

10301 - 104 Street NW

To allow for a high-rise, mixed-use tower that incorporates and historically designates two facades of the existing Horne & Pitfield Building.



Recommendation: That Charter Bylaw 19860 to amend the Zoning Bylaw from the (HA) Heritage Area Zone to a (DC1) Direct Development Control Provision and amend two maps within the Downtown Special Area Zoning; and Bylaw 19859 to amend the Capital City Downtown Plan be **APPROVED**. Administration is in **SUPPORT** of this application because it:

- appropriately locates a high rise, mixed-use building within walking distance to a variety of amenities, commercial services and alternative modes of transportation including LRT stops, rapid bus routes and the bike grid network;
- retains and designates a portion of a historically significant building which will contribute and enhance the rhythm of the street wall; and
- is in general conformance with the Capital City Downtown Plan.

Application Summary

This application proposes to rezone a site from the (HA) Heritage Area Zone to a (DC1) Direct Development Control Provision to allow for a mixed-use tower. This application was previously considered by City Council at a Public Hearing on September 8, 2021.

CHARTER BYLAW 19860 will amend the Zoning Bylaw, as it applies to the subject site, from the (HA) Heritage Area Zone to a (DC1) Direct Development Control Provision and amend two maps within the Downtown Special Area. The proposed DC1 Provision would allow for a mixed-use tower with the following key characteristics:

- A maximum tower height of 160 metres (approximately 40 - 45 storeys), with the lower 18.0 (approximately 4-5 storeys) being a podium
- A maximum floor area ratio (FAR) of 16.0
- A maximum tower floor plate of 850 square metres

At the September 8, 2021, City Council Public Hearing, the following motion was passed:

“That Bylaw 19859 and Charter Bylaw 19860, be referred to Administration, to work with the applicant to protect more of the existing historic Horne & Pitfield building, including the potential designation of the entire building, and return to a future City Council Public Hearing.”

At the time that this application was previously considered by City Council, only the west facade of the historic Horne & Pitfield Building on this site was proposed to be retained. In response to the motion, this revised application now includes the retention and designation of the south facade, in addition to the west facade. A full comparison of the previously proposed DC1 Provision and this revised version is found in Appendix 1.

BYLAW 19859 will amend *Figure 10: The Urban Design Framework for Downtown Streets* within the Capital City Downtown Plan. The amendment would change the designation of a portion of 104 Street NW and 103 Avenue NW from a neighborhood street with a residential emphasis to a commercial street.

This application was submitted by Stantec on behalf of Limak Investments Inc. on April 6, 2021.

This application strikes an appropriate balance between The City Plan’s objectives for high rise, mixed-use buildings in the City’s core and preserving Edmonton’s built history. The Capital City Downtown Plan also generally supports this type and scale of building at this location.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because:

- it proposed amendments to the neighbourhood statutory plan
- it proposed a building of significant scale
- it involved consideration of the future of a historically significant building

The Broadened Approach included the following techniques:

- an Advance Notice sent to a broader catchment area (120 metres)
- basic information on the application added to the “Downtown Planning Applications” City of Edmonton Webpage
- an Engaged Edmonton webpage online for 2 weeks to collect feedback and answer questions

Advance Notice, April 7, 2021

- Number of recipients: 598
- Number of responses in support: 1
- Number of responses with concerns: 3

Engaged Edmonton Webpage, June 14 - 27, 2021

- Number of site visits: 192
- Aware: 172
- Informed: 32
- Engaged: 11

A full What We Heard Report (including explanations of the above categories) is found in appendix 2.

Comments and concerns raised:

- Existing building is historically important and should be fully retained
- Both positive and negative opinions of the appropriateness of the building scale and design
- A sunset clause should be utilized to ensure that what is proposed gets built
- Concerned the heritage component will only be used as a facade.
- Concerned about increasing in traffic congestion in the area

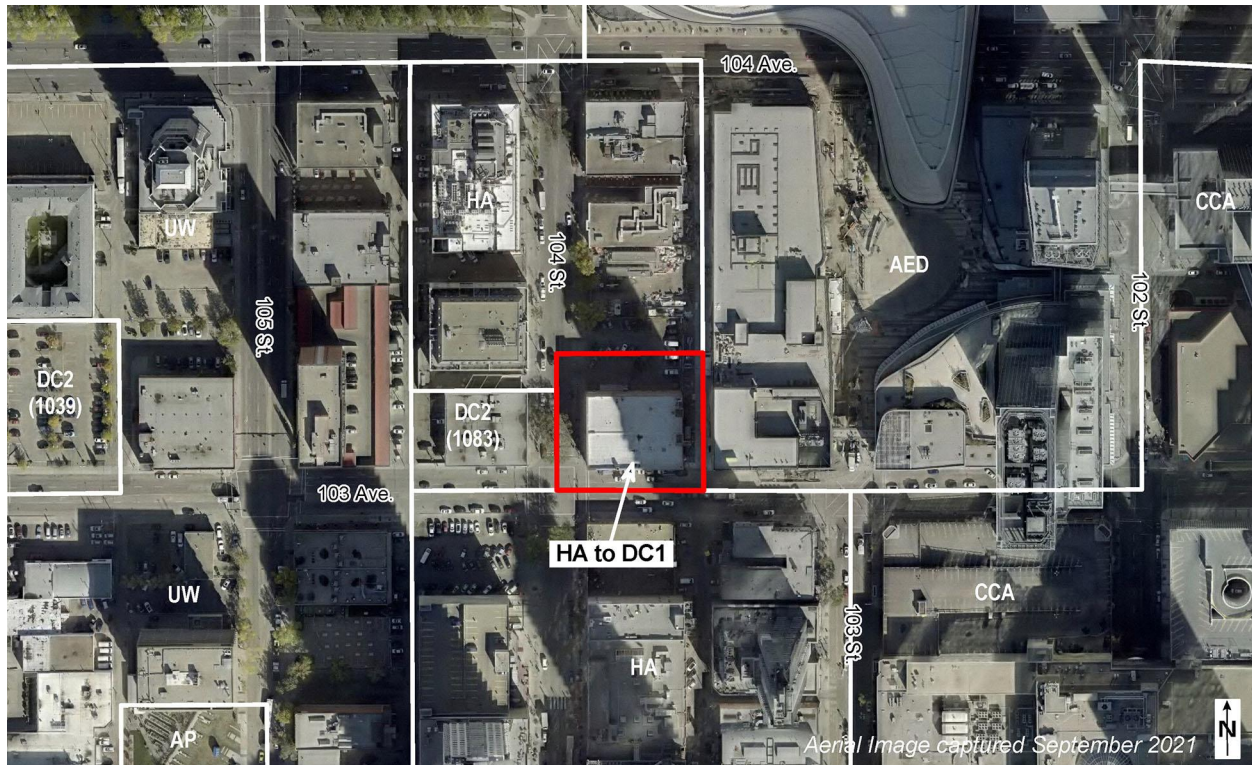
Webpage

- edmonton.ca/downtownplanningapplications

Site and Surrounding Area

The rezoning site is located on the northeast corner of 104 Street NW and 103 Avenue NW and is occupied by a surface parking lot and the historic Horne & Pitfield Building which is being used as a self-storage facility. Along 104 Street NW, between Jasper Avenue NW and 104 Avenue NW, there is a range of building types including low and high rise buildings that are historically significant/designated or are designed in a compatible style to the historic streetscape. These buildings support a mix of uses such as apartments, restaurants and retail space which contributes to the area's vibrancy and pedestrian comfort.

The site is well served by alternative modes of transportation including current and future LRT stops, rapid bus routes (104 Avenue NW and Jasper Avenue NW) and the Downtown bike grid network.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(HA) Heritage Area Zone	Surface parking lot Horne & Pitfield Building
CONTEXT		

North	(HA) Heritage Area Zone	Surface parking lot
East	(AED) Area and Entertainment District Zone	Ice District
South	(HA) Heritage Area Zone	1 Storey commercial building
West	(DC2.1083) Site Specific Development Control Provision	2 Storey commercial building (recent zoning for high rise, mixed-use tower)



View of the site looking southeast from 104 Street NW



View of the site looking northwest from 103 Avenue NW

Planning Analysis

The City Plan

Downtown is identified as part of the “Centre City” which 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 minimum 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 proposes a high-rise tower that supports a mix of uses.

The City Plan also encourages the preservation of historic resources, which this application makes a reasonable effort of undertaking by requiring that the owner apply to designate the west and south facades of the Horne & Pitfield building as a Municipal Historic Resource.

Capital City Downtown Plan

The Capital City Downtown Plan (CCDP) designates this site as being within the Heritage Area of Downtown. This area is recognized for its architectural and historical significance due to the high concentration of historical warehouse buildings. The CCDP directs this area as being appropriate for

high rise development, provided new development is compatible with the area’s historical character and walkable nature.

The existing HA Zone is reflective of the CCDP’s direction in that it allows for high-rise development with special attention provided to the podium and street wall to create a unique pedestrian experience that blends new development with existing historical buildings. The HA Zone has accommodated the development of projects such as the Icon Towers, the Fox Towers, the Ultima and the Encore Tower. All of these projects illustrate the core function of the HA Zone: to accommodate high-rise development with an appropriate podium street wall that is compatible in scale and architecture with the area’s historic character.

The proposed DC1 Provision carries over many of the scale and design regulations from the HA Zone and is therefore in general conformance with the CCDP and the intent of the current HA Zone. By retaining and incorporating the two street facing facades of the Horne & Pitfield Building into the podium, the warehouse character desired in this area is implemented better using original facades instead of new facades, as was done with the aforementioned other recent tower developments within the HA Zone. An amendment to one map within the CCDP is required which would change the designation of the portion of 104 Street NW and 103 Avenue NW adjacent to this site from a neighborhood street with a residential emphasis to a commercial street. This change is appropriate as this portion of 103 Avenue NW is partially adjacent to Ice District and all of 104 Street NW is considered a Commercial Street, except for the portion from 103 Avenue NW to 104 Avenue NW. Since the CCDP was first approved in 2010, it has become clear that these will be functioning as commercial streets going forward and this amendment reflects that.

Land Use Compatibility

Apart from an increase in maximum FAR and height, the proposed DC1 Provision is in general conformance with the HA Zone, as illustrated on the following table:

	HA Zone Current	DC1 Provision Proposed
Maximum Tower Height	115 m	160 m
Maximum Podium Height	20 m	18 m
Maximum Tower Floor Plate	900 m ²	850 m ²

Maximum Floor Area Ratio	12	16
Minimum Tower Setback (104 Street NW)	4.5 m	4.5 m
Minimum Tower Setback (103 Avenue NW)	4.5 m	7.0 m

The proposed DC1 Provision provides a podium-tower configuration combined with appropriate setbacks and stepbacks, in line with the intent and existing regulations of the HA Zone. The purpose of these regulations is to create a more comfortable pedestrian experience, as has been successfully demonstrated along 104 Street NW with similar projects by moving the mass of the towers away from the public realm and creating an urban street wall that is similar in scale, design and rhythm to what existed historically.

Podium/Tower Scale

At a maximum height of 18 metres, the height of the podium wall is appropriately scaled amongst its surrounding context, and continues the pattern of the 104 Street NW street wall that fluctuates between 1 and 5 storeys. This is in line with the existing HA Zone which requires that the urban street wall fit into the existing physical landscape, while providing variation along the street wall interface.

The current HA Zone allows for a maximum floor plate of 900 m². The DC1 Provision proposes a maximum tower floor plate of 850 m², creating a slimmer tower that will produce a narrower shadow that will move across the public realm and surrounding properties faster. However, this taller building will produce a longer shadow, impacting additional properties.

Though the proposed DC1 Provision allows for a taller tower than what is allowed by the existing HA Zone, the site is located along the northern portion of the Heritage Area and directly adjacent to the Arena and Entertainment District where the Downtown's tallest towers are permitted (ranging from 180 meters to 275 meters). As such, a tower up to 160 meters in height is considered suitable for this location.

Architectural Treatment

With the retention of the historic south and west facades of the Horne & Pitfield building, new building materials for the balance of the podium are intended to be compatible, but ensure it is clear what is historic and what is new. While brick is used, the colour is changed and a significant amount of glazing is proposed as a separation between old and new.

In order to fit with the intent of the area and ensure that the building interacts with pedestrians, active frontages are to be provided along 104 Street NW and 103 Avenue NW. However, the existing facades of the historic building are not currently designed to accommodate this. Some modifications to the historic facades have been negotiated, primarily to extend the first storey window openings to ground level and allow more opportunity for multiple entrances and transparent storefronts. Some openings on the south facade are also widened for the same reason. The proposed west and south historic facades are shown below. These alterations are relatively minor in nature and generally retain the majority of the historic elevations on the west and south sides of the building.



West Facade, Facing 104 Street NW



South Facade, Facing 103 Avenue NW

Wind and Shadow Impacts

A Wind Impact Statement was submitted as part of this application. The statement determined that, overall, wind conditions that are appropriate for pedestrian use are predicted on and around the project at ground level. However, the Statement did note increased wind speeds are expected around the western building corners and on the podium and that localized wind control measures may need to be considered to improve the wind comfort. As such, the DC1 Provision requires the submission of a Wind Impact Study at the Development Stage. With respect to the findings of the study, the development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off site.

A Sun/Shadow Analysis was also submitted as part of this application to demonstrate the potential impacts on adjacent properties and the public realm, which is attached as Appendix 3 to this report. The proposed tower will produce a longer shadower as a result of its taller nature. However, shadow impacts like this are anticipated Downtown where tall tower development is expected. There are no public open spaces that are impacted by this shadow.

Heritage

The Horne & Pitfield building is listed on the Inventory of Historic Resources, but is not a designated Municipal Historic Resource. It is one of the more impressive and historically-significant remaining warehouse structures in the Downtown. The southern portion of the building was constructed in 1911 for Foley Bros., Larson & Co. as a wholesale grocery warehouse. The Foley Brothers were successful entrepreneurs with extensive railway building interests, who had extended their business to grocery sales in 1902. The Edmonton business handled “staple and fancy groceries of all kinds, biscuits and confectionery” including “leading brands of groceries, canned goods, sweet stuffs, tinned and bottled goods”. In 1943, the owners became Horne & Pitfield, a firm of wholesale grocers started in Calgary in 1904 by John Horne.

This building was designed by E.C. Hopkins from Montreal, who designed buildings in Vancouver, Calgary, Regina and Edmonton. Hopkins is also credited with the Great West Saddlery Building on 104 Street NW in the Downtown, and was the designer of the Prince of Wales Armouries in Central McDougall. The Horne & Pitfield Building is an excellent example of Commercial design from the Chicago School of Architecture. The exterior form displays elements such as the strong emphasis on the vertical brick piers, inset full-width windows and brick spandrel panels. The original 1911 building received a two storey extension to the north in 1923. Two upper storeys were added to that extension in 1947 to complete a doubling of the building's size. The additions closely copied the details of the original building.

Due to the historic and architectural significance of the building itself, coupled with its location in the Heritage Area Zone, it is the preference of the Heritage Conservation Unit that the entire structure be preserved. Financial incentives are available to the owner if the building, or a portion thereof, is designated as a Municipal Historic Resource. The proposed solution of retaining the south and west elevations in-situ during construction of the new building is a compromise to heritage preservation. However, Administration is supportive of these portions of the building being designated as a Municipal Historic Resource, and allocating a limited amount of funding towards its restoration.

Edmonton Design Committee

On June 15, 2021 this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of support with conditions mainly related to the design and interface of the podium with the public realm. The DC1 was modified to address some of these conditions, in particular, a requirement for the retention, in-situ, of the west façade of the historic

Horne & Pitfield building as part of the previous proposal and with the response to the Council motion, now the south facade as well.

The formal response letter from the Edmonton Design Committee is found in Appendix 4 to this report.

Public Contributions

C599 - Community Amenity Contributions

A required contribution for this proposal of \$325,622 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 the following amenities:

- streetscape improvements, including the planting of new boulevard trees; and
- the preservation and designation of the south and west façades of the historic Horne & Pitfield building.

Technical Review

Transportation

Administration reviewed the Transportation Impact Assessment (TIA) supplied as part of this application. The TIA noted the existing deficient pedestrian space on 103 Avenue NW adjacent to the site. Previously, when a new south facade was proposed, a setback was provided to expand the public realm. With the historic south facade now remaining in its current location, a setback cannot be provided. Instead, the proposal now includes additional public realm improvements that include extending the north curblin into the existing roadway. This removes on-street parking adjacent to the site, but maintains the same number of travel lanes. Other public realm improvements include enhanced street furnishings, lighting and boulevard trees on its south side. No other major infrastructure improvements are recommended to the existing roadway network in relation to this site at this time.

104 Street NW is designated as a downtown "Signature Street" where vehicle traffic and access should be limited. Accordingly, vehicular access will be from the abutting north-south lane only. The southerly portion of this lane is to be converted to one-way southbound only in the near future as adjacent developments to the east are constructed, with the remaining two-way segment also under review for conversion to one-way southbound only. This change will help to mitigate the expected relatively high traffic volumes, which may result in peak hour congestion along the lane. Options to mitigate any

operational issues along the lane will be considered with future redevelopment of the sites on this block.

The TIA recommended the following Transportation Demand Management measures that have been included in the proposed DC1 provision:

- a maximum vehicle parking limit, similar to other zones in the Capital City Downtown Area Redevelopment Plan
- secure bicycle parking for residential uses at a rate 50% higher than required by the Zoning Bylaw, as well as a bicycle wash, maintenance, and repair station on-site

Drainage

A Drainage Servicing Report was reviewed by Administration for the purpose of supporting 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

Water service is available to this site from the existing 150 mm water main along 104 Street NW. Hydrant spacing is deficient in this area and may require upgrades. Further review of this will be undertaken at the Development Permit stage.

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

Appendices

- 1 DC1 Comparison
- 2 "What We Heard" Public Engagement Report
- 3 Sun/Shadow Analysis
- 4 EDC Letter
- 5 Application Summary

DC1 Provision Comparison

~~Strikethrough~~: Proposed deletion from DC1 Provision

Underline: Proposed additions to DC1 Provision

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a mixed use high rise development that is compatible in scale, function and built form with the surrounding historic warehouse area, contributing to an active streetscape and also incorporating the south and west ~~Faeade~~Façades of the historic Home & Pitfield building.

2. Area of Application

This Provision shall apply to Lots 179 - 181, Block 3, Plan NB1, located on the northeast corner of 103 Avenue NW and 104 Street NW; as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Downtown.

3. Uses

1. Apartment Hotels
2. Automotive and Minor Recreation Vehicle Sales/Rentals
3. Bars and Neighbourhood Pubs
4. Breweries, Wineries and Distilleries
5. Business Support Services
6. Cannabis Retail Sales
7. Child Care Services
8. Commercial Schools
9. Convenience Retail Stores
10. Creation and Production Establishments
11. General Retail Stores
12. Government Services
13. Health Services
14. Hotels

15. Household Repair Services
16. Indoor Participant Recreation Services
17. Liquor Stores
18. Lodging Houses
19. Major Home Based Business
20. Media Studios
21. Minor Amusement Establishments
22. Minor Home Based Business
23. Multi-unit Housing
24. Personal Service Shops
25. Private Clubs
26. Private Education Services
27. Professional, Financial and Office Support Services
28. Religious Assembly
29. Residential Sales Centre
30. Restaurants
31. Secondhand Stores
32. Specialty Food Services
33. Supportive Housing
34. Urban Gardens
35. Vehicle Parking
36. Veterinary Services
37. Fascia On-premises Signs
38. Projecting On-premises Signs

4. Development Regulations for Uses

1. Automotive and Minor Recreation Vehicle Sales/Rentals shall be limited to a single business premise enclosed within the ground level Storey of the building which shall have a maximum Floor Area of 400 m².
2. Signs shall comply with the regulations found in Schedule 59H of the Zoning Bylaw.
3. A Comprehensive Sign Design Plan in accordance with Section 59.3 of the Zoning Bylaw shall be prepared for the development and submitted with the Development Permit application for construction of the principal building.

4. For all Sign applications, the Development Officer, in consultation with the Heritage Officer, shall review the application in context with the retained Façade of the surrounding development, such as, but not limited to, the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements. The Development Officer may require revisions to the application to mitigate the impact of a proposed Sign, and may refuse an application for a Development Permit that adversely impacts the built environment.

5. Development Regulations for Site Layout and Build Form

1. The development shall be in general conformance with the attached Appendices.
2. The building shall take the form of a podium-tower configuration.
3. The maximum Height shall be 160.0 m.
4. The maximum podium Height shall be 18.0 m.
5. The maximum Floor Area Ratio shall be 16.0.
6. The minimum podium Setbacks shall be:
 - a. 7.0 m from the north Lot line; and
 - a. ~~2.50.0 m from the south Lot line, except:~~
 - i. ~~the historic western Façade of the Horne & Pitfield building shall be permitted to have a 0.0 m setback from the south Lot line in line with the historic location of the Façade; and~~
 - ii. ~~the western 20.0 m of the new south Façade shall have a minimum setback of 1.5 m from the south Lot line; and~~
 - a. ~~0.0 m from the,~~ east, and west Lot lines.
7. The minimum Tower Setbacks shall be:
 - a. 12.5 m from the north Lot line;
 - b. 7.0 m from the south Lot line;
 - c. 7.0 m from the east Lot line; and
 - d. 4.5 m from the west Lot line.

8. The maximum Tower Floor Plate shall be 850 m².

6. Development Regulations for Building Design and Features

1. All exterior building materials for the podium portion of the building shall be durable, high quality and appropriate for the development within the context of the immediately surrounding neighbourhood, including, but not limited to masonry, stone, brick, metal cladding/panelling and/or glazing.
1. ~~Brick shall be used as the predominant cladding material (more than 50% of the exterior cladding excluding windows and entrances) for the south Façade.~~
2. The architectural treatment of ~~the south podium Façade and~~ a minimum of 14.0 m of the westerly north podium Façade shall adhere to the general alignment of the horizontal elements and vertical elements of the adjacent buildings along the same block face.
2. ~~The south Façade of the podium shall establish a unique building architecture that recognizes the historic character of the area but is not a duplication of nearby older buildings.~~
3. ~~The south podium Façade shall be strongly articulated at regular increments to add variety, rhythm and a human scaled dimension along the block face to create an attractive and visually interesting Street Wall.~~
4. ~~The exterior finishing materials on the south podium Façade shall wrap the corner to a minimum of 6.0 m to the north on the east Façade facing the Lane.~~
3. Architectural features and structures on the podium, such as weather protection features including awnings, canopies and arcades may project to the Lot lines, ~~except these features shall not be applied to the historically designated portions of the south and west Façades.~~
4. Active frontages shall be developed along 104 Street NW and 103 Avenue NW in accordance with the following regulations:
 - a. Residential and Commercial Uses shall have well defined and individual entrances at ground level; and
 - b. the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented environment; ~~;~~
 - b. ~~the south Façade shall have a minimum of 70% of the linear frontage~~

~~consist of transparent glazing. This shall be calculated as a percentage of linear frontage measured as the horizontal plane at 1.5 m above finished Grade.~~

- ~~c. weather protection in the form of a canopy, inset doors, or other architectural element shall be provided above all ground level entrances.~~
- ~~5. Public facing art may be located, but not be limited to, the eastern portion of the south podium Façade and the southern portion of the east podium Façade to add interest and contribute to the improvement of the pedestrian public realm, to the satisfaction of the Development Officer, in accordance with Section 10.1 of this Provision, and in general accordance with the Appendices.~~
5. Podium roofs shall provide enhancements to improve rooftop aesthetics. These enhancements may include, but are not limited to, landscape features, Amenity Area, screening elements and improved aesthetic rooftop materials.
6. All Façades of the Tower shall use consistent and compatible high quality, durable exterior materials, such as, but not limited to, brick, metal cladding/paneling, acrylic stucco, masonry, stone, and/or glazing.
7. The Tower Floor Plate of the top 4 Storeys shall be reduced by a minimum of 10% from the Floor Plate of the majority of the Tower Storeys, to the satisfaction of the Development Officer, to create articulation, visual interest, and a reduced massing effects.
8. The rooftop of the Tower shall be designed with penthouses and/or screening to conceal mechanical systems, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique downtown skyline.
9. Platform Structures or any other architectural features which are of a similar character shall project a maximum of 2.5 m from the Tower Façades but shall not extend over Lot lines. Platform Structures shall not be permitted on the podium Façades.
10. All mechanical equipment, including roof mechanical units and Underground Parkade intake/exhaust 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 Regulation for Parking, Loading, Storage and Access

1. The maximum number of on-site vehicular parking spaces to be provided shall be as specified in the table below:

Uses	Maximum Vehicle Parking Spaces
Per Studio Dwelling	0.5
Per 1 Bedroom Dwelling or Residential-Related Unit	0.75
Per 2 or more Bedroom Dwelling or Residential-Related Unit	1.25
Visitor Parking	10
Non-residential Uses	1.0 per 200 m ²
Child Care Services	Employee parking shall be provided at the rate of a maximum of 1 parking space per 200.0 m ² of Floor Area.

2. All vehicular parking shall be provided within an Underground Parkade.
3. Vehicular access shall be provided from the Lane abutting the Site.
4. Bicycle Parking shall be provided in accordance with regulations for Bicycle Parking facilities in the Zoning Bylaw to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), and the following:
 - a. a minimum of 19 short term Bicycle Parking spaces shall be provided for Non-Residential Uses and visitors in highly visible locations in the public realm adjacent to the Site on 104 Street NW and/or 103 Avenue NW, either on or off-Site.
 - b. Long term Bicycle Parking Spaces shall be provided at a minimum rate of 0.75 spaces per Dwelling in a safe and secure location that is easily accessible to cyclists via access ramps, or a route through the building that facilitates easy and efficient transportation of bicycles;

- c. A bicycle wash, repair and maintenance station shall be required within or adjacent to the bike storage area within the Underground Parkade.
5. Loading, storage, and waste collection areas shall be located within the building. The waste collection area shall be accessed from the abutting Lane and be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and Waste Management Services.

8. Development Regulations for Landscaping, Lighting and Amenity Area

1. 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).
2. Landscaping on City-owned land adjacent to the Site on both 104 Street NW and 103 Avenue NW shall be hard surfaced and integrated with the style of the pedestrian oriented public realm that exists along 104 Street NW in accordance with the Streetscape Design Manual for Downtown and the Quarters Downtown.
3. 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.
4. 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 environment for pedestrians, to accentuate artwork and building elements, and highlight the development in winter months. Exterior lighting associated with the development shall be designed to minimize impact on an adjacent property. Exterior lighting above the third storey of the building shall be directed downwards. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
5. A minimum Amenity Area of 4.0 m² per Dwelling shall be provided. This may be achieved using balconies, terraces/patios on top of the podium base, Rooftop Terraces, and indoor communal Amenity Areas.

9. Other Regulations

1. 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 104 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:

- a. 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
 - b. 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 Management Policy C456B.
2. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, 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.
 3. 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.
 4. 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, increase sightlines and use; 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

5. The storm and sanitary drainage systems required to service the development, including 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). Improvements are to be constructed at the owner's cost.
6. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Officer, shall be submitted and reviewed to the satisfaction of the Development Officer in consultation with City Planning (Environmental Planner). The Development Officer shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.
7. Notwithstanding the other Development Regulations of this Provision ~~and~~, 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 ~~105~~ years of the passage of the Bylaw adopting this Provision, development of the Site shall be in accordance with this Provision, except that:
 - a. the maximum Height shall be 115.0 m; and
 - b. the maximum Floor Area Ratio shall be 8.0.

If Residential Uses and/or a Hotel are provided the development shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that the development fits within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.

10. Public Improvements and Contributions

- a. ~~Prior to the issuance of the Development Permit for new building construction, the owner shall enter into an agreement with the City of Edmonton whereby the owner shall provide a minimum contribution of \$25,000.00 toward the acquisition and placement of public art. Such agreement shall require that:~~

- ~~i. prior to the issuance of the Development Permit, a public art plan showing the general location(s) of art shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. The art will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks and the regular maintenance and conservation of the artwork for at least 25 years after installation, shall be the responsibility of the developer;~~
- ~~ii. artworks shall be created by a professional artist;~~
- ~~a. artworks may be located on or within the public or private property and shall be in locations that are publicly viewable to the satisfaction of the Development Officer;~~
- ~~iii. if located on public property or roadway right of way, the location shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), City Operations and Integrated Infrastructure Services; and~~
- ~~iv. the Public Art contribution amount shall be increased every 5 years from the date of passage of the Charter Bylaw adopting this Provision according to the annual rate of national inflation as determined by Statistics Canada.~~

1. As a condition of a Development Permit for construction of a principal building, 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. Improvements to address in the Agreement include, but are not limited to:
 - a. 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; and replacement of any street furniture that is removed/damaged for construction and shall match the 104 Street NW streetscaping standard for style and frequency;

- b. removal of the existing access to 104 Street NW and construction of the boulevard, curb, and gutter as required;
 - c. provision of one boulevard tree within an enhanced growing medium in the public realm directly abutting the Site along 104 Street NW, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), Urban Renewal, City Operations and Integrated Infrastructure Services; and
 - d. improvements to the public realm directly abutting the Site along 103 Avenue NW for the full length of the Site, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), Urban Renewal, City Operations and Integrated Infrastructure Services. Improvements may include, but not limited to:
 - i. ~~construct~~construction of a Walkwaywidened sidewalk from the ~~property~~corner of 103 Avenue NW and 104 Street NW to the Lane east of the Site. The widened sidewalk shall have a minimum width of 4.2 m from the south Lot line of the Site to the curb which shall provide a continuous decorative surface treatment; ~~Hard~~surface the south Setback and integrate it that is integrated with the style of the pedestrian oriented public Walkwayrealm that exists along 104 Street NW in accordance with the Complete Streets Design and Construction Standards and the Streetscape Design Manual for Downtown and the Quarters Downtown;
 - ii. provide a minimum of 4 boulevard trees within enhanced growing mediums;
 - iii. quality, durable street furnishings and materials; and
 - iv. pedestrian scaled lighting.
2. The following contribution shall only be required in the event that maintaining, in-situ, the south and west Façades of the historic Horne & Pitfield building is not feasible, as described in Section 11.1.b of this Provision, and subsequently, that there is no designation of the Facades as a Municipal Historic Resources, as described in Section 11.1.a of this Provision:
- b. Prior to the issuance of the Development Permit for new building construction, the owner shall enter into an agreement with the City of

Edmonton whereby the owner shall provide a minimum contribution of \$182,862.80 toward the acquisition and placement of public art. Such agreement shall require that:

- i. prior to the issuance of the Development Permit, a public art plan showing the general location(s) of art shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. The art will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks and the regular maintenance and conservation of the artwork for at least 25 years after installation, shall be the responsibility of the developer;
- ii. artworks shall be created by a professional artist;
- iii. artworks may be located on or within the public or private property and shall be in locations that are publicly viewable to the satisfaction of the Development Officer, such as the western portion of the north podium Façade, the southern portion of the east podium Façade, and/or adjacent to 104 Street NW on the north side of the site to add interest and contribute to the enjoyment of the pedestrian public realm;
- iv. if located on public property or roadway right of way, the location shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), City Operations and Integrated Infrastructure Services; and
- v. the Public Art contribution amount shall be increased every 5 years from the date of passage of the Charter Bylaw adopting this Provision according to the annual rate of national inflation as determined by Statistics Canada.

11. Heritage Regulations

1. The Development shall incorporate the south and west Façade~~Façades~~ of the historic Horne & Pitfield Building into the podium of the building, to the satisfaction of the Development Officer in consultation with the Heritage Officer, in general conformance with Appendix~~Appendices~~ VII and VIII, and in accordance with the following:

a. Prior to the issuance of the Development Permit for the demolition of the existing building in place on the date of approval of the Charter Bylaw adopting this Provision, and/or construction of the new building, ~~the owner shall apply a Bylaw to the City of Edmonton to have designate~~ the historic south and west ~~Façade~~Façades of the Horne & Pitfield building ~~designated as a Municipal Historic Resource.~~ and a Rehabilitation Incentive and Maintenance Agreement in a form satisfactory to the Development Officer, shall be brought to City Council for a decision. The Bylaw and Agreement shall reference the following features for conservation and maintenance:

a. ~~The Applicant shall maintain, in situ, the west Façade of the historic Horne & Pitfield building, to its 1911 architectural design, unless it can be shown to the satisfaction of the Development Officer in consultation with the Heritage Officer, that attempts at maintaining the Façade in situ would create an unreasonable risk of unintentional demolition or hazard to the worksite. If the Development Officer, in consultation with the Heritage Officer, agrees that retention in situ is not reasonable, the historic west Façade shall not be maintained in situ but shall instead be dismantled and subsequently reassembled in its same historic location, and the Applicant shall still be required to comply with all applicable regulations of this Provision with the exception of 11.1.a.~~

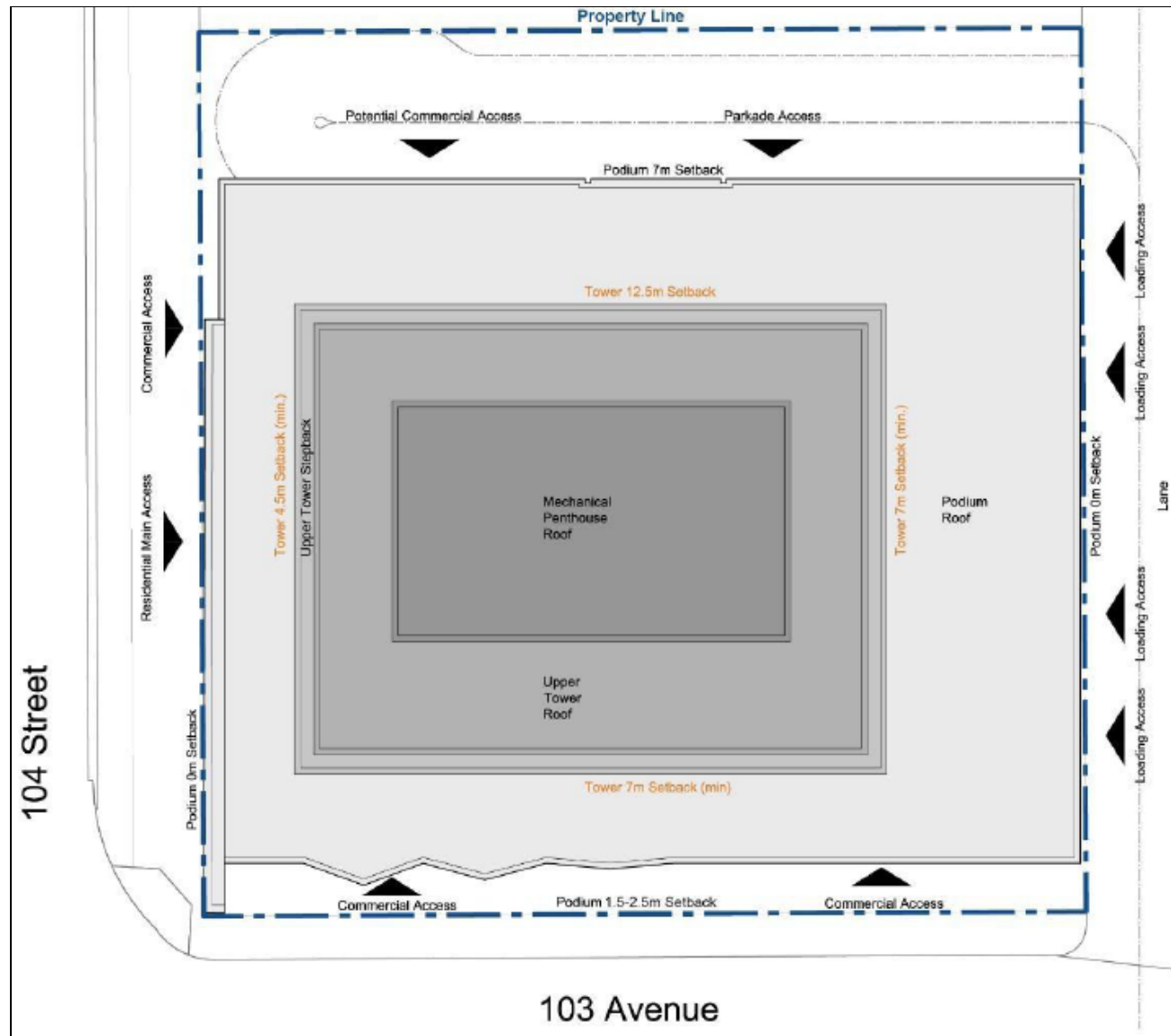
i. ~~Prior to the issuance of any Development Permit, including a permit for demolition, the owner shall enter into an agreement with the City of Edmonton for the conservation and maintenance of the historic west Façade, including but not limited to the following features:~~ For the west Façade, this shall include but not be limited to the following features:

- A. Pressed red brick;
- B. Cut stone horizontal banding above the first floor level;
- C. Window openings, including brick corbelling, concrete sills and single windows appropriate in materials to the 1911 historic period of the building. PVC window units shall not be allowed;
- D. Brick cornice with decorative corbelling and dentil border at the parapet level; and

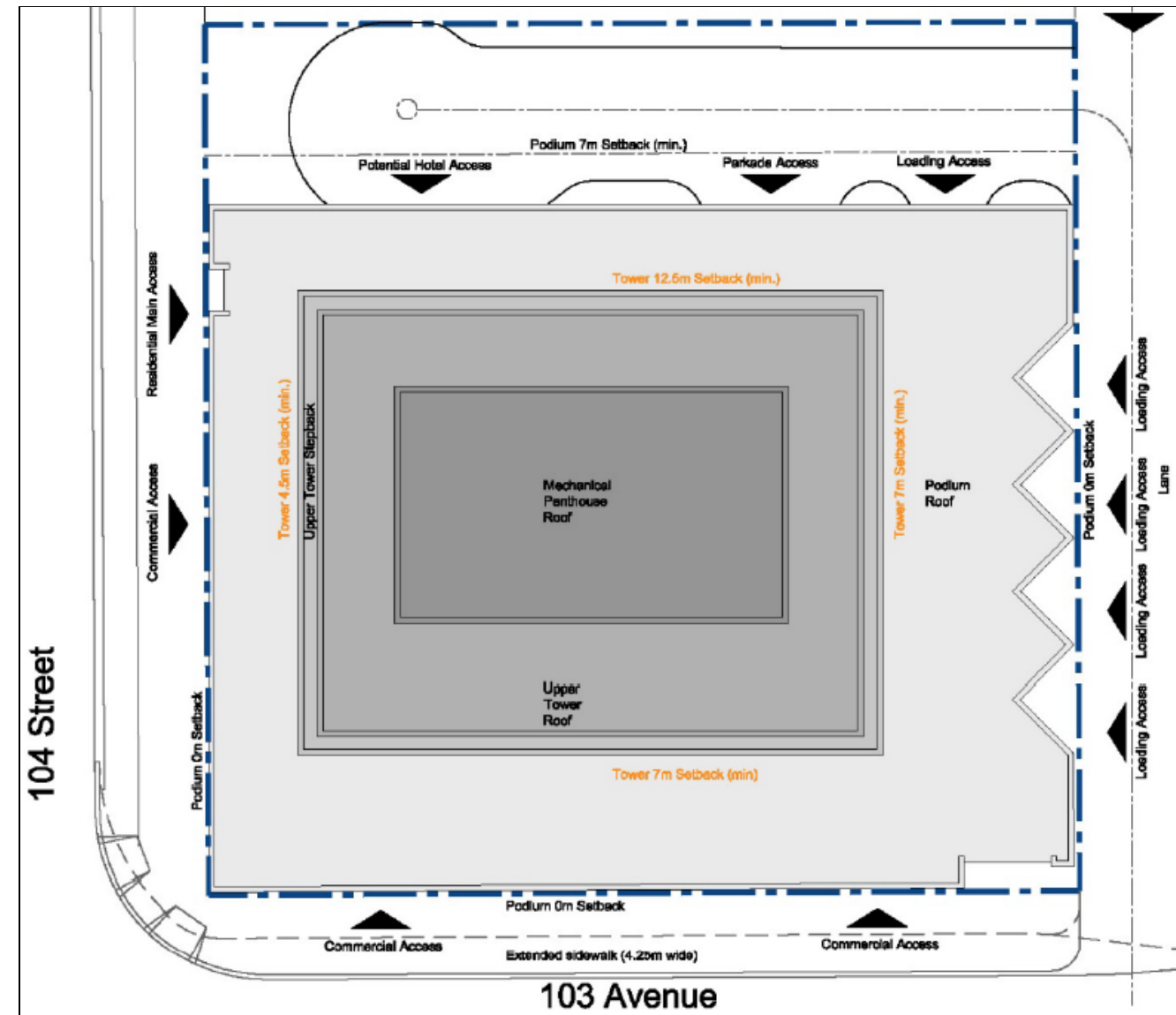
- E. Identification stone above main door entrance and stone door surround.
- ii. For the south Façade this shall include but not be limited to the following features:
 - A. Pressed brick;
 - B. Cut stone horizontal banding above the first floor level that extends from the west Façade;
 - C. Brick cornice with decorative corbelling that extends from the west Façade; and
 - D. Window openings, including, concrete sills and single windows appropriate in materials to the 1911 historic period of the building. PVC window units shall not be allowed.
- iii. This agreement shall also identify mechanisms for evaluation of the viability of maintaining the historic south and west Façade~~Façades~~ should unforeseen circumstances arise during the construction phase of the development, as described in Section 11.1.b of this Provision, below.
- b. The Applicant shall maintain, in-situ, the south and west Façades of the historic Horne & Pitfield building, to its 1911 architectural design, unless it can be shown to the satisfaction of the Development Officer in consultation with the Heritage Officer, that attempts at maintaining the Façades in-situ would create an unreasonable risk of unintentional demolition or hazard to the worksite. If the Development Officer, in consultation with the Heritage Officer, agrees that retention in-situ is not reasonable, the historic south and/or west Façades shall not be maintained in-situ but shall instead be dismantled and subsequently reassembled in its same historic location, and the Applicant shall still be required to comply with all applicable regulations of this Provision with the exception of 11.1.a.
- c. To the extent possible, the original materials, brickwork, architectural features, parapets, ~~cornices~~, door openings and fenestration pattern of the historic south and west Façades shall be maintained, repaired and re-used, or if damaged beyond repair, shall be replicated with in-kind materials matching as closely as possible to the original.

