

## 10211 - 121 STREET NW

To allow for a high rise residential building on a mixed-use podium



**Recommendation:** That Charter Bylaw 20067 to amend the Zoning Bylaw from the (DC2.1099) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision be **APPROVED**.

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

- maintains the compatibility of the proposed building with surrounding properties
- increases residential density at a location complemented by an integrated pedestrian, bicycle, transit network and in close proximity to parks
- will facilitate the development of a building with high quality design features and unique lane-oriented housing

## Application Summary

This application proposes an increase in scale for an already approved mixed-use tower by adding approximately five more storeys, while keeping the general design of the podium, tower and site layout largely the same.

**Charter Bylaw 20067** will amend the Zoning Bylaw, as it applies to the subject site, from the (DC2.1099) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision. The following changes are proposed:

- Increasing the maximum height from 54 to 71 metres (approximately 17 to 22 storeys)
- Increasing the maximum floor area ratio from 6.75 to 8.4
- Increasing the maximum number of dwellings from 140 to 190

The revised DC2 Provision includes minor changes to parking, landscaping, amenity area and public contribution requirements and other administrative updates. The general design of the podium, tower and site layout would remain the same. A full comparison of the current and proposed DC2 Provisions is found in Appendix 1.

This application was submitted by Open Sky Developments on December 24, 2021.

The proposed increase in height does not change the design of the building at ground level and it continues to be a very slim tower, with high quality design features and unique lane-oriented housing.

This proposal conforms with the Oliver Area Redevelopment Plan and is in alignment with The City Plan objectives for the Centre City, Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses.

## Community Insights

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

- The application conforms with the Oliver Area Redevelopment Plan
- The application only proposed changes to an already approved tower development under construction
- Few responses were received to the applicant's pre-application notifications

The Basic Approach included the following techniques:

- An advance notice sent to property owners within a 120 metre radius as well as affected community leagues and business associations

- Basic information on the application added to the “Oliver Planning Applications” City of Edmonton Webpage

**Advance Notice**, February 4, 2022

- Number of recipients: 236
- Number of responses with concerns: 3

**Comments and concerns raised:**

- The increase in scale makes this tower “too much” for this site.
- Worried about construction damage to adjacent properties
- Negative impact on property values
- Already so much other construction is going on nearby with too many impacts to roads, sidewalks, etc. This construction site has damaged lanes that it isn’t required to fix/improve when done.
- Will increase already congested roads and parking resources
- Public contributions not enough

**Webpage**

- [edmonton.ca/oliverplanningapplications](http://edmonton.ca/oliverplanningapplications)

## **Site and Surrounding Area**

The site is 1,679 m<sup>2</sup> in size, located on the northeast corner of 102 Avenue NW and 121 Street NW within the Oliver neighborhood. The surrounding area consists of some single detached houses as well as low to high rise apartment buildings and the Paul Kane Park across 121 Street NW to the northwest of the site. Frequent bus service is nearby on Jasper Avenue NW, 102 Avenue NW (west of the site) and 124 Street NW. The site within 400 metres of the future Brewery/120 Street Stop on the Valley Line West LRT. The Bike Network is accessible via a protected 2-way bike lane on 102 Avenue NW and the on-street bike lanes along 121 Street NW.



Aerial view of application area

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2.1099) Site Specific Development Control Provision	Vacant/Construction Site
<b>CONTEXT</b>		
North	(DC2.931) Site Specific Development Control Provision	Vacant - approved for a high density residential high rise tower with ground level units oriented towards 121 Street NW and lane
East	(DC1) Direct Development Control Provision - Area 1 of the Oliver ARP	Single Detached House
South	(DC1) Direct Development Control Provision - Area 15 of the Oliver ARP	Oliver Exchange Building - Commercial Use building
West	(US) Urban Services Zone	Religious Assembly - Christ Church Edmonton





View of the site looking northwest from 102 Avenue NW



View of the site looking southeast from 121 Street NW

## Planning Analysis

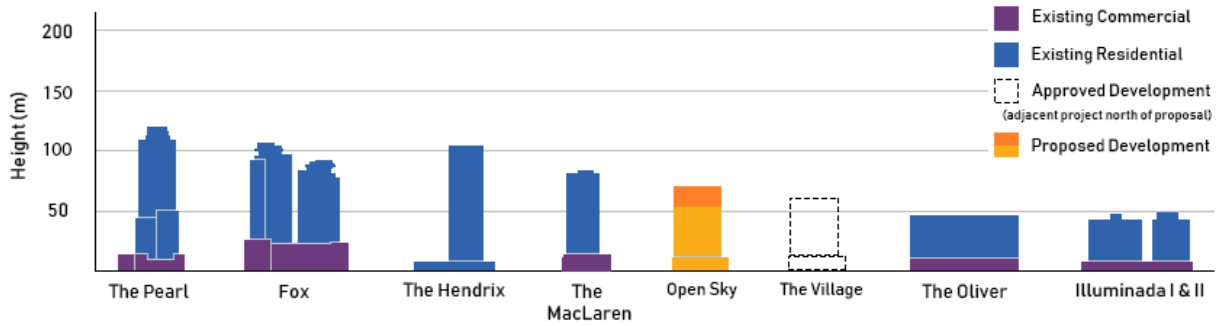
### The City Plan

The City Plan is a high level policy document describing 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.

Oliver 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 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 residential tower with commercial opportunities at ground level and is well connected to transit.

