A handwritten signature in black ink, appearing to read 'Wes Sims' followed by a period. The signature is fluid and cursive.

Wes Sims, Chair

WS/ps

- c. Group2 - Robert Labonte
City of Edmonton - Ania Schoof
Edmonton Design Committee

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw(s)/Charter Bylaw(s):	18627, 18628
Date of Application Acceptance	04 December 2017
Location:	South of 98 Avenue NW and west of 111 Street NW
Address(es):	9728 111 Street NW
Legal Description(s):	Lot 81A; Block 11; Plan NB
Site Area:	1037.347 m ²
Neighbourhood:	Oliver
Ward - Councillor:	6 - Scott McKeen
Notified Community Organization(s):	Oliver Community League
Applicant:	RAM Developments Inc.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	OLiver Area Redevelopment Plan
Historic Status:	None

Written By:	Ania Schoof
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination