

OLIVER 122 - CITY COUNCIL PUBLIC HEARING

2022.03.15





SITE AERIAL VIEW





SITE CONTEXT VIEW

1.1. PROJECT DESCRIPTION

OLIVER 122 SITE INTRODUCTION

The project sits on 122 Street. The lot is in a rectangular shape, sandwiched between 122 Street and a lane to the West of the site. The site is in close proximity of major arterial road, Jasper Avenue, and forms part of the Oliver neighborhood. The site is ideally placed in the neighborhood for the mid-rise, residential development being proposed, as the type of development is largely in conformance with City of Edmonton planning objectives. The proposed development is also ideally placed to create a transition between high-rise developments on Jasper Avenue and low-rise developments of Oliver.

PROJECT ADDRESS:
10126 – 10142 122 Street NW

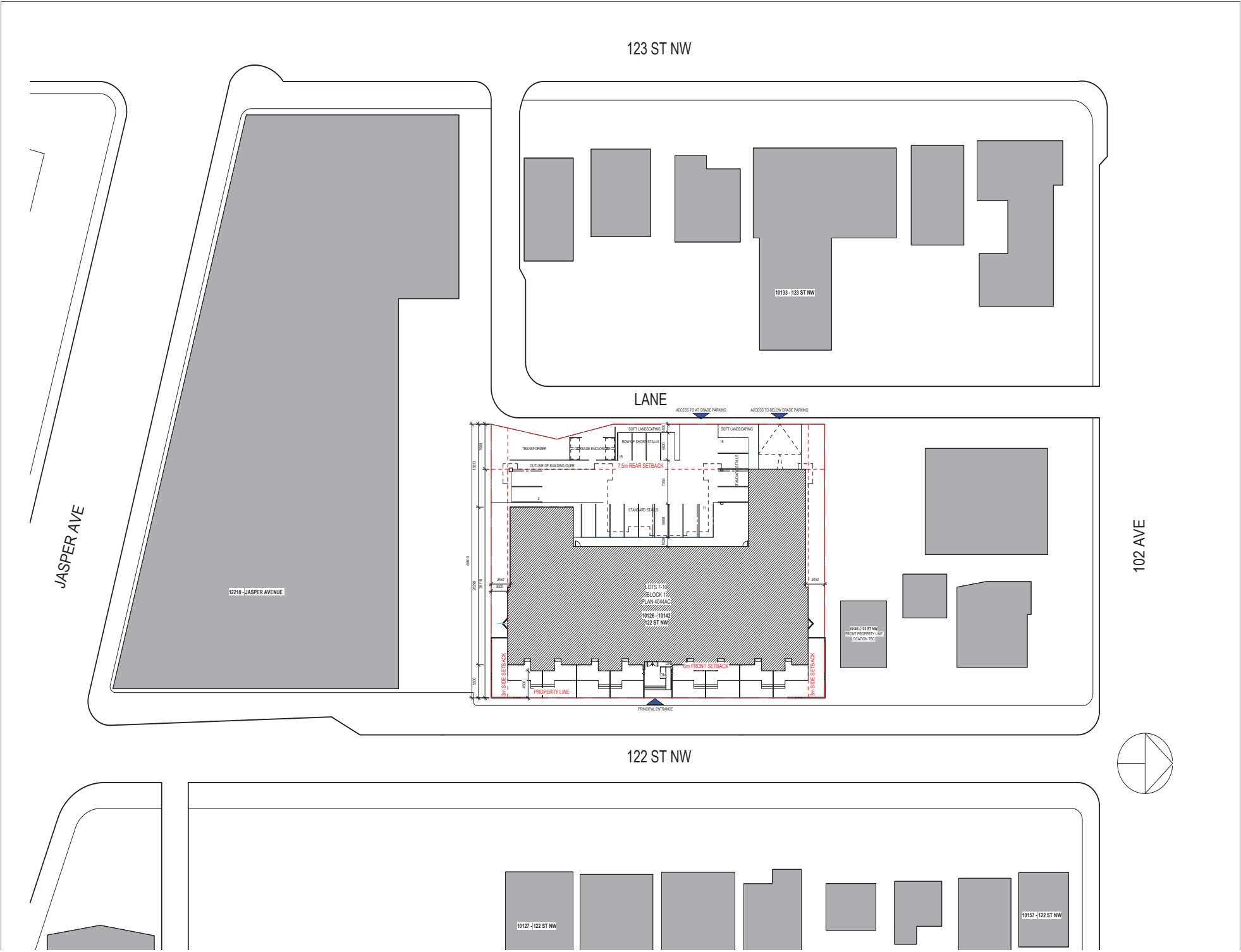
LEGAL DESCRIPTION:
Lots 7 -10, Block 1, Plan 4044AC

SITE SETBACKS

As part of the development, the parcel will be rezoned from its current use as a DC1 to DC2. This is due to the previous zoning being explicitly oriented towards the construction of single detached housing, semi-detached housing, duplex housing or row housing structures in favour of a zoning with greater density in keeping with a neihgborbood on the periphery of the downtown core. Due to market conditions, this style of development is no longer economically viable, considering the land value; and requires a rezoning to allow for the opportunity for a more feasible development to be pursued. Setbacks in the proposed development have been maintained from the current zoning: DC1(999). As noted on the site plan, the North and South boundaries of the site will maintain a 3m setback, a 6m setback will be maintained on the East facing 122th Street and the West will maintain a 7.5m setback at the rear.

LANDSCAPE STRATEGIES

As Edmonton, has a dry, temperate climate with long winters, the landscaping strategy is to minimize maintenance cost while providing multi-season outdoor green space which adds to the surrounding community and residents. Native drought resistant ground cover will be used where possible. Outdoor courtyard spaces shall be landscaped with appropriate privacy barriers and planting to provide main floor residents and neighbors with sufficient privacy. Open space at the rear of the building facing the alley will be landscaped to provide multi-purpose green space for residents.



OLIVER ARP AND INTEGRITY PROVISIONS



5.5.1 Land Use

1. The retention and reuse of the existing older housing stock in the Sub Area is encouraged. This area was identified in the 1981 Oliver ARP as a “Special Character Commercial” district. This area may simply be termed a “Special Character” area (See Map 7). In this area, a range of uses is appropriate in maximizing flexibility and making the reuse or reconditioning of these older structures economically viable. Such uses may include office, retail and service commercial enterprises, and may also include residential uses containing one or more dwelling units.
2. Commercial development within the Special Character area shall be confined to converted older housing. New commercial structures within the Special Character area shall not be allowed.
3. Demolition of any of the remaining older housing stock within the Special Character area is discouraged. While the City will not prevent demolition of these older structures, ideally such demolition should only occur when the building is demonstrably beyond economic recovery.
4. New development of any site within the Special Character area shall be limited to single detached housing, semi-detached housing, duplex housing or row housing structures which are designed to replicate or evoke the architecture of the older houses prevalent in the Sub Area, including pitched roofs, gables and dormers, front porches or verandahs and vertical window orientations. Design elements associated with modern architecture, including flat roofs and the use of anodized metal finishes shall be discouraged.

5. New low rise apartment development within the Special Character area shall not be allowed. Any use which is not a conversion of older housing stock shall comply with on-site parking and other general regulations of the Land Use Bylaw.

Integrity Provisions

In order to determine if an historic resource retains its ability to communicate its significance, it is helpful to consider seven “aspects of integrity.”

1. Location
2. Design
3. Environment
4. Materials
5. Workmanship
6. Feeling
7. Association

Location is the place where an historic resource was constructed or the site where an historic activity or event occurred. This is not the same as “Environment,” which is the character of the place in which a resource played its historic role.

Design is the combination of elements that create the form, plan, space, structure and style of a resource. A resource’s design reflects historic function and technologies as well as aesthetics. Design is the result of decisions made during the historic conception and planning of a resource, or its significant alteration.

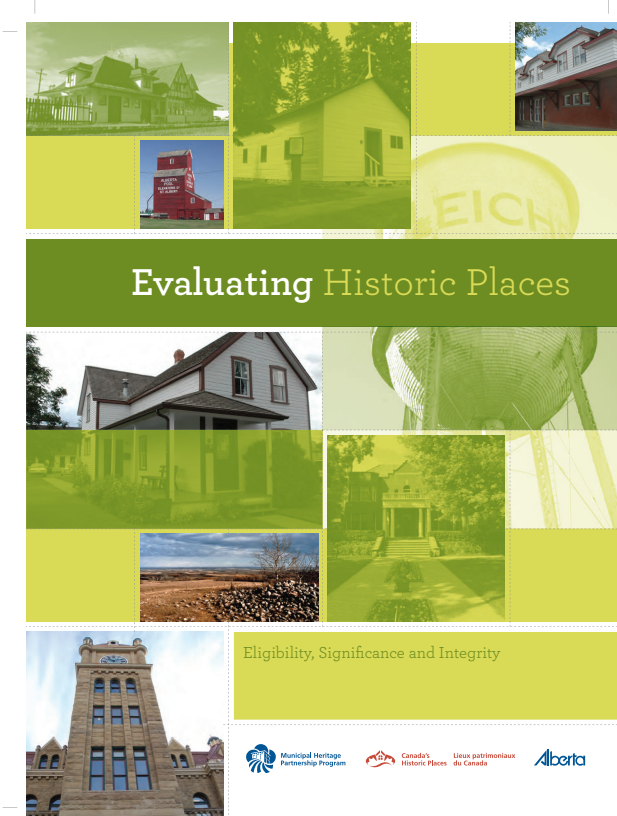
Environment is the physical setting of an historic resource. Whereas location refers to a specific place, environment refers to the character of the place where a resource played its historic role.

Materials are the physical elements that were combined or deposited during a particular period or time frame and in a particular pattern or configuration to form an historic resource. The historic materials and significant features from the Period of Significance should be present and their original inter-relationships retained.

Workmanship is the physical evidence of the crafts of a particular culture or people during a given period. This aspect is important because it can provide information about technological practises and aesthetic principles.

Feeling is the resource’s continued ability to convey the aesthetic or historic sense of a particular period. Feeling results from the presence of physical features that, taken together, express the resource’s historic character.

Association is a direct link between an historic resource and a significant historical theme, activity or event; or an institution or person. A resource retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.



PLANNING LAND USE AND ZONING REGULATIONS

ZONING CONTEXT

Located on 122 Street, the project site falls under the jurisdiction of DC1(999), Oliver ARP, Main Streets Overlay and the Mature Neighborhood Overlay. The development seeks to amend the current zoning to DC2 to allow for a 6 storey mid-rise apartment building with 2 storey street orientated townhomes facing 122 Street.

CITY OF EDMONTON ZONING BYLAW DC1(999)

The proposed DC2 rezoning is to allow for the opportunity to construct a 19.45m high 6 storey, residential, mid-rise building with a site area of 2,741 m². The proposed rezoning broadly follows the City of Edmonton standard RA8 zoning and is modified to suit the site specific requirements of the project.

The site is currently part of Sub Area 1, Special Character Area of the Oliver ARP. The sub area is located in the western portion of the Oliver neighborhood, and is generally bounded on the west by 124 Street, on the north by 103 Avenue, on the east by 121 Street and on the South by Jasper Avenue. It also includes a narrow strip extending north to Stony Plain Road between the lane west of 123 Street and 124 Street as per the map extract.

OLIVER AREA REDEVELOPMENT PLAN

With regards to the Oliver ARP, the proposed development falls into the category of mid-rise, residential which is an appropriate typology for the neighborhood.

With regard to the goals, the proposed development meets or exceeds the majority of them. The proposed development is sensitive to the neighborhood and strives to maintain the current neighborhood feel and culture while creating an affordable infill development supported by City of Edmonton Residential Infill Guidelines, a Manual of Planning and Design Guidelines for Residential Infill in Mature Neighborhoods.

The rationale for this request is outlined below.

- ◆ The former houses that occupied the site (6 lots) were demolished between 2016 to 2019, which consequently significantly reduced the area's ability to convey its heritage character.

- ◆ Building types proposed by the ARP, which include single detached housing, semi-detached housing, duplex housing or row housing structures, are not economically viable for the site. These types of developments will not provide the return value to a developer based on the value of the land. Additionally, the ARP supports redevelopment of multiple residential units on vacant or underutilized sites.
- ◆ The two-storey street fronting townhomes of the proposal along 122 Street are designed in a way to support and promote the existing character of the area. Their materiality and frontage have been designed in a site-sensitive manner. They are developed with individual front entrances from the street using a porch with a canopy and a veranda. They will also include a bay window feature and other architectural elements that evoke the historic architectural forms of Oliver.
- ◆ The building scale, mass and form provides a transition between the 12 storey 'The Oliver' mixed use development on Jasper Avenue and the 3-4 storey apartment buildings that populate the neighborhood in close proximity to the site. There are currently a significant number of high-rise residential units in Sub Area 1 as described by Oliver ARP.
- ◆ Parking is located at the rear of the building and the townhomes at the front are set 6m back from the property line to create private outdoor amenity areas for the townhomes and align the block face with the adjoining properties to the north on 122 Street and in general conformance to the setbacks on the east side of 122 Street in compliance with the Mature Neighborhood Overlay.

PUBLIC CONSULTATION AND PROCESS

Next Architecture and key members of the client team met the Civics Committee of the Oliver Community League on March 8th, 2021 to begin the 30 day pre-application public consultation. The design was well received by the Civics Committee, some comments requested that the team look at ways to animate the building design through the use of colour and materials.

The notice of intent to rezone was distributed by the City of Edmonton to surrounding residents. Comments received were in general support of the development with no objections to the 6 storey massing and or use of the site as a multi-family development.

The design was presented to the Edmonton Design Committee for an informal and formal presentation. Comments are generally favorable, some specific items regarded the public outdoor amenity space for the townhomes and how a separation is created to the street.

The project was presented to a virtual Public Open House from December 13, 2021 - January 9, 2022. Comments received were very favorable.

The project was re-presented to the Civics Committee of the Oliver Community League on February 28 2022. The design was complemented for its use of materials and how the townhomes interfaced with the street.

