



## ADMINISTRATION REPORT **REZONING & PLAN AMENDMENT** OLIVER

### **10126, 10130, 10132, 10136, 10140, 10142 - 122 Street NW**

To allow for a medium rise Multi-unit Housing development.



**Recommendation:** That Bylaw 20007 to amend the Oliver Area Redevelopment Plan and Charter Bylaw 20008 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration is in **SUPPORT** of this application because it:

- allows for increased density at a location that is within walking distance to a variety of alternatives modes of transportation and amenities; and
- provides intensification within the Centre City Node, as directed by the City Plan, at a location where the proposed mid-rise building appropriately transitions between the

high-rise context of Jasper Avenue and lower-scale interior of the Oliver neighborhood.

## Report Summary

This application was submitted by Next Architecture on July 26, 2021 on behalf of the landowner, Footprint Developments. This application proposes to change the zoning of six parcels from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for a medium rise Multi-unit Housing development. To facilitate the rezoning, there is also an associated amendment to the Oliver Area Redevelopment Plan that will change three maps and one policy.

The proposed rezoning is compatible with its surrounding context as it allows for a mid-rise building on a site that appropriately transitions between the high-rise context of Jasper Avenue and lower-scale interior of the Oliver neighborhood.

This application is supported by the City Plan which designates this area as the Centre City which is Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. The application which proposes a mid-rise residential building at an appropriate location supports this direction.

## The Application

1. BYLAW 20007 to amend the Oliver Area Redevelopment Plan (ARP) to update three maps and one policy to reflect the proposed rezoning by Charter Bylaw 20008:
  - Map 3 - Major Plan Initiatives
    - Remove hatching from this site which refers to the retention and conversion of older housing stock. The character houses which once occupied this site have all been demolished.
  - Map 6 - Sub Area 1 - Zoning
    - Update the zoning for this site from DC1 to DC2.
  - Map 7 - Special Character Area
    - Remove shading from this site with reference to the Special Character Area. The character houses which once occupied this site have all been demolished.
  - Policy 5.5.1.8 - Land Use Policies for Sub Area 1

- The addition of a sentence indicating that this site is appropriate for medium rise apartment housing.
2. CHARTER BYLAW 20008 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for a medium rise Multi-unit Housing development with the following characteristics:
- A maximum height of 21 metres (6 storeys);
  - A maximum density of 100 units;
  - A maximum Floor Area Ratio (FAR) of 3.5; and
  - Parkade access from the north-south lane.

## Site and Surrounding Area

The subject site is composed of six residential parcels which are currently vacant. To the north and west of this site is low density housing in the form of single and semi-detached housing. Some of these houses have been converted for commercial uses, including the house directly north of this site. To the west is a mix of single detached housing, also converted for commercial uses, and low-rise apartments. To the south is a twelve storey mixed use building.

This site is well connected to alternative modes of transportation with frequent bus routing along Jasper Avenue and 102 Avenue, a bike lane also along 102 Avenue, and the future Brewery and 124 Street LRT stops being within an approximately 550 metre distance from this site along 104 Avenue.

With the site's close proximity to Jasper Avenue and 124 Street, it has excellent access to commercial and retail services, including a new grocery store within the adjacent mixed-use building to the south.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(DC1) Direct Development Control Provision Area 1 of the Oliver ARP</li> </ul>	<ul style="list-style-type: none"> <li>Vacant</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(DC1) Direct Development Control Provision Area 1 of the Oliver ARP</li> </ul>	<ul style="list-style-type: none"> <li>Character single detached house (converted to commercial use)</li> </ul>
East	<ul style="list-style-type: none"> <li>(DC1) Direct Development Control Provision Area 1 of the Oliver ARP</li> </ul>	<ul style="list-style-type: none"> <li>Single detached housing</li> <li>Semi-detached housing</li> </ul>
South	<ul style="list-style-type: none"> <li>(CB3) Commercial Mixed Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>12-storey mixed use building</li> </ul>
West	<ul style="list-style-type: none"> <li>(DC1) Direct Development Control Provision Area 1 of the Oliver ARP</li> <li>(RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Character single detached housing (converted to commercial use)</li> <li>3 storey multi-unit housing</li> </ul>



LOOKING NORTHWEST FROM 122 STREET



LOOKING SOUTHEAST FROM THE REAR LANE

## Planning Analysis

The purpose of the current DC1 Provision is to allow for low-density residential development that is of a scale and design that is complementary to the existing older low-density residential dwellings in the area with conversions of older housing stock for commercial uses also being permitted. The purpose of the proposed DC2 Provision is to allow for a mid-rise residential building. A comparison between both zones is provided in the table below:

Zoning Comparison Table			
	<b>DC1</b> <i>Current</i>	<b>RA8</b> <i>Comparable</i>	<b>DC2</b> <i>Proposed</i>
Principal Building	Single/Semi-detached Housing	Multi-unit Housing	Multi-unit Housing
Height (metres)	10	23	21
Floor Area Ratio (FAR)	1	3 - 3.3	3.5
Density (Dwelling units)	11 (maximum)	20 (minimum)	100 (maximum)
Minimum Setbacks (metres)			
Front Setback (From 122 Street )	6	6	4.5 - 6
Side setbacks	1	3.0	3.0

		6.0 m above 14.5 m	
Rear Setback (From the rear lane)	7.5	7.5	7.5

As indicated by the table above, the key difference being proposed by the DC2 Provision is the introduction of the Multi-unit Housing use which can be built to a scope and scale larger than what is currently allowed. With the exception of a slightly larger Floor Area Ratio and some variation in required setbacks, the proposed DC2 is very similar to the (RA8) Medium Rise Apartment Zone which is the Zoning Bylaw's standard zone for mid-rise development.

## LAND USE COMPATIBILITY

The site is surrounded by a mix of land uses, ranging from low-scale character housing to high-rise mixed use development. Its west and east edges are bounded roadway (a lane and 122 Street, respectively) and adequately separated from the existing development, the primary focus is along the north and south edges where property lines are shared with existing development.

Existing development along the southern edge of the site differs greatly in scope and scale from the existing development along the northern edge of the site. With the southern edge being defined by a high-rise mixed use building (12 storeys) and the north edge being defined by low-scale character housing (2 storeys), the mid-rise residential building proposed by the DC2 Provision strikes an appropriate balance between these two contexts. The proposed mid-rise residential building (6 storeys) will provide a transition in scale between the high-rise context of Jasper Avenue and the low-scale interior of the neighborhood.

### Built Form and Transition

The setbacks required by the proposed DC2 Provision facilitate the transition of the building and its mass to the street level and surrounding properties. The largest potential impact is to the adjacent property to the north which is mitigated by a required 3 metre setback. This is considered an adequate setback between a medium-scale building and low-scale building.

Front setbacks from 122 Street range from 4.5 to 6 metres which push the building further away from the public realm, providing generous front yard space and maintaining the overall walkability of 122 Street.

At a maximum height of 21 metres (6 storeys), this development will produce a larger shadow which will have a greater impact on surrounding properties. However, much of these properties are already being impacted by shadows throughout the year as a result of the high-rise mixed use building south of this site as well as other high rise towers located along Jasper Avenue. A full shadow analysis can be found attached as Appendix 2 to this report.

## Urban Design

The proposed DC2 Provision promotes active residential uses in the form of ground-oriented units that are located along the front of the building, facing 122 Street. This interface compliments 122 Street as a primarily residential street by lending a sense of occupancy through prominent residential entryways and semi-private outdoor spaces that both activate and soften this edge. Above the ground-oriented units, the rest of the building is pushed further back, allowing these finer-grained active residential uses to define the building's relationship to the public realm.

The DC2 Provision also requires that these ground-oriented units further distinguish themselves from the rest of the building through the use of architectural materials and colours that complement the existing character of the area.

## **THE OLIVER AREA REDEVELOPMENT PLAN (ARP)**

The Oliver ARP has been in effect for this area since 1981 and this site falls within Sub Area 1's Special Character Area.

Though the site is vacant now, it was occupied by a series of character houses which were considered by the ARP to be contributing to the area's 'special character'. The last of the character homes on this site were demolished in 2019.

Direction from both the plan and the existing DC1 Provision is to retain the low density residential character of the area as well as the incorporation of design features that reference the area's character. Though the ground-oriented units fronting 122 Street will contribute to the vibrancy and walkability of this street in similar manner to what the ARP states, Administration sought revisions to the building's design along 122 Street that would lend a stronger reference to the area's historic character. Ultimately, the applicant chose the current design which is more modern. As such, the proposed ARP amendment associated with this rezoning would exempt this site from the Special Character Area and associated policies, in addition to changing two other maps and one policy. The full set of amendments are as follows:

### Map 3 - Major Plan Initiatives

- Remove hatching from this site which refers to the retention and conversion of older housing stock. The character houses which once occupied this site have all been demolished.

### Map 6 - Sub Area 1 - Zoning

- Update the zoning for this site from DC1 to DC2.

### Map 7 - Special Character Area

- Remove shading from this site with reference to the Special Character Area. The character houses which once occupied this site have all been demolished.

#### Policy 5.5.1.8 - Land Use Policies for Sub Area 1

- The addition of a sentence indicating that this site is appropriate for medium rise apartment housing.

Despite the lack of historical reference points along the building's east facade facing 122 Street , Administration still feels that, on balance, this application allows an appropriately scaled development for its location that can take advantage of the area's excellent access to amenities.

### **THE CITY PLAN**

The City Plan describes the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors. To this end, Oliver is identified as part of the Centre City district which is the central node of the metropolitan region.

Specifically, Centre City is Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. As an overall guide, it states that the desired overall density in the Centre City is 450 people and/or jobs per hectare and the typical massing/form is high-rise and mid-rise buildings. This application is in alignment with this direction as it allows for mid-rise residential development at a suitable location that acts as an appropriate transition between the high-rise context of Jasper Avenue down and the lower scale interior of the Oliver neighborhood.

### **EDMONTON DESIGN COMMITTEE (EDC)**

The EDC reviewed this application on December 7, 2021 and provided a recommendation of support for this application. The Committee noted the importance of the area's historical character and requested stronger language in the DC2 to reflect this. Language in the DC2 requires that this development reflect existing development of the area through rhythm, architectural finishes and colours.

### **PUBLIC CONTRIBUTIONS**

#### C599 - Community Amenity Contributions

A contribution of \$267,587.00 for this proposal is required to comply with City Policy C599 Community Amenity Contributions in Direct Control Provisions. The proposed application complies with this policy through the provision of eight family-oriented units which are to be:

- a minimum of three bedrooms;
- located on the main floor of the building;
- have individual and private access to ground level;
- have dedicated, and enhanced bulk storage located within the dwelling or on the same storey as the dwelling;
- have access to a minimum of 2 bicycle parking spaces in addition to those required for the remainder of the dwellings in the development; and
- have a private outdoor amenity area of at least 12.0 m<sup>2</sup>.

## Technical Review

### TRANSPORTATION

A Transportation Impact Assessment (TIA) was submitted in support of this application. Existing traffic volumes on the alley and local road abutting the site were observed to be relatively low. The study concluded that redevelopment in the area will continue to increase traffic volumes on area roadways including Jasper Avenue and 102 Avenue. However, the area roadways and alleys, the majority of which are low volume roadways, are expected to be able to accommodate the development generated traffic at an acceptable level of service. Access to the site will be from the north-south lane abutting the site, which will be repaved between 102 Avenue and the south property line as part of the development.

Oliver is one of the neighborhoods that has higher transportation mode splits in the City, with approximately 45 percent of trips to work made by an alternative mode (not driving a vehicle). The site is well located to take advantage of the existing alternative transportation infrastructure in the area, including the 102 Avenue protected bike lane and Jasper Avenue frequent transit corridor. The planned LRT along 104 Avenue will further encourage and support the use of alternative transportation modes.

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. The parking supply for this project will accordingly be determined at the development permit stage.

### DRAINAGE

A Drainage Servicing Report was submitted in support of this rezoning application. On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. Details of the required on-site stormwater management will be reviewed at the development permit stage. Otherwise, the existing drainage infrastructure in the area will be sufficient to accommodate development allowed under the proposed zone.

**EPCOR WATER**

There is a deficiency in on-street hydrant spacing which may require that the applicant install two new hydrants along 122 Street, as well as approximately 256 metres of new water main within 122 Street, between Jasper Avenue and 102 Avenue. The required upgrades could potentially be reduced through a review by Edmonton Fire Rescue Services at the Development Permit stage when more specific building drawings and materials are known. All upgrades of the water infrastructure will be at the developer's expense.

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

**Community Insights**

<b>PRE-APPLICATION NOTICE</b> April 23, 2021	<ul style="list-style-type: none"> <li>• Number of recipients: 521</li> </ul> <p><u>As reported by the applicant</u></p> <ul style="list-style-type: none"> <li>• 4 responses received</li> <li>• comments were mostly supportive regarding new development on this site that is pedestrian friendly and family oriented</li> <li>• some concerns raised with regards to density and lack of design detail at this stage</li> </ul>
<b>ONLINE PUBLIC ENGAGEMENT SESSION</b> December 13, 2021 - January 9, 2022	<p><a href="https://engaged.edmonton.ca/122streetapartment">engaged.edmonton.ca/122streetapartment</a></p> <ul style="list-style-type: none"> <li>• Engaged: 2</li> <li>• Informed: 21</li> <li>• Aware: 90</li> <li>• Opposed: 0</li> <li>• Mixed: 1</li> <li>• Support: 3</li> <li>• Common comments included: <ul style="list-style-type: none"> <li>o This is a suitable location for this type of development</li> <li>o The building's design looks good</li> <li>o As older housing stock turns over, this type of development is an appropriate replacement</li> </ul> </li> </ul>