- i. Notwithstanding the above, vertical extension of first storey of the south and west Façades windows to the ground level shall be permitted to allow for natural light into retail stores ~~but.~~ On the west Façade portions of the existing concrete banding below the first storey windows shall be retained to the extent possible. On the south Façade a maximum of three first storey windows shall also be permitted to expand horizontally in general conformance with Appendix VIII.
- d. Any required maintenance or alterations to the historic south and west Façade~~Façades~~ of the Horne & Pitfield building as part of its rehabilitation shall be in conformance with the provisions of the Standards and Guidelines for the Conservation of Historic Places in Canada.
- e. A plaque providing visual and textual representation of the Horne & Pitfield building shall be provided on Site and accessible to the public: in a location such as an internal communal lobby area. The plaque shall be designed in such a manner as to provide an appropriate interpretation of the Horne & Pitfield building's historical significance to the satisfaction of the Development Officer in consultation with the Heritage Officer. ~~In the event that regulation 11.1.a of this Provision cannot be satisfied, the contribution amount referenced in regulation 10.1 of this Provision shall increase to \$250,622.00.~~ This plaque shall be in addition to any Municipal Historic Resource designation plaque provided by the Edmonton Historical Board and/or the City of Edmonton.

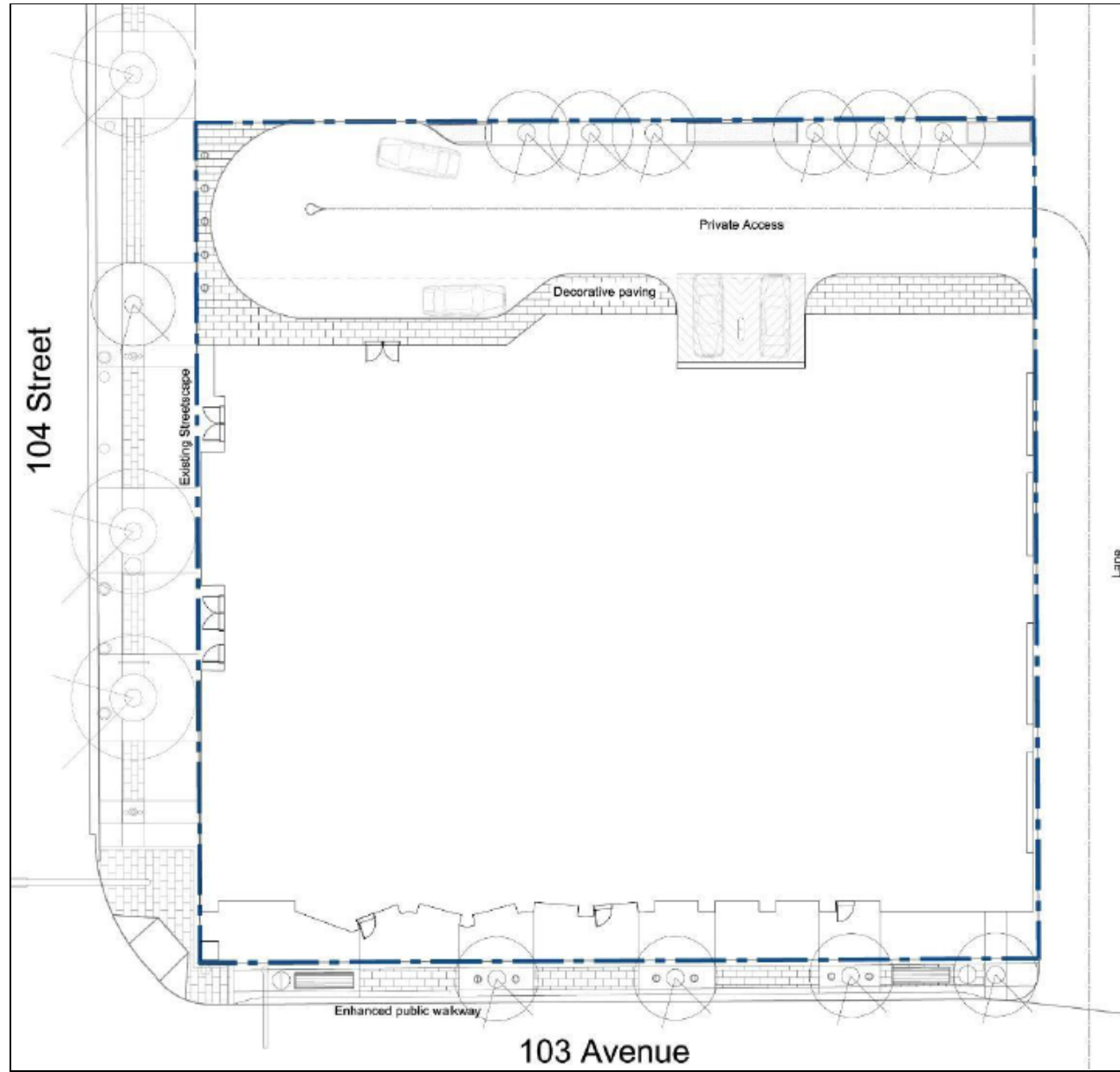
Appendix 1 - Site Plan - Previous



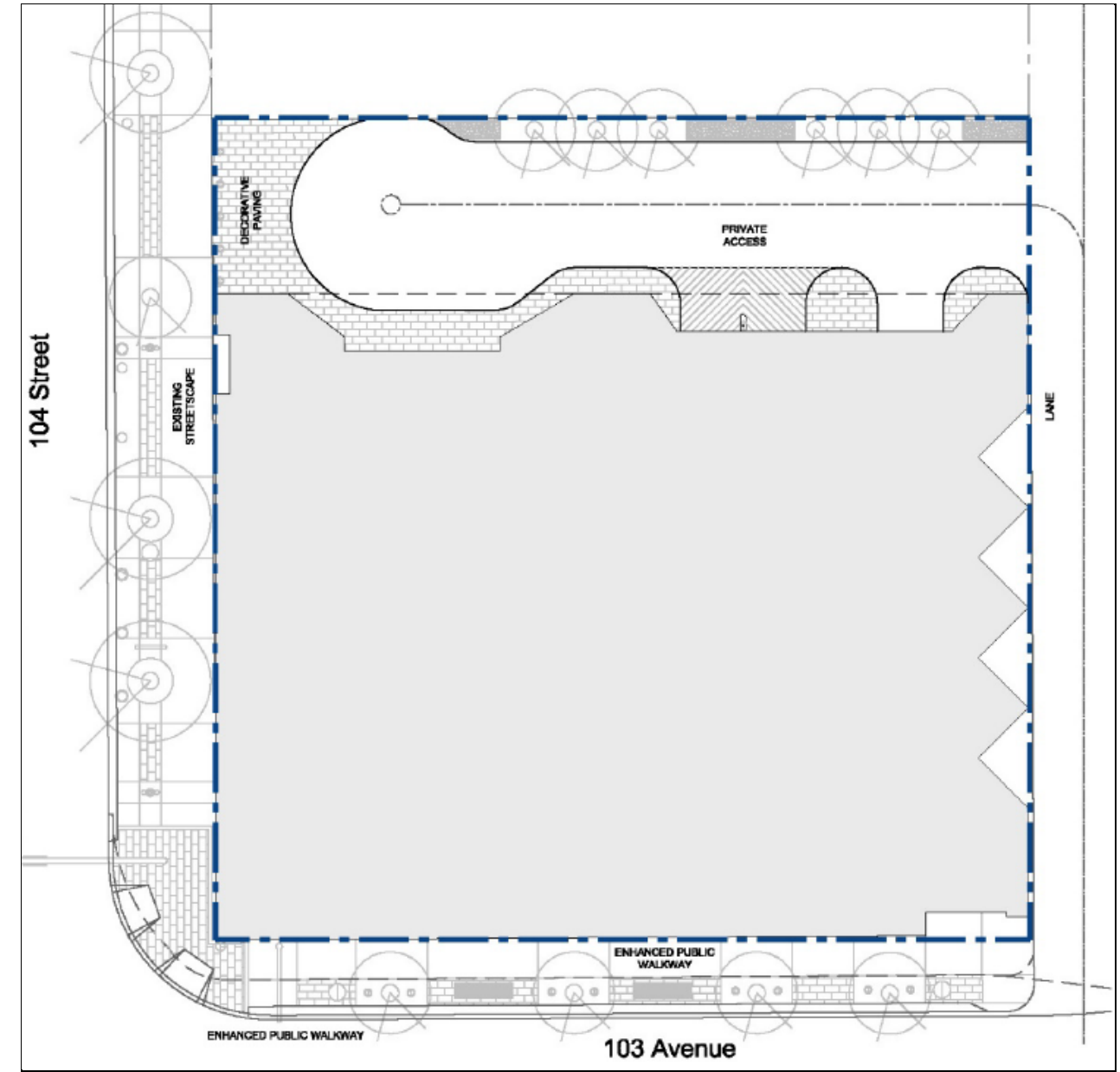
Appendix 1 - Site Plan - Revised After Council Motion