### Land Use Compatibility

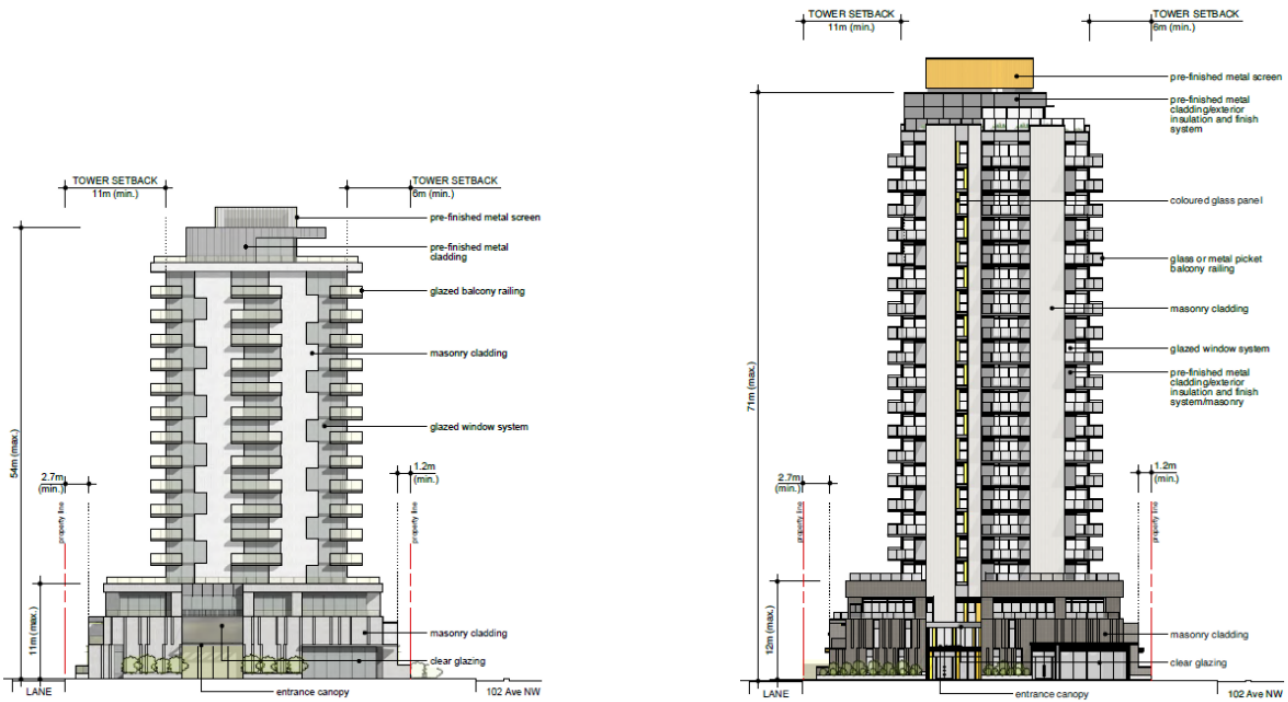
Existing high rise buildings are located along 121 Street NW within 300 metres both north and south of the subject site which range in height from 14 to 27 storeys including an approved 18 to 20 storey residential tower directly adjacent to the site on the north side of the shared lane. The proposed DC2 Provision would facilitate similar built form and massing along the adjacent portion of the 121 Street corridor without changing the compatibility of the proposed building with surrounding properties.



Comparison with other buildings of similar scale

### DC2 Comparison Summary

	DC2.1099 Current	DC2 Proposed
<b>Maximum Tower Height</b>	54 metres	71 metres
<b>Maximum Podium Height</b>	11 metres	12 metres
<b>Maximum Floor Area Ratio</b>	6.75	8.4
<b>Maximum Density</b>	140	190

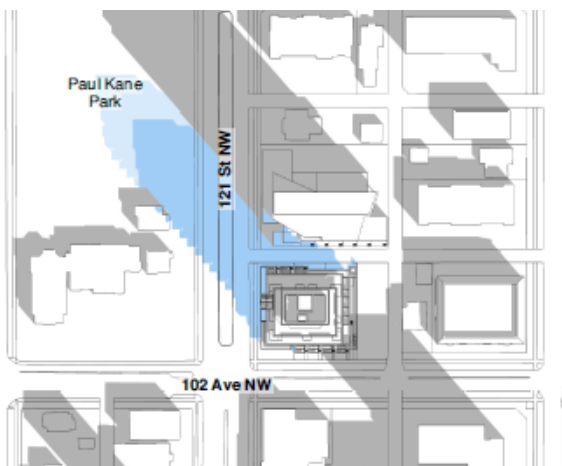


Comparison of West Elevation of current and proposed DC2 Provisions

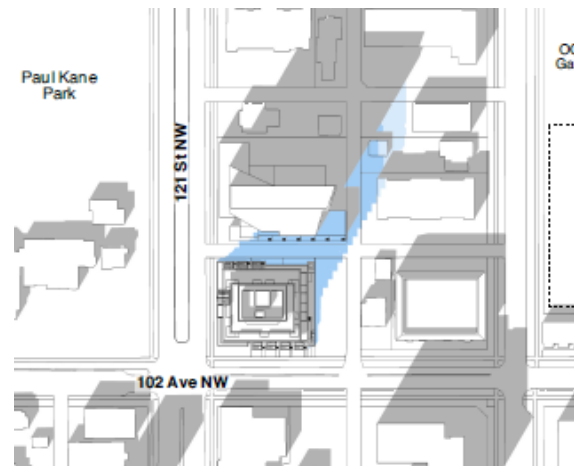
## Sun/Shadow Analysis

The main externally noticeable change with this application is that the tower would become taller and this changes the shadow impacts of the building. A Sun/Shadow Study was provided as part of this application to model these changes, see Appendix 2. Shadows will generally be cast to the north and the slim nature will ensure the shadow does not stay over a particular area for too long including Paul Kane Park to the northwest.

Other than height, there are no proposed changes to the shape of the tower form, meaning the shape of the subsequent shadows are also not changing, except for their length. Both the height of the building and length of the subsequent shadows are increasing by approximately 31%. During the mid part of the day at the equinoxes (March and September 21), this means the shadow length increases by approximately 25 metres, or about the width of two standard sized lots in Oliver. The images below show the proposed change in shadow impacts in light blue from the already approved tower in darker blue.



September 21, 11AM



September 21, 3PM

## Oliver Area Redevelopment Plan (ARP)

With the approval of the current DC2 Provision, the Oliver ARP was amended to allow for “a high rise residential development [where] the podium and residential tower are designed in a manner that is sensitive and integrates to the surrounding context”. The proposed taller tower continues to meet this standard and this application therefore conforms with the Oliver ARP.

## Edmonton Design Committee (EDC)

Edmonton Design Committee review was not carried out for this rezoning application. While EDC normally reviews DC2 rezoning applications in Oliver, Administration exempted this application from this review in

accordance with the Edmonton Design Committee Bylaw 19784. This exemption was based on the following factors:

- The current DC2 Provision was reviewed and supported by the EDC with a conditional recommendation to include further urban design regulations related to laneway activation, which was done
- Nothing is proposed to change with this application with regards to the laneway activation
- The Development Permit issued for the current construction taking place was also reviewed by the EDC
- Outside of the more major changes to increase scale, the more minor design adjustments in the DC2 text and Appendices is to align these aspects of the zoning with the already approved Development Permit reviewed by EDC

## **Public Contributions**

The current DC2 Provision is required to provide the following contributions, in accordance with City Policy C599 - Community Amenity Contributions:

- \$245,000 credit for 7 three bedroom dwellings designed to be suitable for families
- \$55,140 towards lane upgrades supporting other lots surrounding the site
- \$6,000 towards a bicycle repair facility accessible for public use
- \$60,000 towards public art

Because this application proposes to increase the Floor Area Ratio, an additional \$108,000 of contributions is required, for a total of \$474,140. The proposed DC2 Provision provides this as a contribution to the creation of, or improvement to, an off-site public amenity such as a new community league facility or parks, gardens or open spaces within the boundaries of the Oliver neighbourhood.

## **Technical Review**

### **Transportation**

A Transportation Impact Assessment (TIA) was reviewed with the previous application that created the current DC2 Provision. A TIA Update Memo was reviewed with this application. Since the current DC2 Provision was adopted, City Council approved the Open Option Parking strategy in June 2020. Open Option Parking means that minimum on-site vehicular parking requirements have been removed from the Zoning Bylaw, allowing developers, homeowners and businesses to decide how much on-site vehicular parking to provide on their properties based on their particular operations, activities or lifestyle. Maximum vehicular parking requirements were retained downtown, and expanded in Transit Oriented Development (TOD) and main street areas. Although the maximum number of dwellings is increasing from 140 to 190, the proposed DC2 Provision reduces the maximum number of vehicular parking spaces allowed with this



development from 198 to 124. The minimum number of bicycle parking spaces is not changing and is required to be one bicycle parking space per two dwellings. Administration views this proposal as a strong commitment to alternative modes of transportation and the location is well suited for this with strong connections to the bike grid, frequent bus service and future LRT.

### **Drainage**

A Drainage Servicing Report (DSR) was reviewed with the previous application that created the current DC2 Provision. A DSR Update Memo was reviewed with this application. The plan for drainage servicing does not need to change with the increase in density proposed by this application. Development allowed under the proposed zone would be required to include on-site stormwater and wastewater management techniques to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater and wastewater management will be reviewed at the Development Permit stage.

### **EPCOR Water**

There is a deficiency in hydrant spacing adjacent to the property. City standards require the maximum allowable spacing between fire hydrants be 90 metres for this type of zoning and the existing spacing is approximately 100 metres. To meet the municipal fire protection requirements, the applicant/owner is required to construct approximately 40 metres of new water main along the lane north of the site and one new hydrant on the northwest corner of 102 Avenue NW and 121 Street NW.

Edmonton Fire Rescue Services may be able to perform an Infill Fire Protection Assessment at the development permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

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

## Appendices

- 1 DC2 Comparison
- 2 Sun/Shadow Analysis
- 3 Application Summary

## DC2 Provision Comparison

**~~Strikethrough~~**: Proposed deletion from DC2 Provision

**Underline**: Proposed additions to DC2 Provision

### (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

#### 1. General Purpose

To accommodate a mixed-use development which includes a high rise, ground-oriented Dwellings, and street-related commercial Uses fronting onto 121 Street NW and 102 Avenue NW.

#### 2. Area of Application

This Provision shall apply to ~~Lots 29, 30 and 31~~Lot 29A, Block 20, Plan ~~4423AJ~~2021196 located on the northeast corner of 121 Street NW and 102 Avenue NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Oliver.

#### 3. Uses

1. Apartment Hotels
2. Bars and Neighbourhood Pubs
3. Breweries, Wineries and Distilleries
4. Business Support Services
5. Convenience Retail Stores
6. Creation and Production Establishments
7. General Retail Stores
1. ~~Group Home~~
8. Health Services
9. Indoor Participant Recreation Services
10. Live Work Unit
11. Major Home Based Business
12. Minor Home Based Business
13. Media Studios
14. Multi-unit Housing
15. ~~Non-accessory~~Vehicle Parking
16. Personal Service Shops
17. Private Education Services
18. Professional, Financial and Office Support Services
19. Residential Sales Centre
20. Restaurants
21. Specialty Food Services
22. Special Event

23. Supportive Housing
24. Urban Gardens
25. Fascia On-premises Signs
26. Projecting On-premises Signs
27. Temporary On-premises Signs

#### 4. Development Regulations for Uses

1. The maximum gross Floor Area for each non-Residential and non-Residential-Related Use shall be 250 m<sup>2</sup>.
2. Non-Residential and non-Residential-Related Uses shall be limited to the ground level Storey of the development.
3. Each Bar and Neighbourhood Pub and Restaurant Use shall be limited to 200 m<sup>2</sup> of Public Space excluding exterior patio/deck space.
4. Breweries, Wineries and Distilleries shall only be developed in conjunction with a Restaurant or Bar and Neighbourhood Pub Use.
5. Live Work Units shall be limited to ~~the~~ ground-oriented Dwellings.
6. Personal Services Shops shall not be developed as Body Rub Centres.
7. Residential Sales Centres shall be limited to the sale or leasing of the on-Site condominium or rental Dwellings.
8. Signs:
  - a. Signs shall comply with Schedule 59E of the Zoning Bylaw.
  - b. Temporary On-premises Signs shall be limited to project advertising associated with a Residential Sales Centre and shall not include trailer-~~mounted~~ Signs or Signs with changeable Copy.
  - c. The Development Officer shall have regard for visual harmony and the compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs on the development.

#### 5. Development Regulations For Site Layout and Built Form

1. The development shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
2. The maximum Height shall be ~~54~~71.0 m.
3. The Height of the podium shall be a minimum of 4.0 m and a maximum of ~~11~~12.0 m.
4. The maximum Floor Area Ratio shall be ~~6.75~~8.4.
5. The maximum number of Dwellings shall be ~~140~~190.



6. The maximum Floor Plate for the Tower shall be 700.0 m<sup>2</sup>.
7. The maximum length of any Tower Facade shall be 32.0 m.
8. The minimum Setbacks for the building at ground level shall be:
  - a. 2.7 m from the north Lot line;
  - b. 1.2 m from the south Lot line except the south setback shall be a minimum of 2.5 m for a minimum distance of 8.0 metres from the west Lot line;
  - c. 1.2 m from the west Lot line; and
  - d. 3.0 m from the east Lot line ~~except the east setback shall be a minimum of 1.2 m for a maximum distance of 9.0 m from the north Lot line.~~
9. The portions of the ~~Parking Garage~~Underground Parkade below ground level shall not be subject to required Setbacks and may extend to all Lot lines provided there is sufficient soil capacity to support any required Landscaping, to the satisfaction of the Development Officer. This may be achieved by, but is not limited to, the use of planters and other acceptable green roof technologies.
10. The podium shall have ~~the following Stepbacks:~~a 3.0 m Stepback above the first Storey along the east Lot line for the portion of the building from a maximum distance of 7.0 m from the north and a maximum distance of 13.0 m from the south Lot Lines; ~~and.~~
  - a. ~~1.5 m above the third Storey from the Facade facing the east Lot line.~~
11. The minimum Tower Setbacks shall be:
  - a. 11.0 m from the north Lot line;
  - b. 6.0 m from the south Lot line;
  - c. 4.0 m from the west Lot line; and
  - d. 7.5 m from the east Lot line.