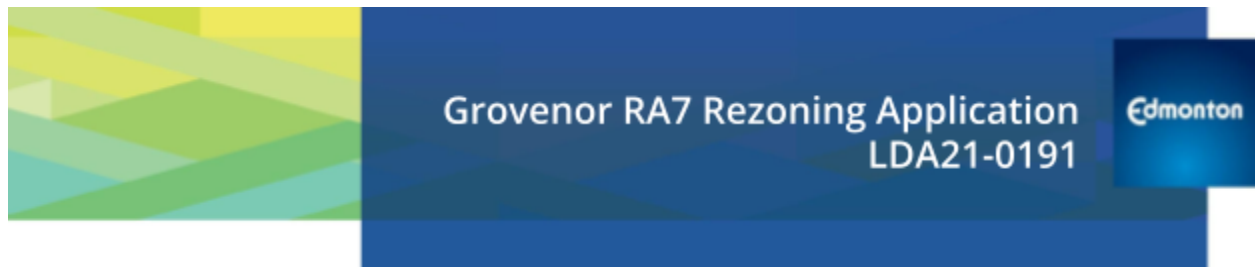
	<ul style="list-style-type: none"> <li>o Access from the alley will maintain pedestrian priority and safety along 122 Street</li> <li>o This development will exacerbate the parking issues that this area is already experiencing</li> </ul> <ul style="list-style-type: none"> <li>• See Appendix 1 for a full “What We Heard” Report</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://edmonton.ca/oliverplanningapplications">edmonton.ca/oliverplanningapplications</a></li> </ul>

## Conclusion

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

## APPENDICES

- 1 “What We Heard” Public Engagement Report
- 2 Sun/Shadow Analysis
- 3 EDC Letter
- 4 Application Summary



## WHAT WE HEARD REPORT

### Online Public Engagement Feedback Summary

### LDA21-0359 - Oliver

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**PROJECT ADDRESS:** 10126 to 10124 - 122 Street NW

**PROJECT DESCRIPTION:** The proposed rezoning is from (DC1) Direct Development Control Provision to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow the development of a medium rise residential building with the following characteristics:

- A maximum height of 21 metres (6 storeys);
- A maximum density of 100 units;
- A maximum Floor Area Ratio of 3.5;
- Townhome units facing 122 Street NW with street level access; and
- Parkade access from the north-south lane

This application also proposes to amend the Oliver Area Redevelopment Plan to facilitate the proposed rezoning.

**PROJECT WEBSITE:** [edmonton.ca/oliverplanningapplications](https://edmonton.ca/oliverplanningapplications)

**ENGAGEMENT FORMAT:** Online Engagement Webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/122streetapartment>

**ENGAGEMENT DATES:** December 13, 2021 - January 9, 2022

**NUMBER OF VISITORS:**

- Engaged: 4
- Informed: 21

- Aware: 90

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

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## **ABOUT THIS REPORT**

The information in this report includes feedback gathered through online engagement via the Engaged Edmonton platform from December 13, 2021 - January 9, 2022. Because of public health issues related to COVID-19, the City wasn’t able to host an in-person public engagement event to share information and collect feedback, as we normally would have.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision.

This report is shared with all web page visitors who provided their email address. This summary will also be shared with the applicant and the Ward Councillor.

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## **ENGAGEMENT FORMAT**

The Engaged Edmonton webpage included an overview of the proposed development, information on the development and rezoning process and contact information for the file planner. Two “tools” were available for participants: one to ask questions and one to leave feedback. No questions were asked.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

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## WHAT WE HEARD

Opposed: 0

Mixed: 1

Support: 3

## Comments

### Supportive comments

- This is a suitable location for this type of development (3x)
- The building's design looks good (2x)
- As older housing stock turns over, this type of development is an appropriate replacement (2x)
- Access from the alley will maintain pedestrian priority and safety along 122 Street (2x)
- This development, and others, are enhancing the western portion of the Oliver neighborhood (1x)
- The medium-sized scale of this development ensures a more walkable and enjoyable neighborhood (1x)

### Concerns

- This development will exacerbate the parking issues that this area is already experiencing (1x)

### Suggestion

- The development should provide a parking supply that is more than what is required under Open Option parking (1x)
-