Stucco / Hardi - Light Grey

Metal panel - Colour Copper

Stucco / Hardi - Dark Grey

Stucco / Hardi - Light Grey

Metal panel - Colour Dark Grey



Masonry - Red / orange brick stack bond

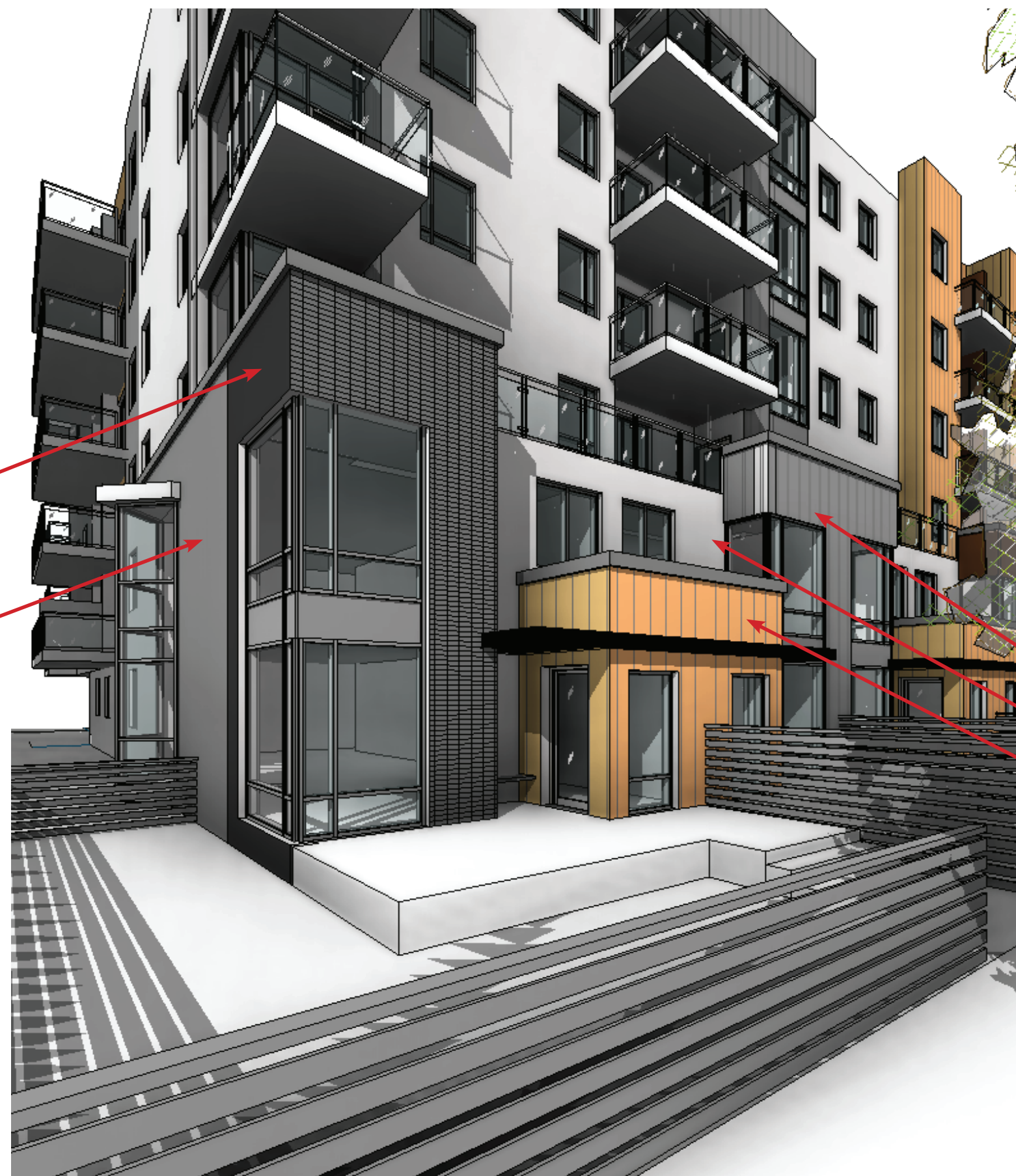
Metal panel - Colour Dark Grey

Stucco / Hardi - Dark Grey

Metal panel - Colour Copper

Masonry - Charcoal brick stack bond

CONTEXTUAL VIEWS



Masonry - Charcoal brick stack bond

Stucco / Hardi - Dark Grey

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CONTEXTUAL VIEWS



Metal panel - Colour Copper

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CONTEXTUAL VIEWS



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CONTEXTUAL VIEWS

1.2. PROPOSED DC2 BYLAW

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a mid-rise residential development facing 122 Street NW with ground level townhomes that promote a walkable and vibrant public realm.

2. Area of Application

This provision shall apply to the lands legally described as Lots 7 -10, Block 1, Plan 4044AC located at 10126 – 10142 122 Street NW as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Oliver.

3. Uses

- a. Live Work Units
- b. Lodging Houses
- c. Minor Home Based Business
- d. Multi-Unit Housing
- e. Residential Sales Centre
- f. Supportive Housing
- g. Vehicle Parking
- h. Fascia On-premises Signs
- i. Projecting On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations for Uses

- a. Residential Sales Centres shall be limited to the marketing of the on-Site condominium or rental Dwellings.
- b. Signs shall comply with the General Provisions of Section 59B of the Zoning Bylaw.
- c. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer mounted or signs with changeable canopy.

5. Development Regulations For Site Layout and Built Form

- a. The development shall be in general conformance with the attached appendices.
- b. The maximum Height shall be 21 m.
- c. The maximum Floor Area Ratio (FAR) shall be 3.5.
- d. The maximum number of Dwellings shall be 93.
- e. The minimum Setbacks shall be as follows:
 - i. East Setback
 - 1. 6.0 m from the east Lot line, with the exception of entry features which can project up to 4.5 m from the east Lot line; and
 - 2. 7.5 m from the east Lot line above 8.0 m.
 - ii. West Setback
 - 1. 7.5 m from the west Lot line, with the exception of the irregular shaped portion of the west Lot line where the minimum setback shall be 5.0 m.

iii. North and South Setbacks

- 1. 3.0 m from the north and south Lot lines.

f. Notwithstanding regulation 5.e. of this Provision, balconies, bay windows and other architectural features may project up 1.2 m into each Setback area.

g. Any Underground Parkade shall not be subject to required Setbacks and can extend to all Lot lines provided there is sufficient soil depth maintained above to support any required landscaping.

