



CITY PLANNING REPORT **REZONING** SPRUCE AVENUE

10104 - 111 Avenue NW

To allow additional residential dwellings in an existing mixed use high rise, Spruce Avenue



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- is compatible with surrounding land uses;
- is located within 800 metres of the Royal Alexandra Hospital Transit Centre and LRT Station; and
- supports the adaptive reuse of an existing mixed use high rise adjacent to major institutional employment centres.

THE APPLICATION

Charter Bylaw 18537 proposes to amend the Zoning Bylaw from the (CB2) General Business Zone to the (CB3) Commercial Mixed Business Zone in the Spruce Avenue Neighbourhood. The applicant's stated intent is to allow for the conversion of the second storey office space to apartment housing within the existing 11 storey mixed use building.

SITE AND SURROUNDING AREA

This site is 2,790.4 m² in size with an existing 11 storey commercial-residential mixed use building. The site is located on 111 Street NW and 101 Street NW (both arterial roadways) approximately 425 metres east of the Kingsway/Royal Alexandra Hospital LRT Station, and adjacent to the Royal Alexandra and Glenrose Rehabilitation Hospitals.



AERIAL VIEW OF SITE AND CONTEXT FROM THE SOUTH EAST

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CB2) General Business Zone	Mixed-use high rise
CONTEXT		
North	(DC2.97) Site Specific Development Control Provision <ul style="list-style-type: none"> Note: Proposed (DC2) Site Specific Development Control Provision for a high rise residential development. 	Non-accessory Parking
East	(CB2) General Business Zone	Automotive Sales

	<ul style="list-style-type: none"> Note: Proposed (DC2) Site Specific Development Control Provision for low rise mixed use development. 	
South	<ul style="list-style-type: none"> (DC2) Site Specific Development Control Provision (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> Non-accessory Parking Religious Assembly
West	(CB2) General Business Zone	Commercial Strip Mall



VIEW OF SITE LOOKING NORTHWEST FROM 101 STREET NW

PLANNING ANALYSIS

The proposed rezoning to the (CB3) Commercial Mixed Business Zone is to allow for an increase in permitted residential floor area for the existing building. The existing building was constructed with a three storey commercial podium and eight storeys of apartment housing within a tower. In 2017, the third floor was converted from commercial space to 18 units of apartment housing. The applicant's intent is to convert the second storey of the podium to apartment housing for an additional 18 dwellings. As the CB2 Zone restricts apartment housing to a maximum Floor Area Ratio of 2.0, a change in zoning is required to facilitate the additional residential units.

While the rezoning is intended to allow for the continued utilization of the 11 storey mixed use building, the CB3 Zone also provides an increase in development opportunities compared to the CB2 Zone. The table below provides a comparison between these two zones.

REGULATION	CB2 Zone	CB3 Zone
------------	----------	----------

Height (Height for Apartment Housing)	16.0 m (30.0 m)	36.0 m (45.0 m)
Maximum Floor Area Ratio (FAR)	3.5	7.0
Maximum Residential FAR	2.0	6.0
Maximum Commercial FAR	3.5	4.0
Maximum Density	None	None

The CB3 Zone requires any development over 23.0 metres (approximately 8 storeys) to be constructed with a three storey podium. This ensures a more pedestrian oriented built form, and, in combination of the required setbacks, places the taller portions of the building away from the street.

Should this property be redeveloped under the CB3 Zone, the site size, required setbacks and setbacks would restrict development to an approximately 15 storey tower with a floor plate under 1000 m² which matches the institutional nature of the area.

The CB2 and CB3 Zones provide comparable commercial opportunities with variations in which uses are identified as permitted or discretionary uses. While the CB3 zone is generally more permissive than CB2, auto-oriented uses (such as Rapid Drive-through Vehicle Services) and uses with increased parking requirements (such as Religious Assembly) would no longer be allowed by the CB3 Zone.

PLANS IN EFFECT

There is no plan in effect for the Spruce Avenue Neighbourhood.

Residential Infill Guidelines

This application has been reviewed with respect to the Residential Infill Guidelines for high rise apartments as the CB3 Zone provides the opportunity for mixed use high rise development. As this site is within 800 metres of the Kingsway/Royal Alexandra Hospital LRT station, the CB3 Zone would comply with the location and distribution guidelines for high rise apartments.

Additionally, the urban design regulations of the CB3 Zone ensures that future development complies with the majority of built form and design guidelines for high rise developments including the requirements for a three storey podium, appropriate setbacks and setbacks, and podium facade articulation.

Transit Oriented Development Guidelines (TODG)

The Kingsway/Royal Alexandra Hospital LRT Station is identified in the Transit Oriented Development Guidelines (TODG) as an Institutional/Recreational Station Area. The TODG recognize that Each Institution/Recreation Station Area typically has its own unique needs and therefore, does not contain detailed guidelines for development in the areas around them. Instead, it directs redevelopment to be compatible with the existing, unique context of each station. In this case, this station is surrounded by primarily large scale institutional uses that are comparable in scale to that which is allowed in the CB3 Zone. The CB3 Zone is specifically

designed for use near high capacity transportation nodes and regulations within it and the Main Street Overlay address urban design related issues for these areas to ensure contextual compatibility.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 25, 2018	<ul style="list-style-type: none">• Number of recipients: 25• Number of responses: 0
--	---

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18537
Location:	North of 111 Avenue NW and west of 101 Street NW
Address:	10104 – 111 Avenue NW
Legal Description:	Lot 330A, Block 1, Plan 3151RS
Site Area:	2,790.4 m ²
Neighbourhood:	Spruce Avenue
Ward - Councillor:	2 – Bev Esslinger
Notified Community Organization:	Spruce Avenue Community League
Applicant:	NEXT Architecture

PLANNING FRAMEWORK

Current Zone and Overlay:	(CB2) General Business Zone and Main Street Overlay
Proposed Zone and Overlay:	(CB3) Commercial Mixed Business Zone and Main Street Overlay
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Andrew Sherstone
Andrew McLellan
City Planning
Planning Coordination