## Web Page Visitor Definitions

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

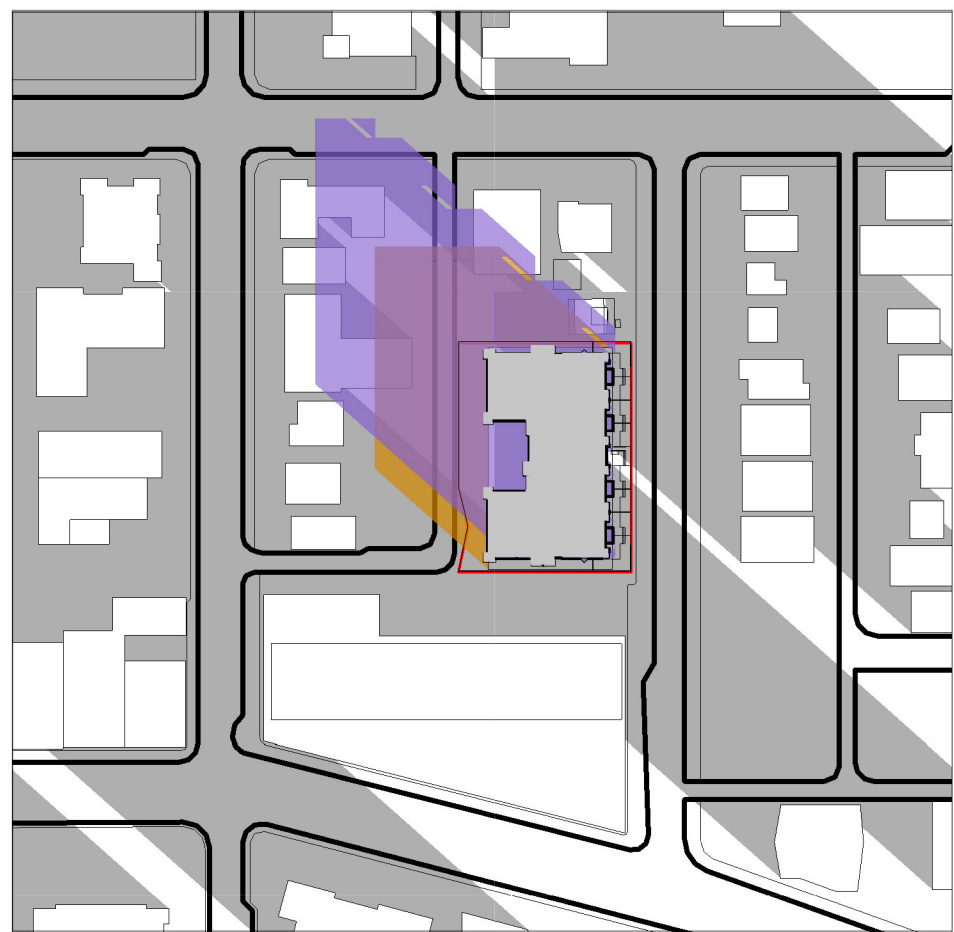
Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

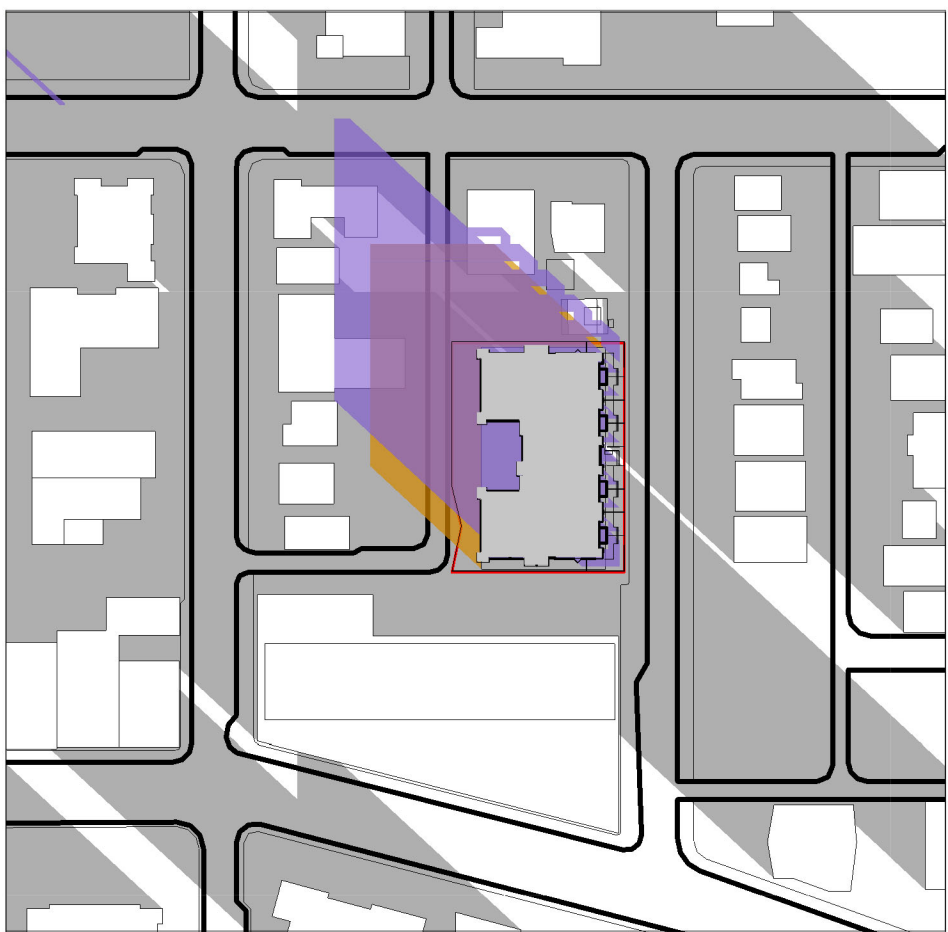
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If you have questions about this application please contact:

Stuart Carlyle, Planner  
780-496-6068  
stuart.carlyle@edmonton.ca



DECEMBER 21, 0700 HRS



DECEMBER 21, 0900 HRS



DECEMBER 21, 1100 HRS



DECEMBER 21, 1300 HRS



DECEMBER 21, 1500 HRS



DECEMBER 21, 1700 HRS



DECEMBER 21, 1900 HRS



DECEMBER 21, 2100 HRS

- REZONING SITE
- REZONING SHADOWS
- PREVIOUS (DC1) SHADOWS



JUNE 21, 0700 HRS



JUNE 21, 0900 HRS



JUNE 21, 1100 HRS



JUNE 21, 1300 HRS



JUNE 21, 1500 HRS



JUNE 21, 1700 HRS



JUNE 21, 1900 HRS

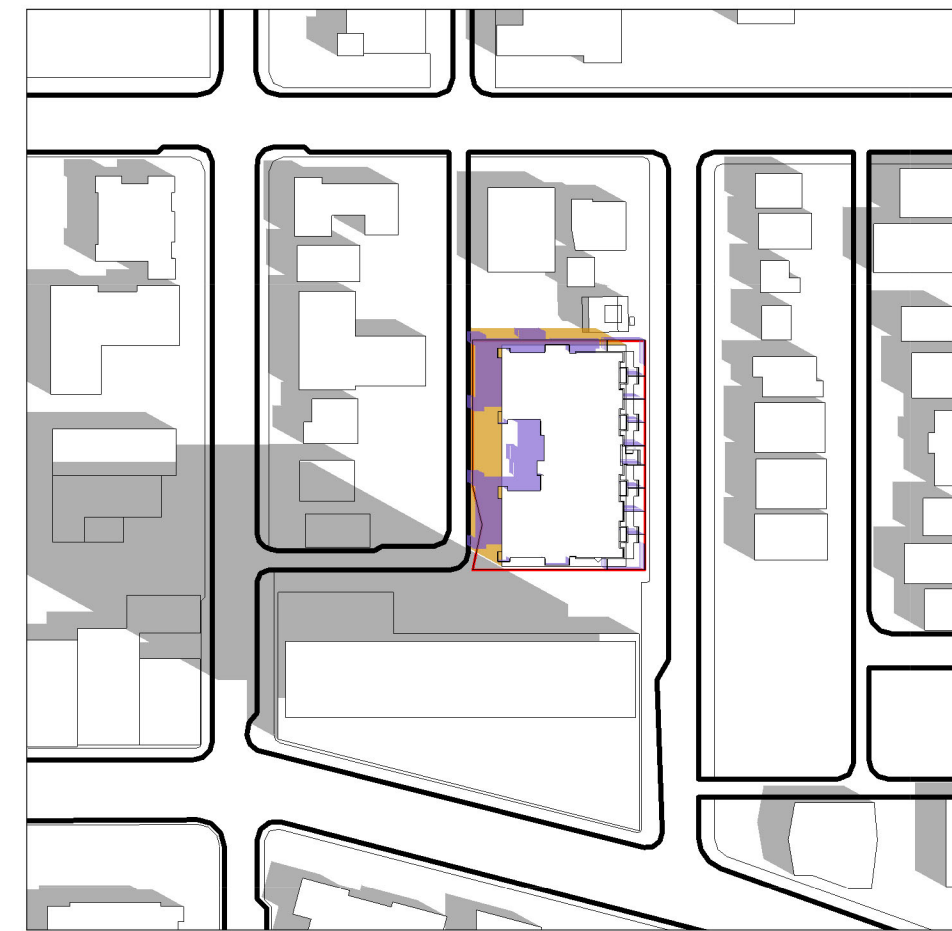


JUNE 21, 2100 HRS

- REZONING SITE
- REZONING SHADOWS
- PREVIOUS (DC1) SHADOWS



MARCH 21, 0700 HRS



MARCH 21, 0900 HRS



MARCH 21, 1100 HRS



MARCH 21, 1300 HRS



MARCH 21, 1500 HRS



MARCH 21, 1700 HRS



MARCH 21, 1900 HRS



MARCH 21, 2100 HRS

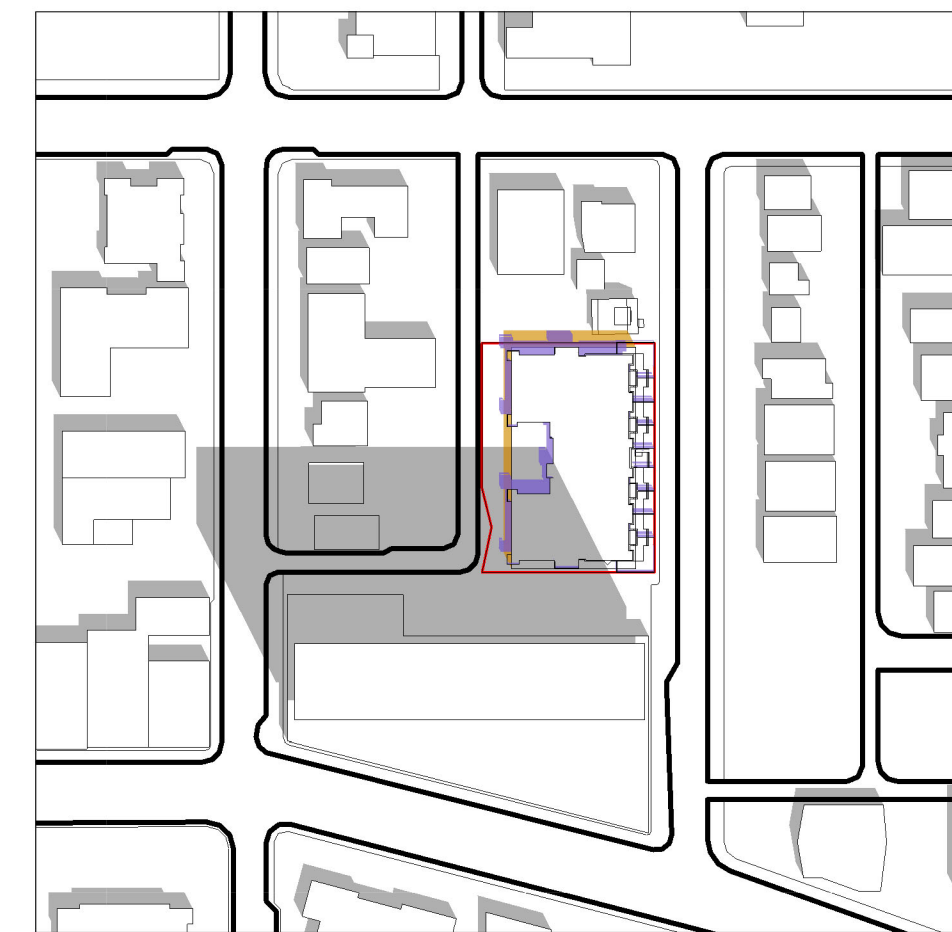
- REZONING SITE
- REZONING SHADOWS
- PREVIOUS (DC1) SHADOWS



SEPTEMBER 21, 0700 HRS



SEPTEMBER 21, 0900 HRS



SEPTEMBER 21, 1100 HRS



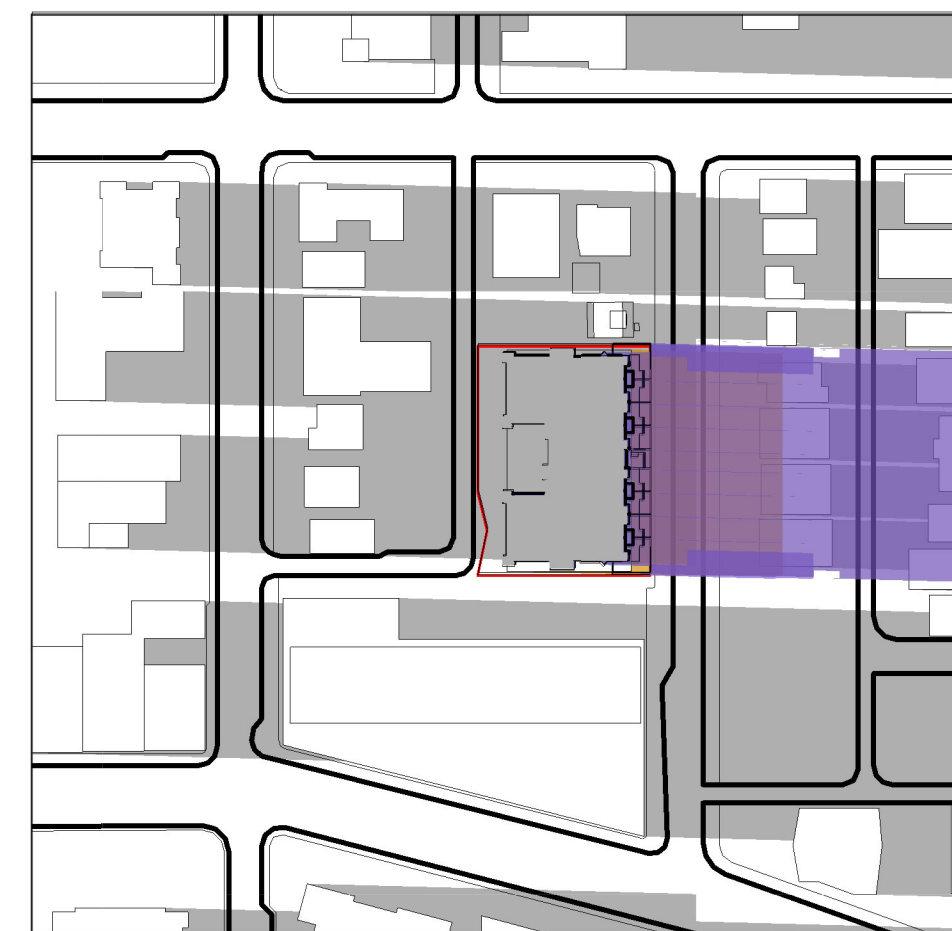
SEPTEMBER 21, 1300 HRS



SEPTEMBER 21, 1500 HRS



SEPTEMBER 21, 1700 HRS