6. Development Regulations for Building Design and Features

- a. Exterior building materials shall be sustainable, durable, high quality and appropriate for the development within the context of the immediately surrounding neighbourhood, including, but not limited to: masonry, stone, brick, stucco, metal cladding, cementitious panelling and/or glazing. The use of vinyl siding as a finishing material is prohibited.
- b. Public realm interface:
 - i. The building shall be designed and oriented to face 122 Street NW with a principal entrance that is clearly visible and distinguishable from the ground-oriented townhome units.
 - ii. Ground oriented townhome units facing 122 Street shall adhere to the following:
 - 1. provide an individual external entrance oriented and clearly visible to be readable from and lend a sense of occupancy to the public roadway using features such as, but not limited to porches, staircases, verandas and canopies.
 - 2. Provide a semi-private outdoor Amenity area in a manner that establishes a transition area between the public roadway, using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens and/or built elements such as private entrance features and verandas or porches.
 - 3. appear to be row housing structures that replicate the rhythm of the older houses prevalent in the Sub Area.
 - 4. Architectural finishes shall be selected to provide a differentiation between the townhomes and the main body of the apartment building above and include masonry features and colours compatible with the neighbourhood.
- iii. The portion of the building facing 122 Street (above the 2nd Storey) shall distinguish itself from the ground-oriented townhouse units through the use of: :
 - 1. Distinct building materials;
 - 2. Orientation of building materials; and
 - 3. Distinct architectural features.

c. Building Form

- i. The Building shall provide articulation and visual interest through the variation of material and/or colour.
- ii. All mechanical equipment, including ground level Underground Parkade vents, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent sites or on-Site amenity or pedestrian circulation areas.

7. Development Regulations for Parking, Loading, Storage and Access

- a. Vehicular access to the Site shall be from the abutting Lanes.
- b. Surface vehicular parking is not permitted to be located between any building and a public roadway, other than a Lane.
- c. Parking is permitted in the rear and side setbacks provided a minimum 1m landscape buffer is provided.
- d. Bicycle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, to the satisfaction of the Development Officer.
- e. All waste collection, storage, or loading areas shall be located adjacent to the Lane and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation). Gates and/or doors of the waste enclosure shall not open or encroach into road right-of-way.

8. Development Regulations for Landscaping, Lighting and Amenity Areas

- a. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
- b. Landscaping, both on-Site and off-Site, shall consider the use of plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.
- c. Landscaping that extends onto or over City-owned lands shall be developed in accordance with Traffic Bylaw 5590 and the City Design and Construction Standards.
- d. Outdoor Common Amenity Area at Grade and on Rooftop Terraces shall be landscaped with soft landscaping, garden boxes/ planters, seating area or other complementary amenities.
- e. Balconies and glazing on North facing portions of the building below 15.0 m in height facing adjacent properties



shall provide adequate screening and be located to maximize privacy and minimize outlook to the satisfaction of the Development officer. This may include, but is not limited to privacy screens, louvers, frosted glass, glass block or landscaping buffer.

f. An arborist report and tree preservation plan to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 122 Street NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall. If:

i. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed as part of the redevelopment of the site. The owner/developer shall be responsible for the cost of removal as well as for compensating the City for the value of the tree being removed. If required by the Development Officer, each tree removed shall be replaced by a new tree in an enhanced growing soil medium in the form of soil cells or continuous trenches, at the cost of the owner; or

ii. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree 20 City of Edmonton Development Services Guide to Writing (DC2) Site Specific Development Control Provisions Management Policy C456B.

g. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit and safe environment for pedestrians in accordance with Section 58 of the Zoning Bylaw, to accentuate artwork and building elements, and to highlight the development at night time and in winter months. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property in accordance with Section 51 of the Zoning Bylaw. A detailed exterior lighting plan shall be provided with the Development Permit application to the satisfaction of the Development Officer.

9. Other Regulations

a. Prior to the issuance of the Development Permit for construction of the principal building, a Wind Impact Study shall be submitted for review. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Wind Impact Study.

b. Built form, public realm interfaces, streetscape elements and pedestrian connections shall consider the City of Edmonton's

Winter Design Guidelines in their design and implementation. A report outlining how the development conforms to these guidelines shall be submitted with the Development Permit for a principal building.

c. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increased sightlines and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.

d. Notwithstanding the other Development Regulations of this Provision, the Appendices of this Provision and Section 720.3(2) of the Zoning Bylaw, in the event that the owner/developer does not obtain a Building Permit and commence construction of the principal building under a valid Development Permit within 5 years of the passage of the Bylaw adopting this Provision, development of the Site shall be in accordance with this Provision, except that:

- i. the maximum Height shall be 10.0 m; and
- ii. the maximum Floor Area Ratio shall be 1.0.

10. Public Improvements and Contributions

a. As a condition of any development permit, the owner shall enter into an agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Such improvements shall be constructed at the owner's cost. The Agreement process shall include an engineering drawing review and approval as required. Improvements to address in the Agreement include but are not limited to:

- i. Repaving of the north-south Lane to the west of the Site from 102 Avenue NW south to the intersection with the east-west Lane and removing/relocating any existing utilities as required to facilitate access to parking and waste collection areas.
- ii. Repair of any damage resulting from construction of the development to the abutting roadways, sidewalks

and/or boulevard, including lanes not directly adjacent to the site but which may be used for construction purposes.