## 6. Development Regulations for Building Design and Features

1. General:
  - a. All building Facades shall have consistent and harmonious exterior finishing materials.
  - b. The development shall incorporate design elements to reduce the perceived mass and add architectural interest, including articulation of the Façades, using a defined pattern of projections and/or recessions and a variety of exterior building cladding materials and colours.

- c. The building shall be finished with high quality, durable materials. Vinyl siding and/or knockdown stucco are prohibited. The development shall maximize the use of exterior masonry cladding, exterior insulation finish system (EIFS), glazing, and pre-finished metal cladding and screening. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
- d. Entrances for non-Residential Uses shall be clearly differentiated from entrances to Residential Uses through distinct architectural treatment to the satisfaction of the Development Officer.
- e. The development shall incorporate a prominent front entrance for Residential Uses facing 121 Street NW through distinct architectural treatment to the satisfaction of the Development Officer.
- f. A weather protection element in the form of a canopy or other architectural element above the main Residential entrance facing at 121 Street NW shall be allowed to project a maximum of 1.8 m over the west Lot line to create a comfortable environment for pedestrians.
- g. Platform Structures in the form of balconies shall be allowed to project a maximum of 1.8 m into the north, west, and south Tower Setbacks.
- h. Platform Structures in the form of balconies along the centre of the east Tower Façade shall be allowed to project a maximum of 1.5 m into the ~~into the~~ east Tower Setback.
- i. Ground level Non-Residential Uses shall provide a minimum of 60% of the building Façade as transparent, nonreflective, untinted, and unobscured glazing that allows viewing in and out of the Use to the satisfaction of the Development Officer. The bottom of the glazing shall not be higher than 0.5 m above Grade and the top of the glazing shall not be lower than 2.5 m above Grade. Linear Frontage shall be measured as the horizontal plane at 1.5 m above Grade.
- j. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.
- k. All mechanical equipment, including roof mechanical units, and surface--level venting systems 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 amenities, or pedestrian circulation areas.
- l. Waste collection, storage areas, and loading shall be located within the building, accessed from the rear, and screened from view from the abutting Lane and shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services, Subdivision and Development Coordination (Transportation) and City Operations.

2. Podium:

- a. The podium shall be developed ~~so as~~ to provide a human-scaled building edge through variation in Setbacks, building articulation, or through the architectural treatment of the Façades.
  - b. The exterior of the podium Façade shall be finished with clear glazing and quality, durable materials that may include, but not be limited to, masonry, stone, brick and pre-finished metal.
  - c. The ground elevation shall not exceed the elevation of the ~~a-butting~~abutting public sidewalk by more than 0.6 m.
  - d. A minimum of 7 Dwellings shall be developed as ground-oriented fronting onto 102 Avenue NW and the east-west Lane, in accordance with the following:
    - i. Dwellings shall take the appearance of row housing and shall be articulated as individual units with individual direct entrances and windows fronting onto adjacent roadways and include such features as staircases, stoops, semi-private outdoor areas, or landscaped yards. Sliding patio doors shall not serve as these entrances.
    - ii. There shall be a semi-private outdoor area that is provided in a manner that establishes a transition area between the Dwelling and publicly accessible land using landscape features such as decorative fencing, change in grade, shrub beds, planters, rock gardens and/or other built elements, to the satisfaction of the Development Officer.
  - e. The building Façades fronting 102 Avenue NW shall incorporate architectural design details or features that are complementary to the pedestrian-oriented residential character of 102 Avenue NW such as entry transitions, masonry cladding and clear glazing.
  - f. Above 4.0 m in Height on the southwest corner of the podium a weather protection element in the form of a canopy or other architectural element shall be allowed to project ~~1.0 m into~~to the south and west ~~Setbacks~~Lot lines.
  - g. Masonry shall be used as the predominant exterior cladding material on the first and second Storeys of ground-oriented Dwellings fronting onto 102 Avenue NW.
  - h. The podium Façade fronting 102 Avenue NW shall be differentiated from the 121 Street NW Facade through distinct ~~architecture~~architectural features such as Façade articulation, variation of materials, lighting and Landscaping, and shall reflect the prominence of 102 Avenue NW as a neighbourhood street (Bicycle Lane).
  - i. A privacy screen feature shall be provided on the second level of the podium along the east ~~1.53.0 m~~StepbackSetback to minimize overlook to the property to the east.
3. Tower:
- a. The Tower shall be differentiated from the podium but shall reinforce the design details, materials, and architectural expression.

- b. The Tower shall provide articulation and visual interest through the variation of placement and physical breaks of Platform Structures to create vertical architectural features.
- c. The top of the Tower shall be consistent in concept, detail, and material with the Tower and shall contribute to the “signature” of the building and the City’s skyline through treatment of the Rooftop Amenity Area and the mechanical penthouse and shall provide articulation, visual interest and reduced massing effects by a combination of the sculpting of the building, variation of material, colour or other design methods.

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

1. Vehicular access and egress shall be from the abutting east-west Lane.
2. All vehicular parking shall be provided in an ~~underground Parking Garage~~Underground Parkade.
3. Adequate sight lines shall be maintained for vehicles entering and exiting the ~~Parking Garage~~Underground Parkade, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
4. Entrances to ~~Parking Garages~~the Underground Parkade shall minimize the physical and visual impact of the entrances and doors to the abutting Lane, or other adjacent publicly-accessible areas, to the satisfaction of the Development Officer.
5. Vehicular parking shall be provided as per the Zoning Bylaw, except that:
  - a. a maximum of ~~198~~124 on-site vehicular parking spaces, ~~including visitor parking spaces~~, shall be provided; and
  - b. ~~of the total number of vehicle parking~~vertical clearance of standard vehicular parking spaces ~~provided, and Barrier Free~~ spaces ~~for Non-Residential Uses~~ shall be provided at a rate of 1 parking space per 40 m<sup>2</sup> of ~~Non-Residential Floor Area (not including Non-accessory Parking)~~ with ~~5 spaces being the minimum number required; of 2.0 m.~~
  - a. ~~visitor parking spaces for Residential Uses may be shared with spaces for Non-Residential Uses through an owner-operated parking management program; and~~
  - b. ~~in addition to the minimum on-site vehicular parking spaces required, a maximum of 5 parking spaces may be provided for Non-accessory Parking.~~
1. ~~Variances to the number of off-street vehicular accessory parking spaces may be considered by the Development Officer if the owner can demonstrate through a Parking Impact Assessment or Parking Justification that a different amount is appropriate, to the satisfaction of the Development Officer in consultation with Parking Management Services.~~
6. Bicycle Parking shall be provided as per the Zoning Bylaw, except that:



- a. Bicycle Parking facilities shall be provided ~~at a minimum rate of 0.50 spaces per Dwelling,~~ in a safe and secure location in the ~~underground Parking Garage or in Underground Parkade~~ or another secure location within the building that is easily accessible to cyclists via access ramps, or a route through the building which facilitates easy and efficient transportation of bicycles.; ~~and~~
  - a. ~~Vertical or stacked racks may be used to satisfy bicycle parking requirements if it can be demonstrated that they can be safely and efficiently used. The minimum size of vertical bike parking stalls shall be a minimum of 0.60 m wide, 2.3 m high, and 1.1 m deep, with a minimum 1.5 m wide aisle.~~
  - b. A minimum of 10 Bicycle Parking spaces shall be provided outside at ground level adjacent to 121 Street NW and/or 102 Avenue NW.
7. A bicycle washing and/or repair facility shall be provided either at ground level on-Site, within the ~~underground Parking Garage, or within Underground Parkade,~~ or secure bicycle storage rooms for use by the residents and/or tenants of the building.
  8. One off-street vehicular loading space at a minimum of 4.0 m in width and 9.0 m in length shall be provided and accessed from the east-west Lane abutting the Site. The Development Officer may vary the dimensions of the loading space by a maximum of 20% in consultation with Subdivision and Development Coordination (Transportation).

## **8. Development Regulations for Landscaping, Lighting and Amenity Area**

1. Landscaping:
  - a. Landscaping shall be in general conformance with the Appendices of this Provision.
  - b. A detailed Landscape Plan for the Site, prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA), including all existing and proposed utilities and off-Site streetscape improvements within the road right-of-way shall be submitted as part of a Development Permit application for review and approval by the Development Officer.
  - c. The following shall apply and be shown on the required Landscape Plan:
    - i. Landscaping shall use plant materials that provide colour throughout the year to enhance appearance during winter months;
    - ii. Landscaping Plans shall incorporate native and/or drought-tolerant species into the Landscaping design;
    - iii. Setbacks from the north and south shall provide entry transitions including features such as steps, gates, hedges, low walls, for Dwellings fronting 102 Avenue NW and the east-west Lane;
    - iv. Setbacks from the north shall provide a 1.5 m wide concrete walkway adjacent to Ground-oriented Dwellings fronting the Lane;

- v. At ground level, the west Setback shall be Hardsurfaced and visually incorporated into the streetscape of 102 Avenue NW and 121 Street NW by providing paving materials, shrub beds, and planters to accommodate street related activities, architectural features and Landscaping that contributes to a high quality pedestrian-oriented public realm;
- vi. At ground level, where Setbacks are provided in front of active Commercial Uses fronting onto public roadways, there shall be an enhanced pedestrian experience and a public realm that seamlessly transitions from public to private property through the use of landscaping and paving materials with a finish and pattern that complement and provide a seamless transition with the adjacent streetscape;
- vii. Ground-oriented Dwellings fronting 102 Avenue NW shall have an outdoor landscaped area in front of each Dwelling's private Amenity Area that shall be provided in a manner that establishes a transition area between the Amenity Area and the adjacent public roadway (excluding the Lane) using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens;
- viii. enhanced tree and shrub planting within the east Setback shall be provided as privacy screening between the east Façade of the development and the abutting Site;
- ix. a 1.83 m decorative screen fence shall be provided along the entire length; of the east Lot line except within 1.5 m of 102 Avenue NW; and
- x. Notwithstanding Landscaping regulations of the Zoning Bylaw, the development shall have a minimum of 5 trees, ~~4044~~ shrubs, ~~2032~~ perennials in total as follows:
  - A. ~~2536~~ shrubs and 29 perennials on the west Setback; and
  - B. 5 trees, ~~158~~ shrubs, ~~203~~ perennials on the east Setback.

2. Lighting:

- a. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians; and to accentuate architectural elements, ~~roof tops~~ rooftops, and public art. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property. An exterior lighting plan shall be provided to the satisfaction of the Development Officer.
- b. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design which direct light downward, to ensure illumination does not extend beyond the boundaries of the development Site.

3. Amenity Areas:

- a. For Residential Uses, a minimum Amenity Area of ~~15~~12 m<sup>2</sup> per Dwelling of gross Floor Area shall be provided through the following:
  - i. Communal space that may include, but is not limited to, change room facilities, shared work/study area, entertainment rooms, amenity ~~lounge~~lounges, communal kitchen, ~~dog run facilities~~, and fitness facilities;
  - ii. Outdoor Amenity Area for use by residents on the Rooftop Terraces of the podium and the Tower; and
  - iii. Platform Structures in the form of balconies with a minimum depth of 1.5 m.
- b. The north, south, and west side of the rooftop of the third Storey of the podium shall provide enhancements to improve rooftop aesthetics. These enhancements may include, but are not limited to, surface materials, landscape features, screening elements, ~~improved rooftop materials, or Amenity Areas, and shall have regard to the recommendations of the Wind Impact Statement and Wind Impact Study to the satisfaction of the Development Officer and improved rooftop materials.~~
- c. The rooftop of the Tower may be used to provide Common Amenity Areas.
- d. A minimum ~~of~~ 50 m<sup>2</sup> of common Amenity Area specifically designed for children shall be provided in or on the podium or ~~on~~ the Rooftop Terrace of the Tower.

## 9. Other Regulations

1. A Wind Impact Assessment in the form of a Quantitative Wind Impact Study (Wind Tunnel Study) shall be prepared by a qualified, registered Professional Engineer and submitted with at the Development Permit application for any construction of the principal building or portion of a building with a minimum Height of 23.0 m. The development shall incorporate design features. Prior to the issuance of the Development Permit, any mitigation measures to minimize adverse microclimatic effects, such as wind tunnelling, snow drifting, and rain sheeting, both recommended by the study shall be incorporated into the design of the building, to the satisfaction of the Development Officer, to ensure on and off-Site, consistent with the recommendations of the Wind Impact Study pedestrian circulation areas, Amenity Areas and open spaces are fit for the intended activities.
2. 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 121 Street NW and 102 Avenue 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. ~~If~~ 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 and as part of the redevelopment of the Site. The owner 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 within an enhanced growing medium at the cost of the owner, or
  - b. ~~If~~ the arborist report indicates that the development will not unduly compromise the ongoing viability and health ~~or~~ of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy ~~C456A to the satisfaction of the Development Officer in consultation with Urban Forestry~~ C456B.
1. ~~Prior to the issuance of a Development Permit for the principal building, a Crime Prevention Through Environmental Design (CPTED) Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guidelines for a Safer City (City of Edmonton 1995).~~
  2. ~~Prior to the issuance of a Development Permit for:~~
    - a. ~~a building that contains 12 or more Dwelling units; or~~
    - b. ~~a building that contains less than 12 Dwelling units, but is part of a Site with 12 or more Dwelling units in total;~~

~~the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each Development Permit approval, the option to purchase up to 5% of the proposed number of Dwelling units (rounded to the nearest Dwelling unit) in each building with Dwelling units, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City. The City may exercise its option to purchase only in respect of Dwelling units that are individually titled.~~
  3. 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, or similar professional, 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.