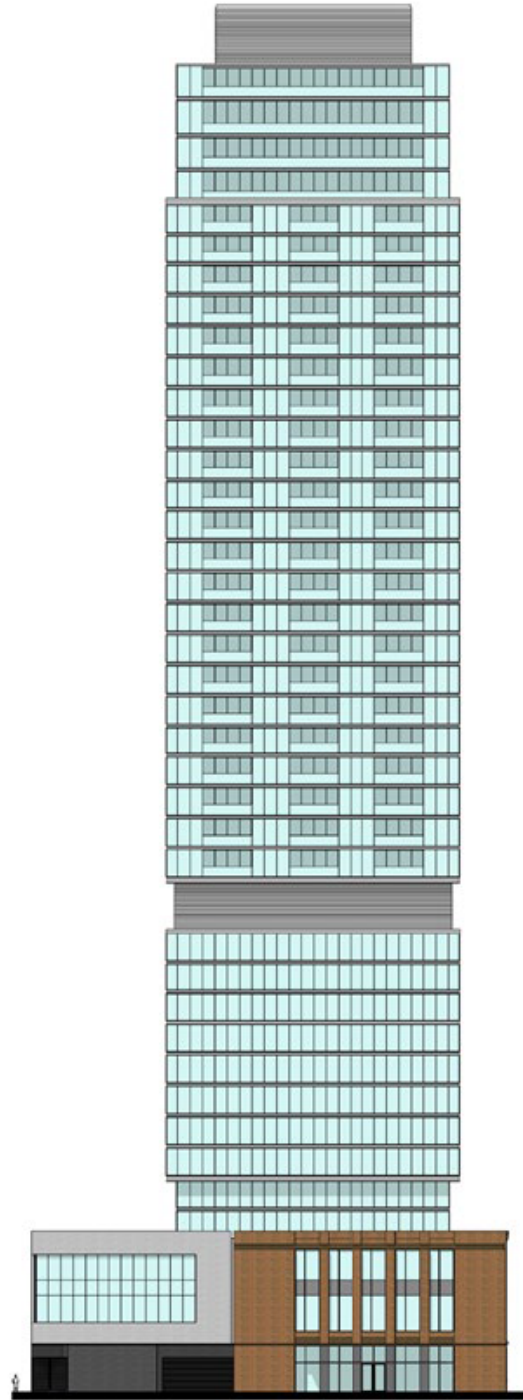
Appendix 2 - Landscape Plan - Previous



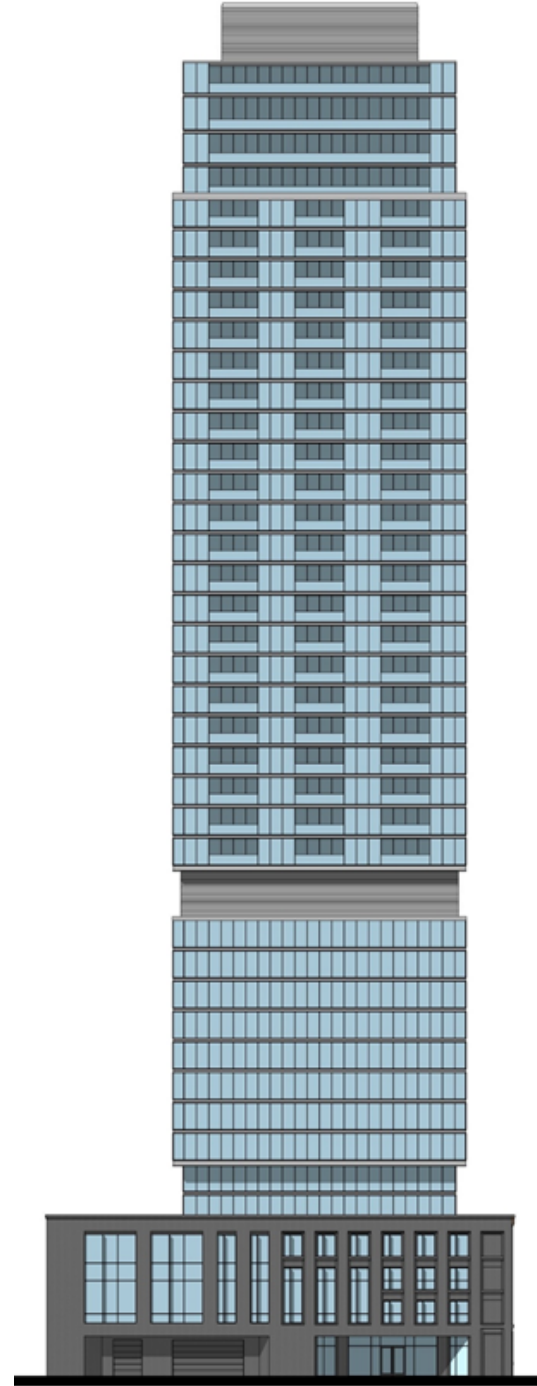
Appendix 2 - Landscape Plan - Revised After Council Motion



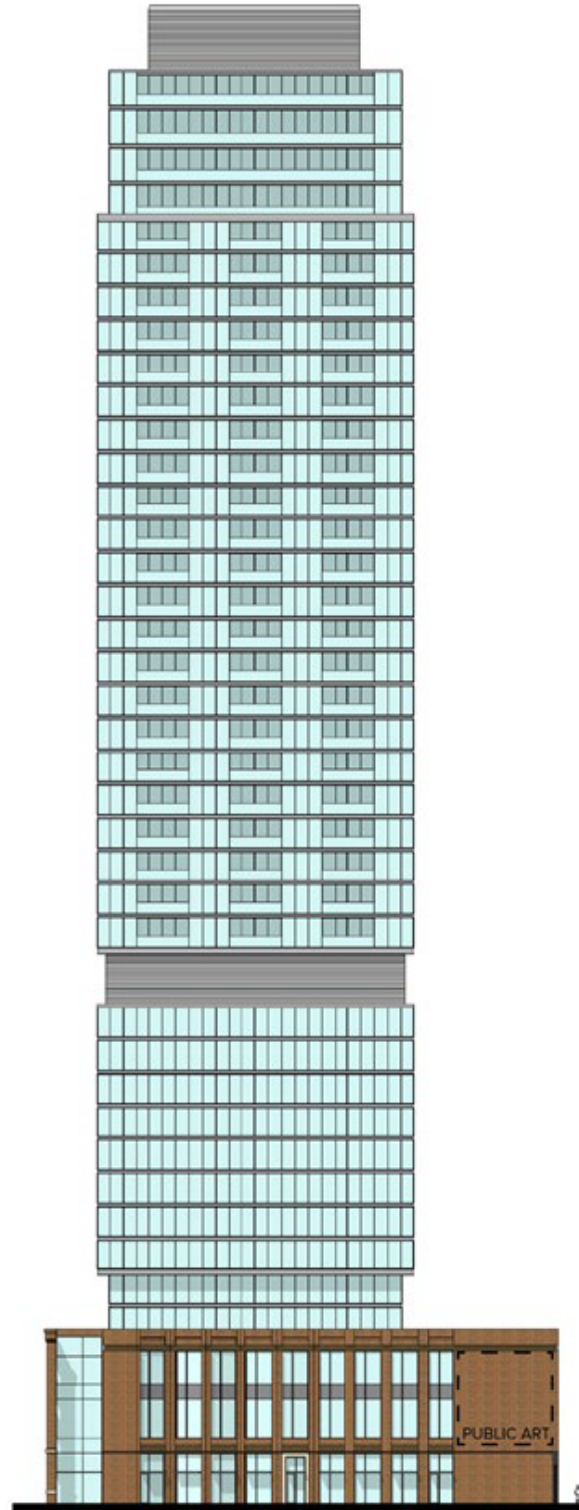
Appendix 3 - North Elevation - Previous



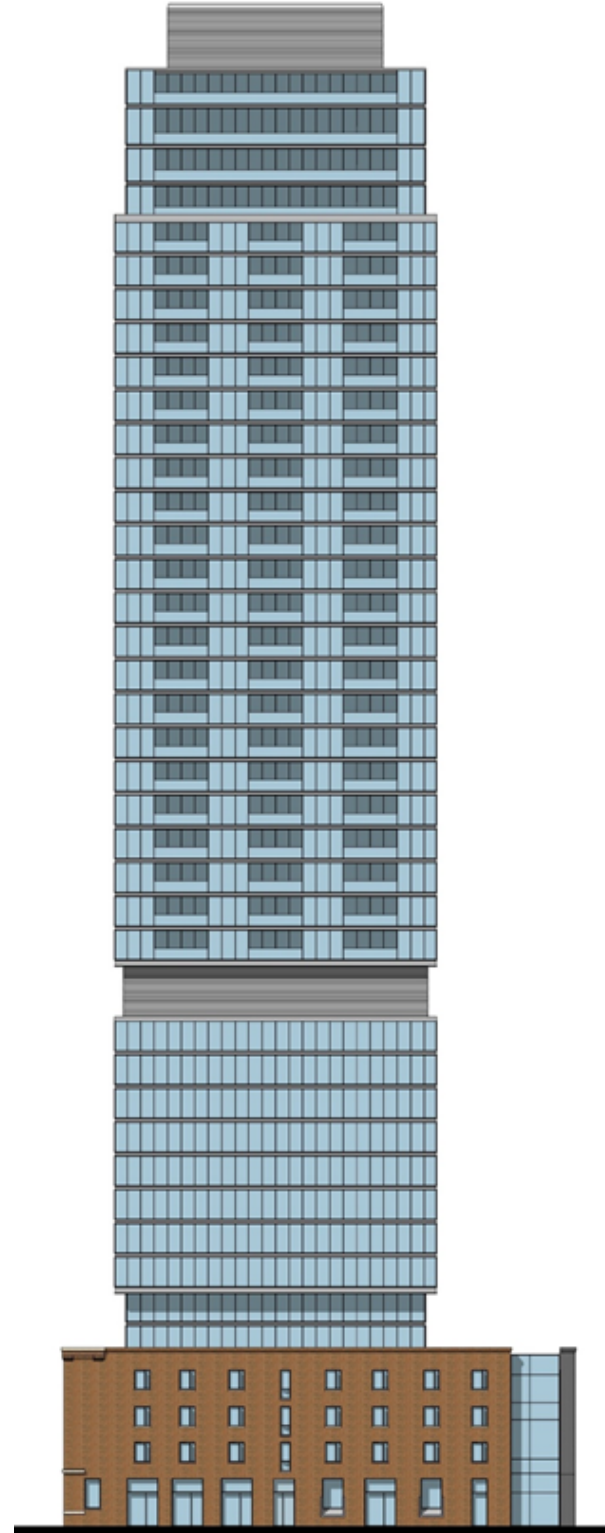
Appendix 3 - North Elevation - Revised After Council Motion



