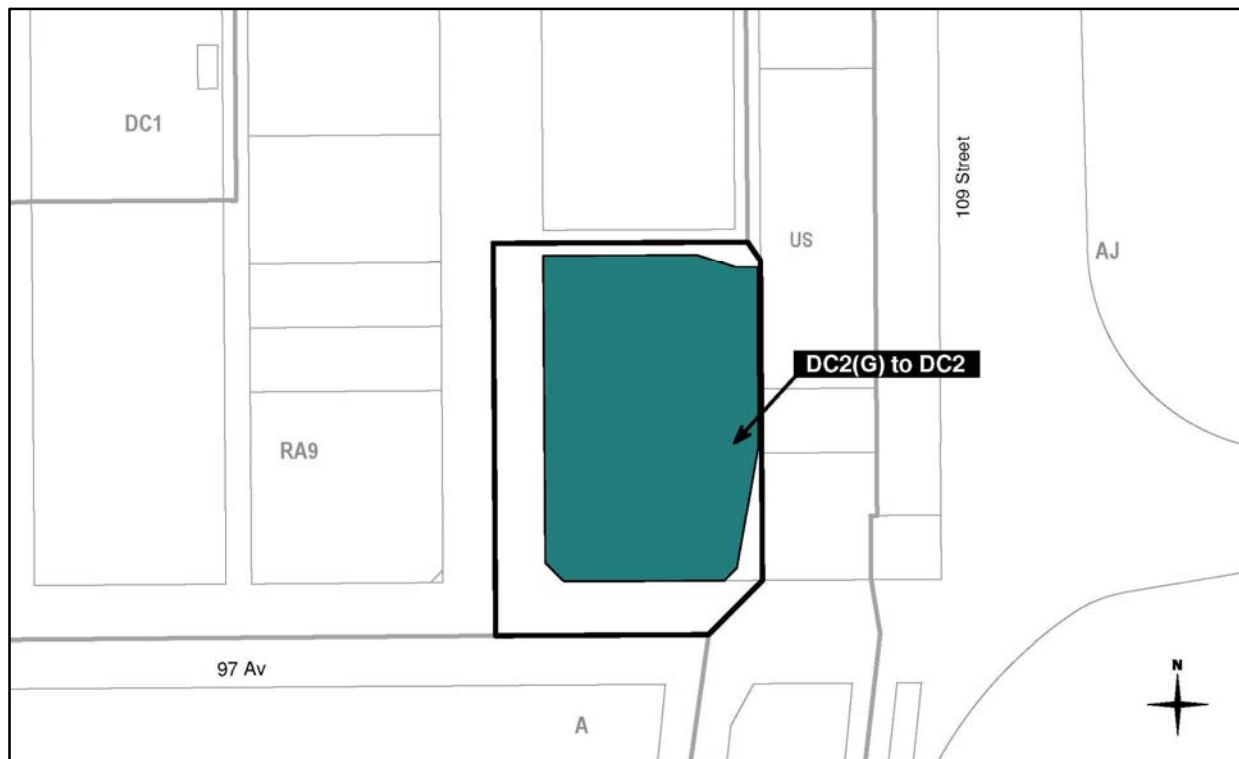




CITY PLANNING REPORT **REZONING** OLIVER

9707, 9707C & 9715 - 110 Street NW

To allow Community, Educational, Recreational and Cultural Services Uses in an existing commercial tower.



RECOMMENDATION AND JUSTIFICATION

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

- it is compatible with surrounding land uses;
- it supports the existing community through the addition of Community, Educational, Recreational and Cultural Services Uses in an existing building; and
- it provides additional opportunities for local development and supports small businesses in the City.

THE APPLICATION

Charter Bylaw 18535 proposes to amend the Zoning Bylaw from (DC2(G)) Site Specific Development Agreement to (DC2) Site Specific Development Control Provision.

The current (DC2(G)) Plaza 97 Development Agreement allows for a high rise "Residential Tower," and a high rise "Commercial Tower" on a shared parkade. The proposed DC2 Provision will allow this development to continue and introduce Community, Educational, Recreational, and Cultural Service Uses to those allowed in the "Commercial Tower."

SITE AND SURROUNDING AREA

The site is located in the southeast portion of the Oliver neighbourhood and contains a residential tower and a commercial tower on a shared parkade constructed in 1980. The site is zoned DC2(G), a Site Specific Development Agreement from 1979 for Plaza 97 (now known as The Ledgeview) and is located west of the Alberta Legislature across 109 street NW, less than 100 metres from a Grandin LRT Station entrance.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2(G)) Site Specific Development Agreement	Residential and commercial high rise buildings
CONTEXT		
North	(RA9) High Rise Apartment Zone	High rise apartment building
East	(US) Urban Services	High level streetcar line and multi-use path
South	(A) Metropolitan Recreation Zone	Constable Ezio Faraone Park
West	(RA9) High Rise Apartment Zone	High rise apartment building



COMMERCIAL TOWER PICTURED FROM CONSTABLE EZIO FARAONE PARK TO THE SOUTH



RESIDENTIAL TOWER (LEFT) AND COMMERCIAL TOWER (RIGHT) FROM THE NORTH WEST

PLANNING ANALYSIS

The proposed rezoning to (DC2) Site Specific Development Control Provision would allow for the addition of the following Community, Educational, Recreational and Cultural Services Uses in the existing development:

- Child Care Services;
- Government Services;
- Indoor Participant Recreation Services;
- Private Clubs; and
- Private Education Services.

As the original development agreement from 1979 does not contemplate uses beyond “commercial” or “residential” a re-zoning is required to allow these new uses.

The proposed Community, Educational, Recreational and Cultural Services Uses are permitted within comparable mixed use zones in the Zoning Bylaw including the (CB2) General Business Zone and the (CB3) Commercial Mixed Business Zone, and would be contextually appropriate on this site.

Any uses added to this DC2 would be required to comply with applicable regulations found in the Zoning Bylaw, including parking and applicable Special Land Use Provisions, provided they are not in conflict with regulations found within the original Development Agreement. As a result, potential additional impacts from these new uses would be appropriately mitigated and are expected to be minimal.

This amendment conforms with the Oliver Area Redevelopment Plan.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

PRE-CONSULTATION March 12, 2018	<ul style="list-style-type: none">• Number of recipients: 361• Number of responses in support: 1• Number of responses not in support: 1• Number of responses seeking more information: 6• Comments received included:<ul style="list-style-type: none">o Concerns about traffico General non-support of rezoning
ADVANCE NOTICE June 8, 2018	<ul style="list-style-type: none">• Number of recipients: 361• Number of responses in support: 1• Number of responses not in support: 0• Number of responses seeking more information: 2

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18535
Location:	North of 97 Avenue NW and east of 110 Street NW
Address:	9707, 9707C & 9715 – 110 Street NW
Legal Descriptions:	Block 1, Plan 0420538 Block 2, Plan 0420538 Block 23, Plan 0523694 Block 59, Plan 0523694 Block 67, Plan 0523694 Block 106, Plan 0620697
Site Area:	3,992.4 m ²
Neighbourhood:	Oliver
Ward - Councillor:	6 – Scott McKeen
Notified Community Organizations:	Oliver Community League
Applicants:	NEXT Architecture

PLANNING FRAMEWORK

Current Zone:	(DC2(G)) Plaza 97 Development Agreement
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Andrew Sherstone
Andrew McLellan
City Planning
Planning Coordination