4. Notwithstanding the other Development Regulations of this Provision, the Appendices of the Provision, and Section 720.3(2) of the Zoning Bylaw, ~~in the event that if~~ the owner/developer does not obtain a Building Permit and commence construction of a principal building under a valid Development Permit with 10 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 23.0 m; and
  - b. the maximum Floor Area Ratio shall be 3.0.

## 10. Public Improvements and Contributions

1. As a condition of the Development Permit for construction of the principal building, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), City Operations, Integrated Infrastructure Services, EPCOR Water Inc., Drainage, and others as required. Improvements to address in the Agreement shall include, but are not limited to:
  - a. replacement of any street furniture including lamps, benches, bollards or planters, that are removed/damaged due to construction of the development;
  - b. Upgrading lanes as follows and generally shown on Appendix VII to a commercial standard within the available right-of-way:
    - i. the east-west Lane abutting the Site in its entirety from 121 Street NW to 120 street NW; and
    - ii. a portion of the north-south Lane between 121 Street NW and 120 Street NW, between 102 Avenue NW and the upgraded east-west Lane on the north of the Site.
  - c. construction of infrastructure improvements on the east-west Lane Abutting the Site and provision of a fire hydrant along 121 Street NW ~~to the satisfaction of the Development Officer in consultation with EPCOR Water Services Inc;~~
  - d. The ~~storm and~~ sanitary drainage systems required to service the development, including ~~any~~ on-site ~~stormwater and~~ wastewater 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);~~
  - e. ~~the repair~~Repair of any damage to the abutting roadways, sidewalks and/or boulevard ~~resulting from, including Lanes not directly adjacent to the Site, caused by the~~ construction of the development, ~~to the satisfaction of Subdivision and Development Coordination (Transportation). The Site must be inspected by Subdivision and Development Coordination (Transportation) prior to the start of the construction and once again when construction is complete; and~~

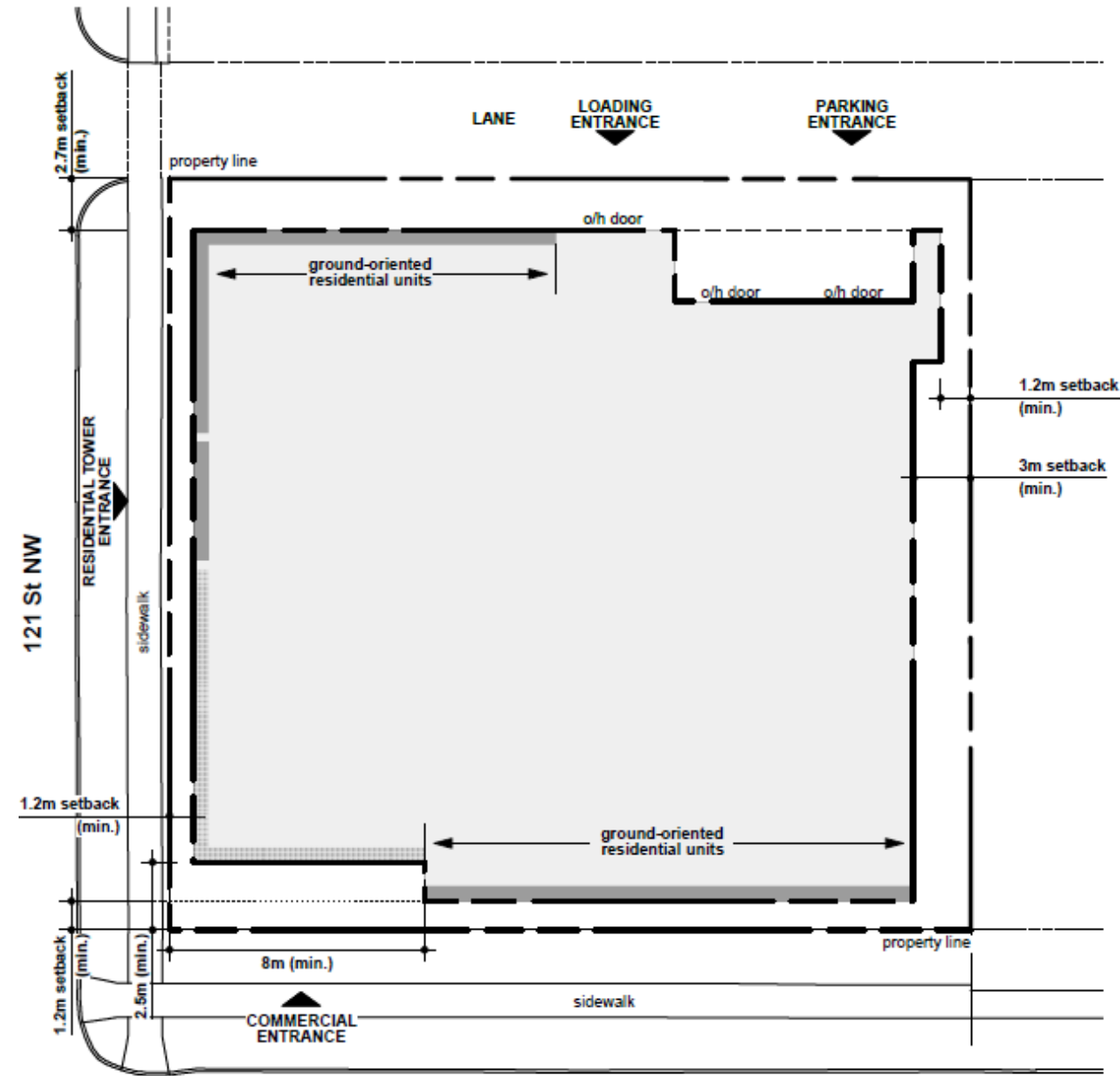
- f. Landscaping that extends over City-owned lands shall be developed in accordance with Traffic bylaw 5590 and the City Design and Construction Standards.
2. A minimum of 7 Dwellings shall be designed with the following characteristics:
    - a. the Dwelling shall have a minimum of three bedrooms;
    - b. the Dwelling shall be located within the podium;
    - c. the dwelling shall have dedicated and enhanced bulk storage located within the Dwelling or on the same Storey as the Dwelling, and have access to a dedicated and secured family bicycle parking room or cage which shall have racks or railings for a minimum of 2 bicycle parking spaces; and
    - d. have access to a common Amenity Area specifically designed for children of at least 50.0 m<sup>2</sup>, or have access to a private Amenity Area of at least 12.0 m<sup>2</sup>.
  3. Public Art
    - a. Prior to the issuance of the Development Permit for construction of the principal building, the owner shall enter into an ~~agreement~~**Agreement** with the City of Edmonton whereby the owner shall provide a minimum contribution of \$60,000 toward the acquisition of public art. The Public Art shall be
      - i. Owned and maintained by the ~~land-owner~~**landowner** or Condominium Association;
      - ii. artwork shall be located on or within **the public or** private property and shall be in locations that are publicly ~~visible from a public roadway~~**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;
      - iv. artworks shall be commissioned or purchased by the owner and all costs and proceeds related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner;
      - v. upon completion of the development, the owner shall demonstrate, to the satisfaction of the Development Officer, that the art has been installed or is placed in accordance with the approved public art plan; and
      - vi. If a Development Permit application has not been made within five years of the date of this Bylaw approval, this contribution shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.
  4. Bicycle Facilities