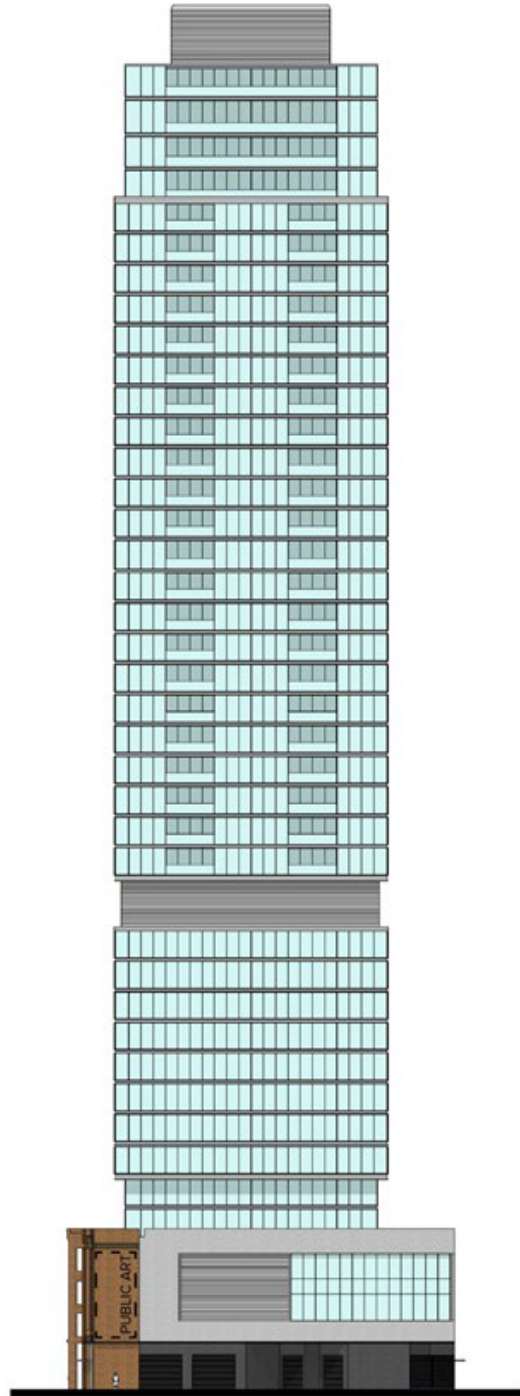
Appendix 4 - South Elevation - Previous



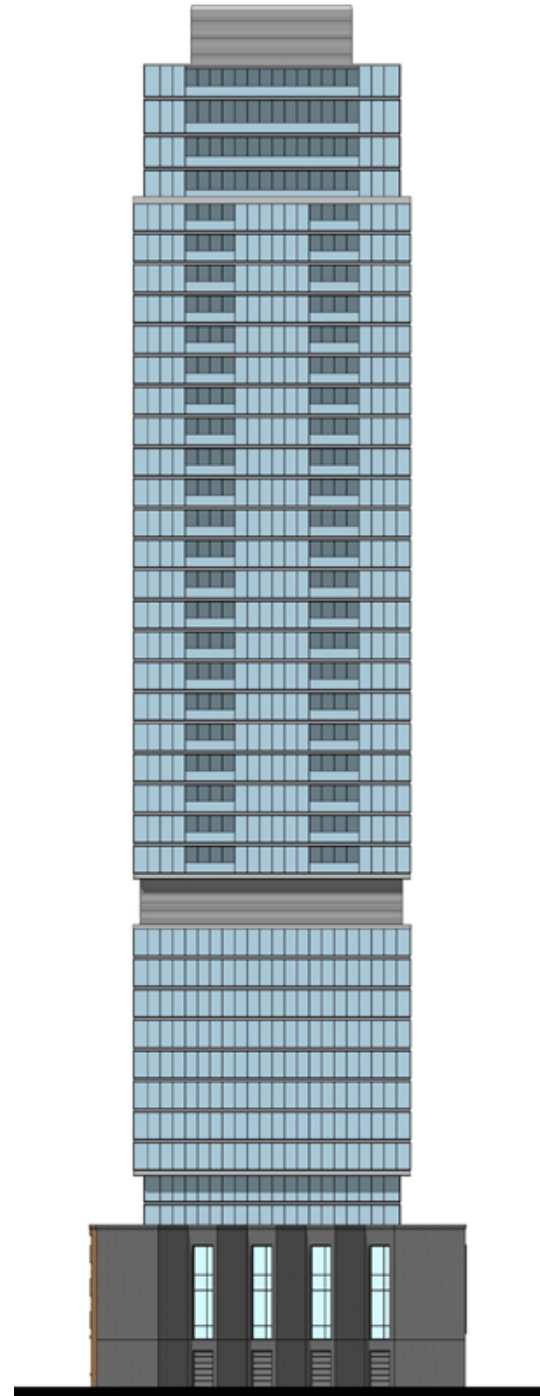
Appendix 4 - South Elevation - Revised After Council Motion



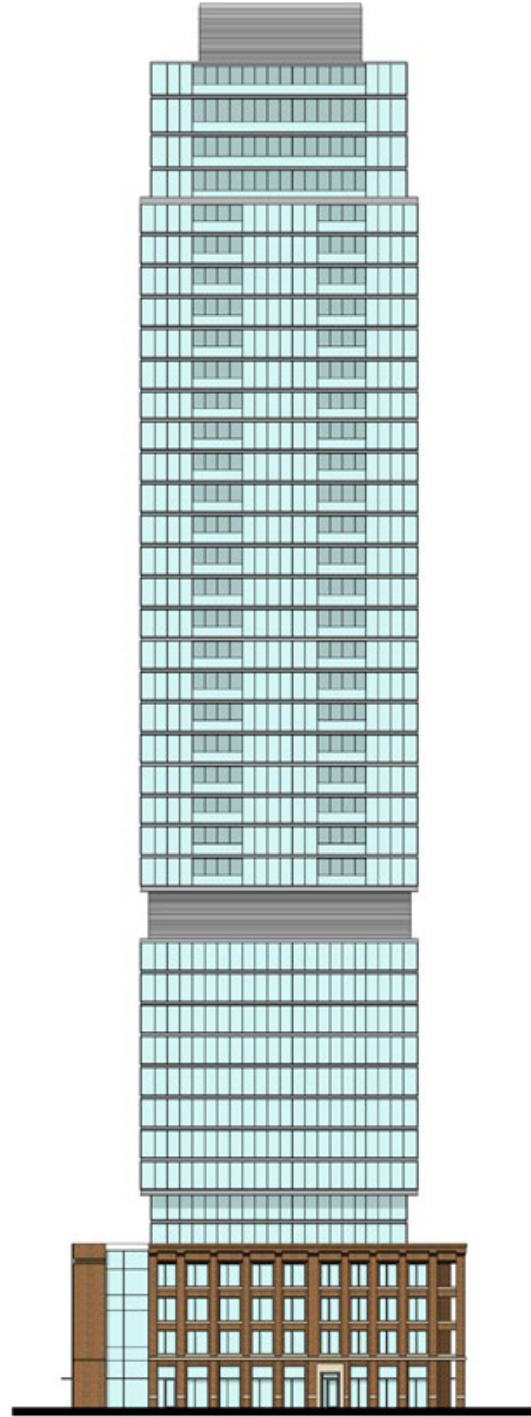
Appendix 5 - East Elevation - Previous



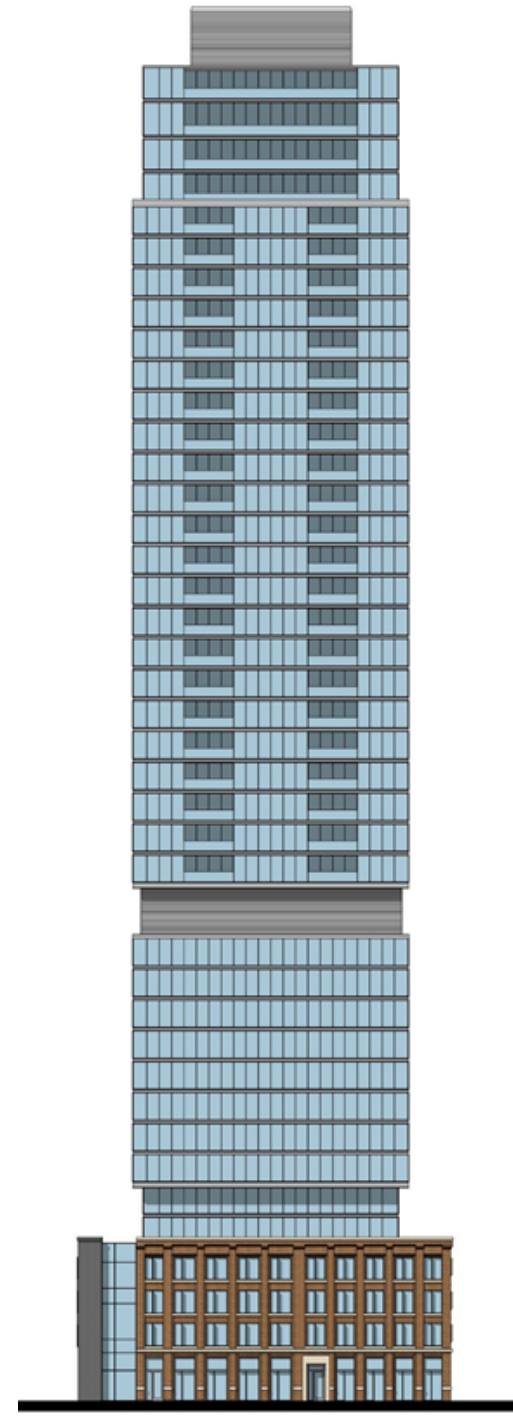
Appendix 5 - East Elevation - Revised After Council Motion