SEPTEMBER 21, 1900 HRS



SEPTEMBER 21, 2100 HRS

- REZONING SITE
- REZONING SHADOWS
- PREVIOUS (DC1) SHADOWS



**EDMONTON ♦ DESIGN ♦ COMMITTEE**

December 9, 2021

Kim Petrin, Branch Manager  
Development Services, Urban Planning and Economy  
3rd Floor, 10111 - 104 Avenue NW  
Edmonton, AB T5J 0J4

Dear Ms. Petrin:

Re: **Oliver 122 (for RZ)**  
Oliver Edwards - NEXT+ Architecture

As determined by the Edmonton Design Committee at the meeting on December 7, 2021, I am pleased to pass on the Committee's recommendation of **support** for the **Oliver 122** project located at 10126-10142 1223 St. NW, Edmonton, submitted by NEXT+ Architects.

**The Committee notes that the character and quality of the historic housing stock are elements worth celebrating and encourages the Applicant to incorporate zoning text that is sensitive to the historical and existing neighbourhood context, and is reflected in the rhythm and architectural details proposed in the built form.**

**In addition, the Committee will consider the following at the DP submission phase: aspects of CPTED; universal access; landscape/streetscape interface to the main entrance and ground floor units; building relationship to surrounding community context (eg. row houses); amenity space(s); site furnishings, features and lighting.**

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

Janice Mills,  
EDC Chair

JM/PS

- c. Oliver Edwards - NEXT+ Architecture  
Stuart Carlyle - City of Edmonton  
Claire St. Aubin - City of Edmonton  
Edmonton Design Committee

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw & Charter Bylaw:	20007 & 20008
Location:	North of Jasper Avenue NW, along 122 Street NW
Addresses:	10126, 10130, 10132, 10136, 10140, 10142 - 122 Street NW
Legal Descriptions:	Lots 7- 10, Block 1, Plan 4044AC
Site Area:	2,700 m2
Neighbourhood:	Oliver
Ward:	O-day'min
Notified Community Organization:	Oliver Community League
Applicant:	Next Architecture

### PLANNING FRAMEWORK

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

Written By:  
Approved By:  
Branch:  
Section:

Stuart Carlyle  
Tim Ford  
Development Services  
Planning Coordination