- a. A bicycle repair facility shall be located at ground level on-Site outside the building or off-Site on the adjacent public boulevard for public use, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation), Right-of-Way and Parkland Management, Infrastructure Maintenance, and Infrastructure Operations. A Licence of Occupation- and/or a Maintenance Agreement shall be required for any infrastructure installed on public Right-of-Way. A Public Access Easement may be required for infrastructure installed on-site.

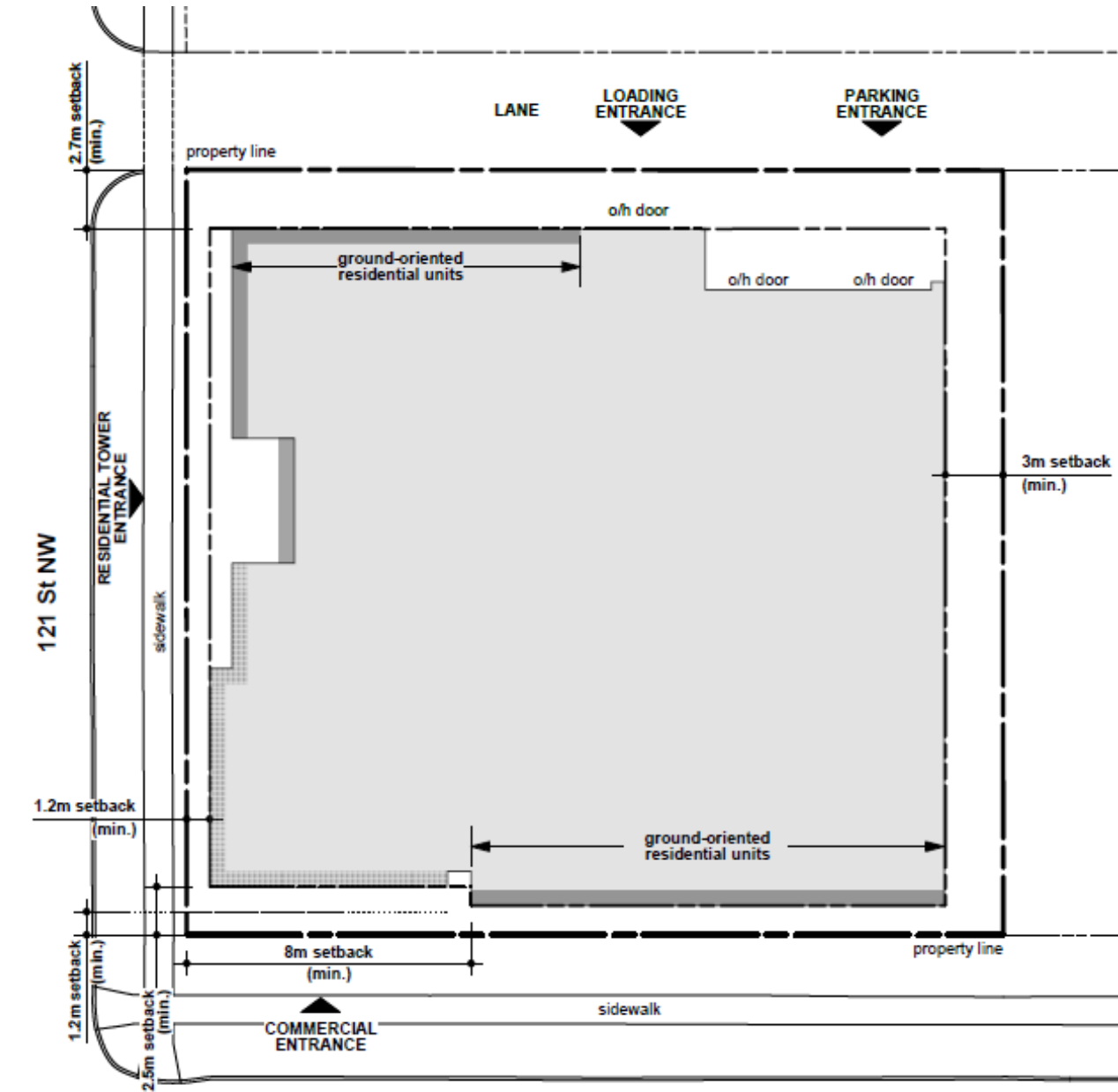
5. Community Contribution

- a. Prior to the issuance of the Development Permit for construction or expansion of the principal building, the owner shall enter into an agreement between the City and the owner to contribute \$108,000 to the creation of, or improvement to, an off-Site Public Amenity such as a new community league facility or parks, gardens or open spaces within the boundaries of the Oliver neighbourhood. The funds shall be submitted to the City prior to the issuance of the Development Permit and be disbursed by the City. More specific agreement details shall be determined at the Development Permit stage between the owner and the City, in consultation with the Oliver Community League.
  - i. Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

