

Public Hearing November 23, 2021

Items 3.20 and 3.21

Bylaw 19897 and Charter Bylaw 19898

Re: LDA21-0223 Rezoning 10015 & 10017 – 113 St.

Mayor Amarjeet Sohi , Anne Stevenson (O-day'min), Councilors and city Administration

I am a long time resident (63 years) in the Oliver (O-day'min) neighborhood.

I am the property owner of 10017-113 St NW and I **do not** support this rezoning application.

The rezoning request is objectionable for several reasons including its failure to comply with existing land use priorities for this location.

The rezoning prior to a specific building design or specific tower to analyze does not allow for a customized design to potentially become comparable with surrounding special character area.

The future unknown development could have severe implications on isolation, shadowing and loss of light. Gradual transitional consideration on my adjacent property can only be achieved in a customized building design site specific **DC2 zoning**.

Under the Oliver ARP 8.5 Policy Land use 8.51

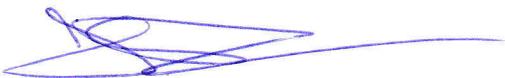
The exception to this policy is that the remaining older housing stock, particularly along 100 Avenue, should be retained where structurally viable. Commercial or office conversions of these older structures, or reuse for one or more residential dwelling units is encouraged. Land use districting shall be modified to promote retention of these structures.

The current land owner of the 2 existing house on 100 Avenue I believe was well aware of the Oliver ARP. Prior to their purchasing of the properties in 2018 and land use exceptions.

I ask council today to refer to the Oliver ARP and request a structural engineering report from the applicant to determine that the Houses formally 11230-11218- 100ave are no longer structurally viable.

As resident of Oliver that has lived and maintained my property with the Oliver ARP always in mind, I do not support this application before you today.

Sincerely



Terry Parada (780-453-3783)



EXISTING HOUSE AT THE SOUTHWEST CORNER OF
THE SITE

11230-100 Ave



EXISTING HOUSE AT THE SOUTHEAST CORNER OF
THE SITE

11218-110 Ave

a critical issue within the Oliver neighbourhood.

Evaluations are being conducted by the operators of the hospital, in conjunction with the Provincial government, to determine future potential uses for the existing complex. Ideas include use as a geriatric hospice, and apartments and commercial development. No decisions have yet been made, and CHA funding will play a critical role in future scenarios.

- **Traffic Short Cutting** - complaints regarding the shortcutting of non-resident traffic along 102 Avenue have been recorded regularly during the life of the ARP. The Transportation and Streets Department has conducted a survey of traffic on 102 Avenue, and has determined that less than 20% of peak hour traffic is non-resident. The Department has also determined that both peak hour traffic and daily flows are within the range expected for a collector road. There may still be a role for minor traffic control changes which can address the issue of speeding traffic on 102 Avenue.

8.5 Policies

8.5.1 Land Use

1. *Redevelopment of properties within the Sub Area that do not have frontage on Jasper Avenue, with the exception of Lots 61 - 63, Block 12, Plan NB, shall be for high density residential uses contained in medium to high rise built forms, with vehicular access to require off-street parking from the rear lane. Future developments may contain a limited amount of convenience or service commercial activity on the ground floor, provided these uses are of a scale and nature to serve the immediate development. High rise development should be designed in a manner to minimize negative sun shadow impacts on adjacent or nearby development. The exception to this policy is that the remaining older housing stock, particularly along 100 Avenue, should be retained where structurally viable. Commercial or office conversions of these*

older structures, or reuse for one or more residential dwelling units, is encouraged. Land use districting shall be modified to promote retention of these structures.

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The site containing the West End Telephone Exchange Building is also an exception to this policy. Commercial and office conversion of the historic structure to promote the retention and reuse of the building shall utilize a (DC) Direct Development Control Provision identifying the historical character defining elements while allowing for sympathetic alterations to the ground floor to facilitate the repurposing of the building. The remainder of the site shall be developed as a complementary commercial development.

Bylaw 19661,
April 20, 2021

2. Lands immediately adjacent to Jasper Avenue shall be developed for a broad range of general retail, service commercial and business support services, oriented to both local and regional shoppers. Residential uses on upper storeys is allowed but not required. Uses which support high pedestrian levels and usage are encouraged. Auto oriented uses, and residential uses, beyond those which presently exist, are discouraged.

3. Design of any redevelopment along Jasper Avenue should include provisions for outdoor seating and assembly, should provide strong visual interest at ground floor levels, and should orient parking and loading to the rear of the building, to be accessed from the rear lane. Developments should have articulated facades to heighten visual interest, and avoid long monolithic facades. Intensive use of display windows and doors is encouraged, and blank walls are discouraged. Design measures must be included to reduce negative impacts such as noise, light, odours and negative visual

816.3 Development Regulations for areas shown in Appendix 1 and Appendix 2

<p><u>1. In addition to the Development Regulations for Permitted and Discretionary Uses in the underlying zone, Business Support Services, Convenience Retail Stores, General Retail Stores, Minor Alcohol Sales, Non-accessory Parking, Personal Service Shops, Professional, Financial and Office Support Services, Restaurants, and Specialty Food Services shall:</u></p> <p><u>a. not be in any freestanding structure separate from a structure containing a Residential Use or Residential-Related Use, and shall not be developed above the second Storey;</u></p> <p><u>b. only be allowed when the development contains a Tower taller than 35.0 m in Height and abuts an arterial roadway; and</u></p> <p><u>c. Incorporate design techniques to mitigate the effects of Nuisance.</u></p> <p><u>2. Specialty Food Services shall be limited to 72.0 m² of Public Space</u></p> <p><u>3. Isolating sites:</u></p> <p><u>a. A proposed development for Residential Uses or residential-related Uses shall not isolate an adjacent Site with a Site Area less than 1800 m².</u></p> <p><u>b. The Development Officer may vary section 813.3.2(a) having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.</u></p> <p><u>4. Notwithstanding section 800.2(2)(b), the Density shall not be less than 125 Dwellings per hectare nor greater than the maximum Density as per the underlying Zone.</u></p>	<p>Added Professional, Financial, and Office Support Services to the list from the underlying zone.</p> <p>Added an arterial road requirement from the underlying zone</p> <p>Retained the isolating sites requirement from the existing RA9 zone, but increased the size from 800 m² to 1800m² to reflect the deletion of low density residential uses from the proposed underlying zone, as well as the general size requirement to build an efficient high rise development.</p> <p>The variance allowance is retained from the existing RA9 zone.</p>
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