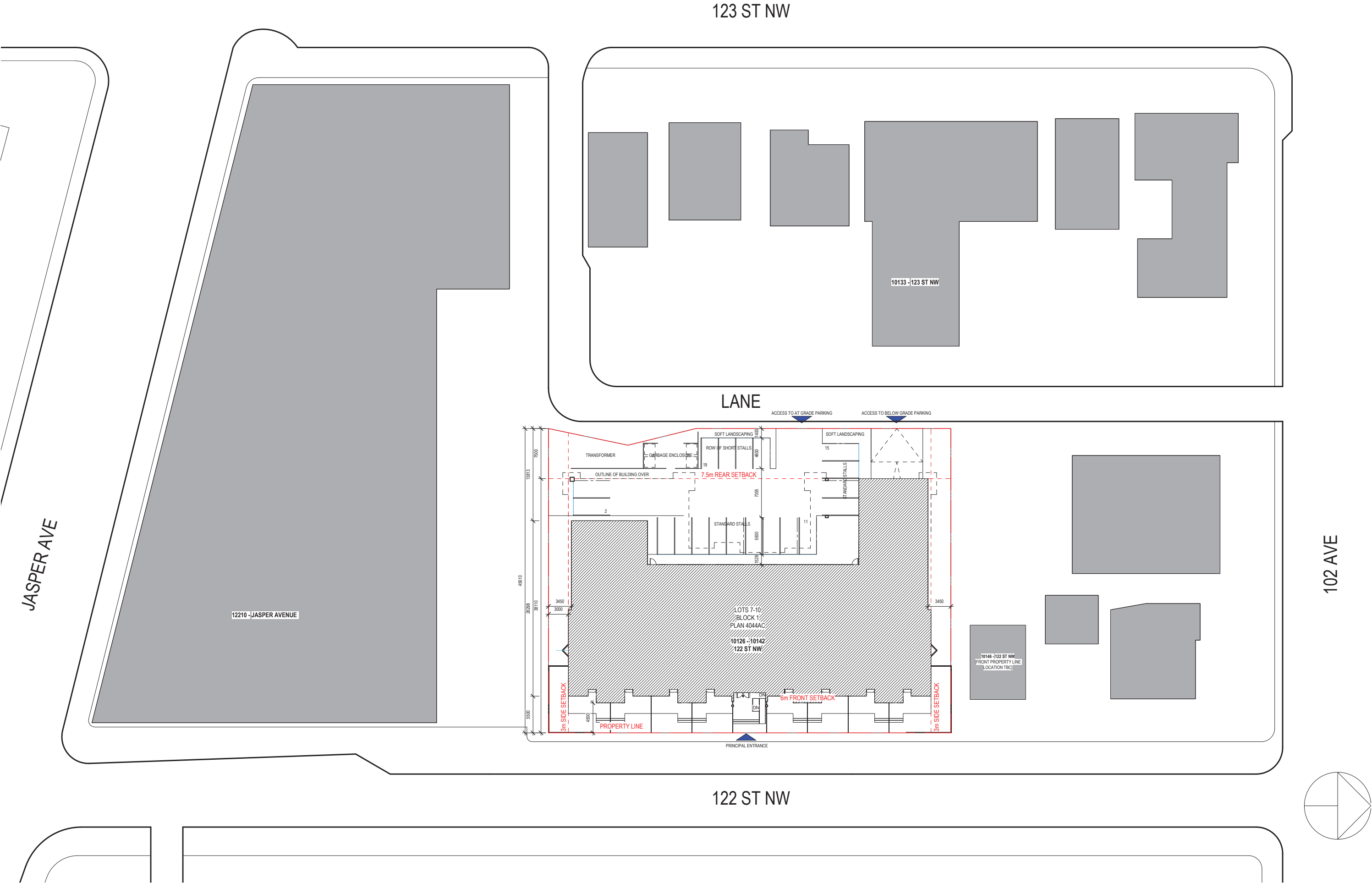
iii. Improvements to the public realm along 122 Street NW directly abutting the site. These improvements shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination, City Operations, and Integrated Infrastructure Services.

iv. The storm and sanitary drainage systems required to service the development, including off-site improvements and on-site stormwater management, shall be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development Officer in consultation with Development Services (drainage). Such improvements are to be constructed at the owner's cost.

b. A minimum of eight (8) Family Oriented Dwellings shall be developed within the building and subject to the following criteria:

- i. Have a minimum of three bedrooms;
- ii. Be located on the main floor of the building;
- iii. Have individual and private access to ground level;
- iv. Have dedicated, and enhanced bulk storage located within the dwelling or on the same storey as the dwelling;
- v. 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
- vi. Have a private outdoor amenity area of at least 12.0 m2.