Appendix 6 - West Elevation - Previous



Appendix 6 - West Elevation - Revised After Council Motion



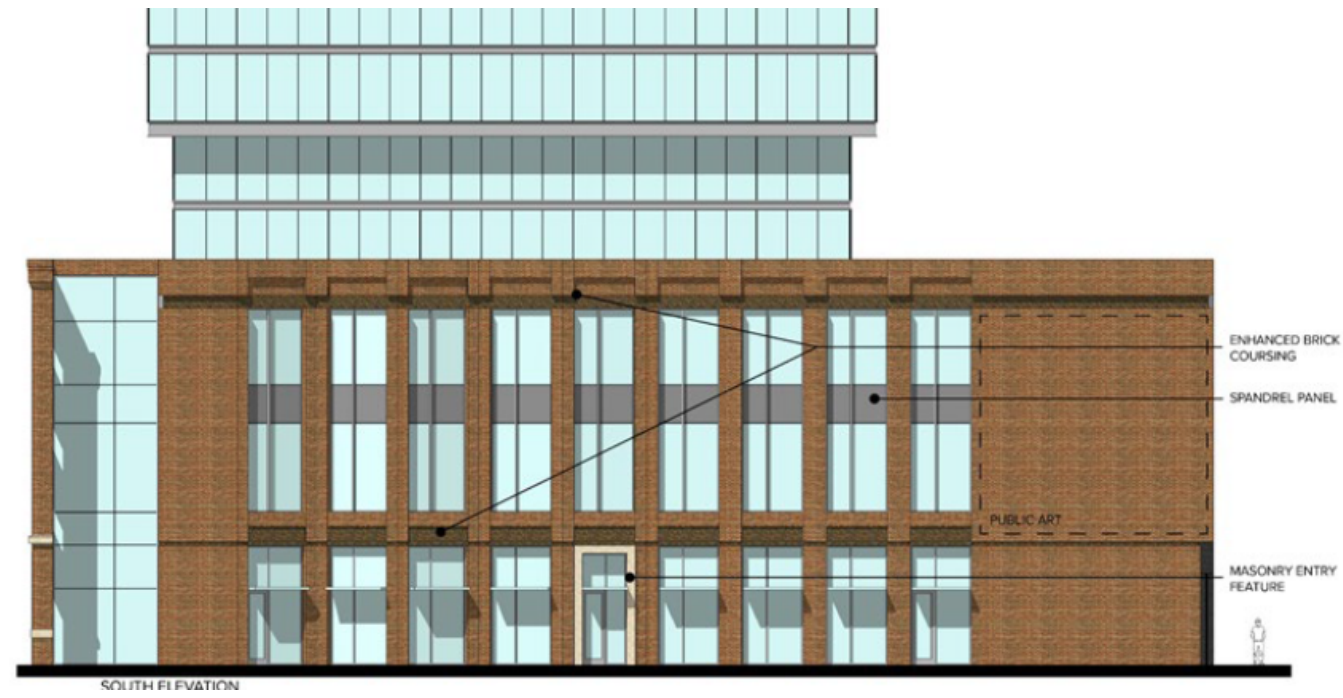
Appendix 7 – West Facade Podium – Previous



Appendix 7 – West Facade Podium – Revised After Council Motion



Appendix 8 – South Facade Podium – Previous



Appendix 8 – South Facade Podium – Revised After Council Motion





WHAT WE HEARD REPORT

Online Public Engagement Feedback Summary LDA21-0129 - La Reina Tower

PROJECT ADDRESS: 10301 - 104 Street NW

PROJECT DESCRIPTION: Proposed rezoning from [Heritage Area Zone \(HA\)](#) to a [Direct Development Control Provision \(DC1\)](#). The proposed DC1 Provision would allow for a tower with the following key characteristics:

- A maximum tower height of 160 metres (approximately 40 - 45 storeys), with the lower 18 metres (approximately 4-5 storeys) being a podium
- A mix of commercial and residential space
- A maximum floor area ratio (FAR) of 16.0
- A maximum tower floor plate of 850 square metres

Two accompanying applications have been made, the first to amend "[Figure 10: The Urban Design Framework for Downtown Streets](#)" in the [Capital City Downtown Plan](#) to redesignate the portion of 103 Avenue NW and 104 Street NW adjacent to the site from being "Neighbourhood Street - Residential" to "Commercial Street". The second, to amend three maps ([1](#), [2](#), [3](#)) in Section 910 of the Edmonton Zoning Bylaw associated with the Downtown Special Area to reflect the rezoning if it is approved.

PROJECT WEBSITE: edmonton.ca/downtownplanningapplications

ENGAGEMENT FORMAT: Online engagement webpage - Engaged Edmonton: <https://engaged.edmonton.ca/LaReinaTower>

ENGAGEMENT DATES: June 14, 2021 to June 27, 2021

NUMBER OF VISITORS:

- Engaged: 11
- Informed: 32
- Aware: 172

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

ABOUT THIS REPORT

The information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between June 13 to June 28, 2021.

This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton Website, as well as with the applicant and the Ward Councillor. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website containing an overview of the proposed development, information on the rezoning and planning process and contact information for the file planner. Two tools were available for participants: one to ask questions and one to leave feedback.

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.

WHAT WE HEARD

Support: 4

Neutral/Mixed: 2

Opposed: 5

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

Support

Scale/Density:

- Development is within the allowable height. (2x)
- Density would bring more services and development to the area. (2x)
- Development would add to Edmonton's skyline. (1x)

Design:

- Design maintains integrity of the warehouse district. (2x)
- Development would look good on the existing lot. (2x)
- In support if the existing facades are incorporated. (1x)

Other Comments:

- Good example of facade incorporation is the MacLaren development.
- A resident suggested lighting features and pedestrian areas to be included.

Opposition

Heritage/History Lost:

- Believes the existing building is a important piece of history to Edmonton and is disappointed it will be replaced. (5x)
 - Significant because it is one of the last remaining heritage buildings
- Heritage overlay should not be altered to add more density. (1x)
- Believes rezoning heritage sites should not happen without significant due diligence. (1x)
- Residents are upset the heritage component of the building will only be used as a facade for the new development. (2x)
- Upset money is going to this development to create more income for developers instead of preservation of heritage or revitalization. (2x)
- There is a lack of real warehouses in the warehouse district. (1x)

Built Form:

- Development would cause wind tunnel impact. (1x)
 - Wind tunnel would affect the consumers on the commercial area of 104 street eateries.
- Residents are not fond of the design. (2x)
 - Too top heavy and ugly.
 - Development would detract from the character of 104 street.
- Would like the use of the original structure. (1x)

Density:

- Concerned about congestion. (1x)
- Not enough residential demand. (1x)
- No need for more commercial space because of the empty bays in Fox One, Fox Two, Encore Tower, and Edmonton City Centre. (1x)
- Residents are upset about the gravel parking lots and vacant lots. (2x)
 - Concerns about the lack of preservation the building may have and will become a vacant lot.

Other Comments:

- Residents feel the track record of developer must be put into consideration. (2x)
- Would be in support if the city restricts ability for demolitions until the applicant could demonstrate they can move ahead of construction.
- Believes the city should incentivize development on gravel surface parking lots and higher property taxes for empty lots.

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.

Next Steps

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.

- Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- You may listen to the Public hearing on-line via edmonton.ca/meetings.
- You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, Scott McKeen directly (scott.mckeen@edmonton.ca).

If you have questions about this application please contact:

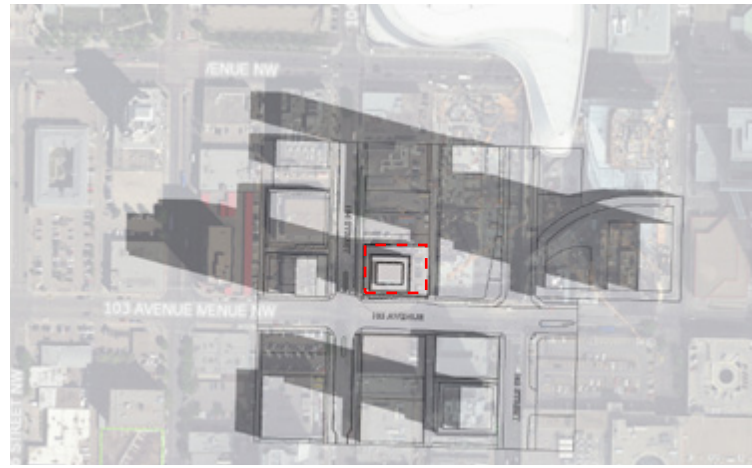
Andrew McLellan, Principal Planner

780-496-2939

andrew.mclellan@edmonton.ca



March 21 | 9:00 (UTC -7)



June 21 | 9:00 (UTC -7)



September 21 | 9:00 (UTC -7)



December 21 | 9:00 (UTC -7)



March 21 | 12:00 (UTC -7)



June 21 | 12:00 (UTC -7)



September 21 | 12:00 (UTC -7)



December 21 | 12:00 (UTC -7)



March 21 | 15:00 (UTC -7)



June 21 | 15:00 (UTC -7)



September 21 | 15:00 (UTC -7)



December 21 | 15:00 (UTC -7)



EDMONTON ♦ DESIGN ♦ COMMITTEE

June 17, 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: **Limak 10301 – 104 Street NW (DC1 Rezoning)**
Sylvia Summers - Stantec

As determined by the Edmonton Design Committee at the meeting on June 15, 2021, I am pleased to pass on the Committee's recommendation of **support with conditions** for the **Limak 10301 – 104 Street NW (DC1 Rezoning)** project submitted by Stantec.

- **The Committee encourages the Applicant to explore preserving, retaining and incorporating as much of the existing building into the proposed design.**
- **If the west facade of the existing building must be reconstructed, the Committee encourages the Applicant to relocate the reconstructed west facade in a manner that minimizes encroachment on the sidewalk frontage zone.**
- **If the podium incorporates a new south facade, the Committee feels that the design of this facade should not be a duplication of surrounding buildings. The design of the south facade of the podium should relate to the architectural patterns/forms, articulation and rhythm of the historic building facades and surrounding building/ facade context.**
- **The Committee encourages the Applicant to enhance the private driveway along the northern boundary with high quality paving materials (eg. unit pavers), pedestrian lighting, landscaping and minimal grade transitions (eg. curbs)**
- **While the Committee appreciates that the proponent is attempting to design a tower that is differentiated from and defers to the podium, the Committee encourages the proponent to revisit the mass and articulation of the tower to minimize the visual weight and dramatic variation in the appearance of the tower as it rise, and in particular the extended balconies. The Committee encourages the Applicant to consider the use of inset balconies to reduce the visual mass of the tower.**

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. Sylvia Summers - Stantec
Andrew McLellan - City of Edmonton
Holly Mikkelsen - City of Edmonton
Edmonton Design Committee

Application Summary

Information

Application Type:	Plan Amendment, Text Amendment, Rezoning
Bylaw/Charter Bylaw:	19859, 19860
Location:	Northeast corner of 104 Street NW and 103 Avenue NW
Address:	10301 - 104 Street NW
Legal Description:	Lots 179 - 181, Block 3, Plan NB1
Site Area:	2090 m ²
Neighbourhood:	Downtown
Ward:	O-day'min
Notified Community Organizations:	Downtown Edmonton Community League Downtown Business Association
Applicant:	Stantec

Planning Framework

Current Zone:	(HA) Heritage Area Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	Capital City Downtown Plan
Historic Status:	The Horne & Pitfield Building is listed on the Inventory of Historic Resources in Edmonton, but is not currently designated as a Municipal Historic Resource

Written By:
Approved By:
Branch:
Section:

Andrew McLellan
Tim Ford
Development Services
Planning Coordination