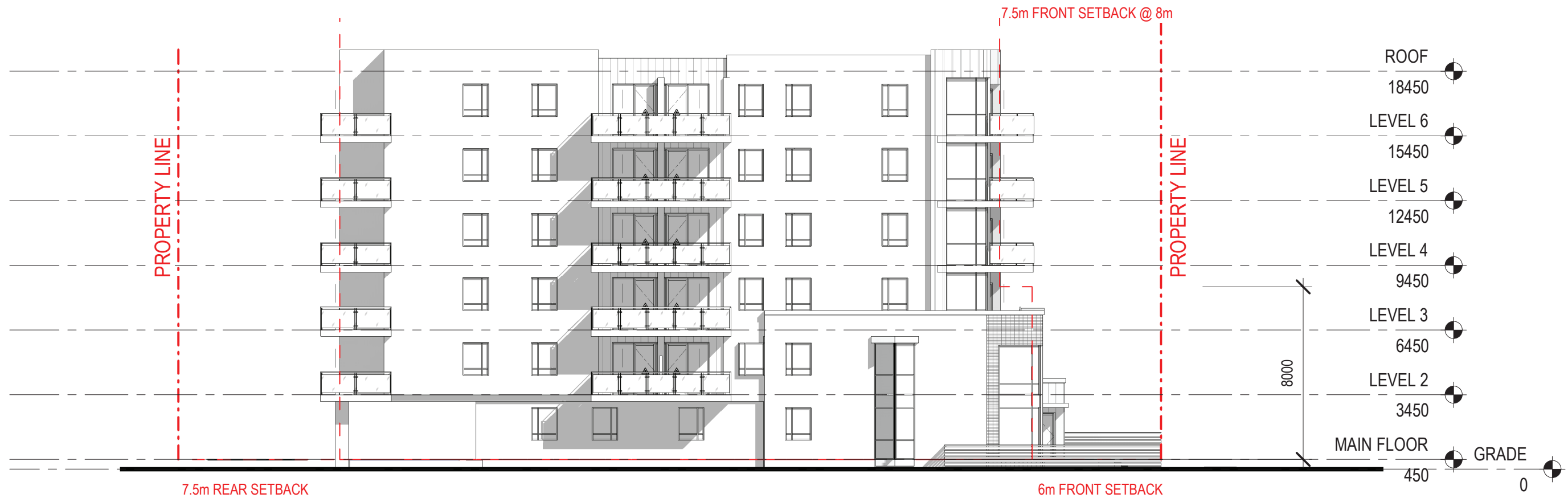




APPENDIX A- SITE PLAN







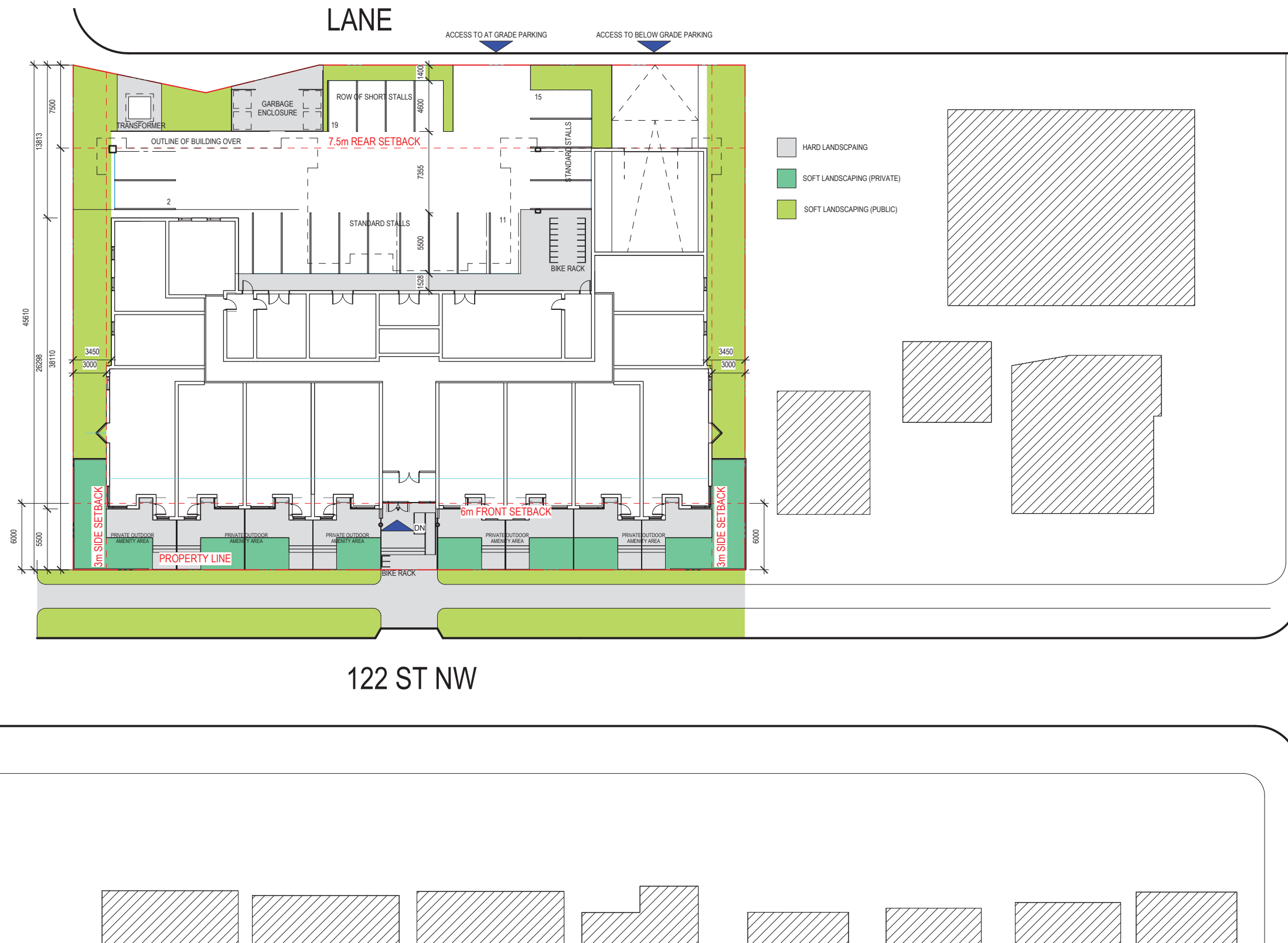
1 | **SOUTH ELEVATION**
SCALE: 1 : 200

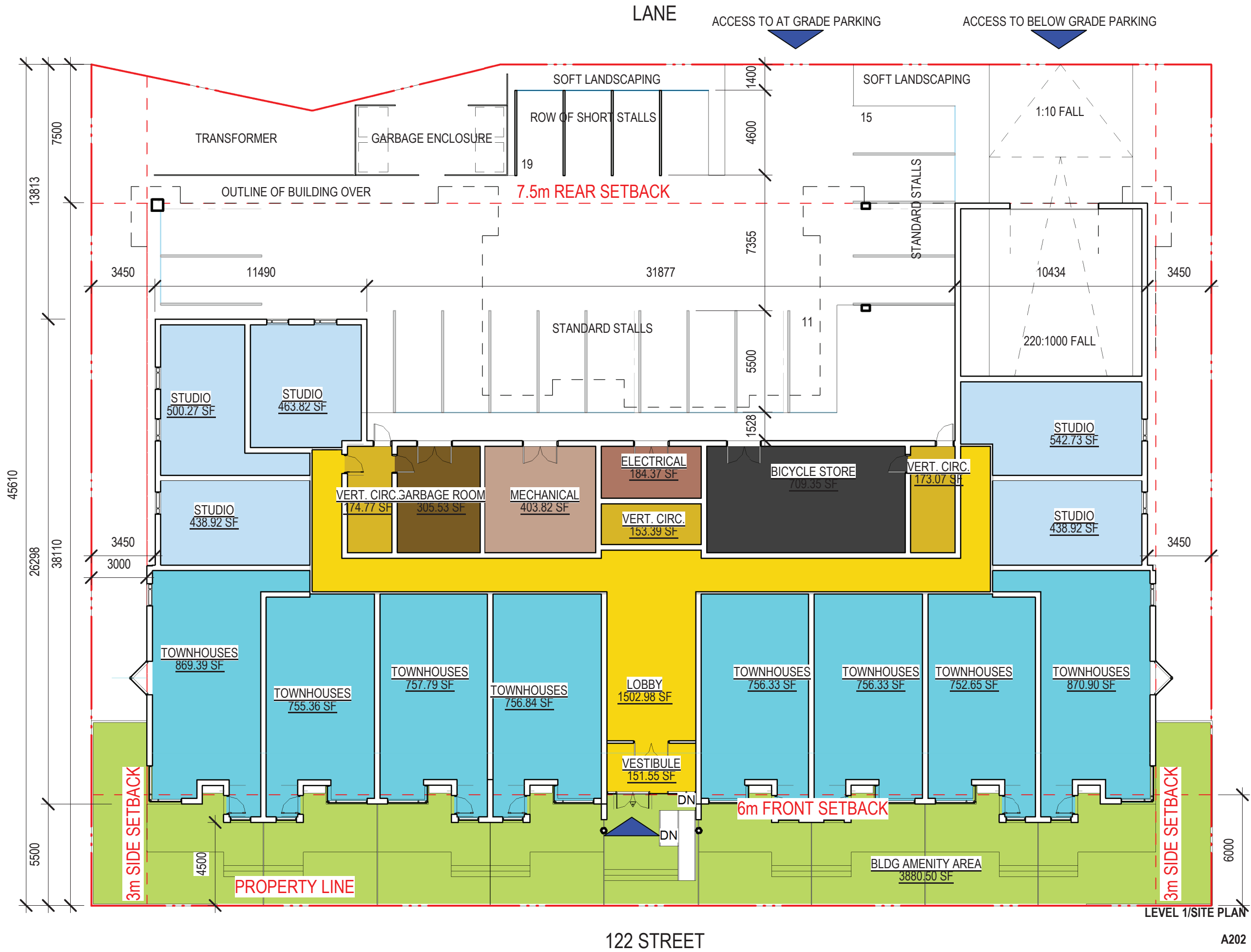


2 | **NORTH ELEVATION**
SCALE: 1 : 200

NORTH & SOUTH (SIDE) ELEVATIONS

A403
1 : 200





- AREA LEGEND
- BICYCLE STORE
 - BLDG AMENITY AREA
 - ELECTRICAL
 - GARBAGE ROOM
 - LOBBY
 - MECHANICAL
 - STUDIO
 - TOWNHOUSES
 - VERT. CIRC.
 - VESTIBULE

10146 - 122 STREET
[FRONT PROPERTY LINE
LOCATION TBC]