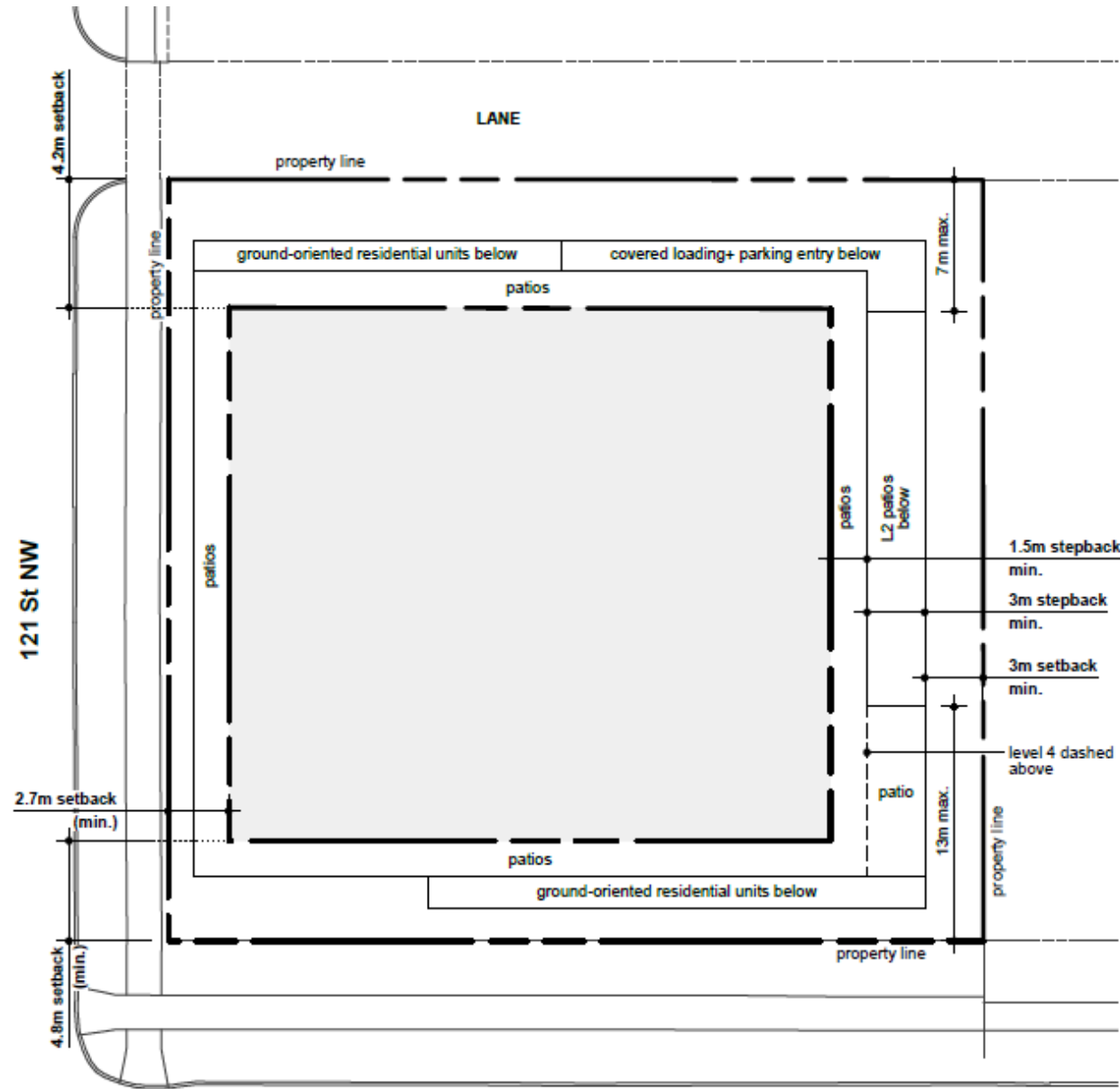
Appendix I - Site Plan - Current



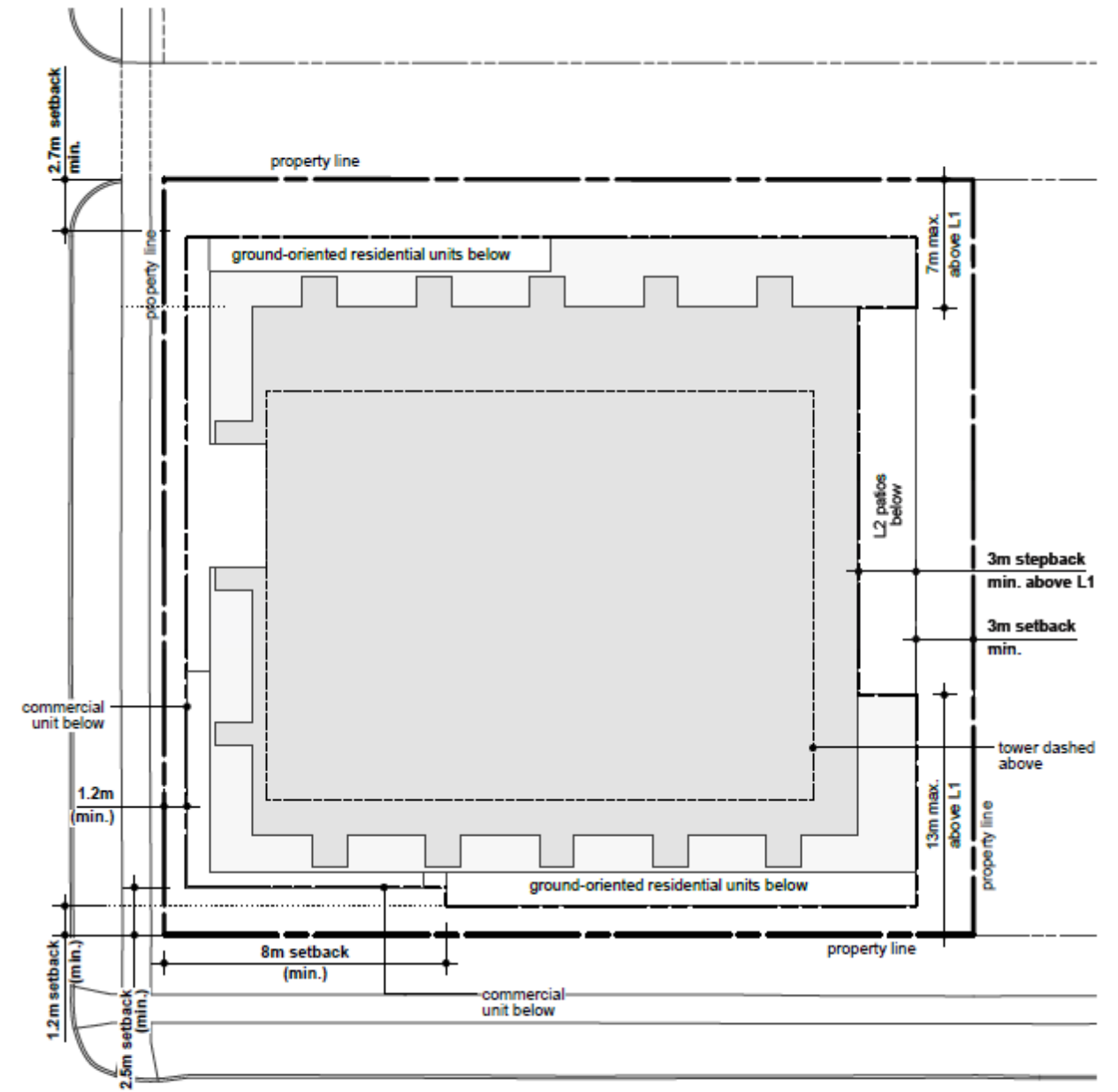
Appendix I - Site Plan - Proposed



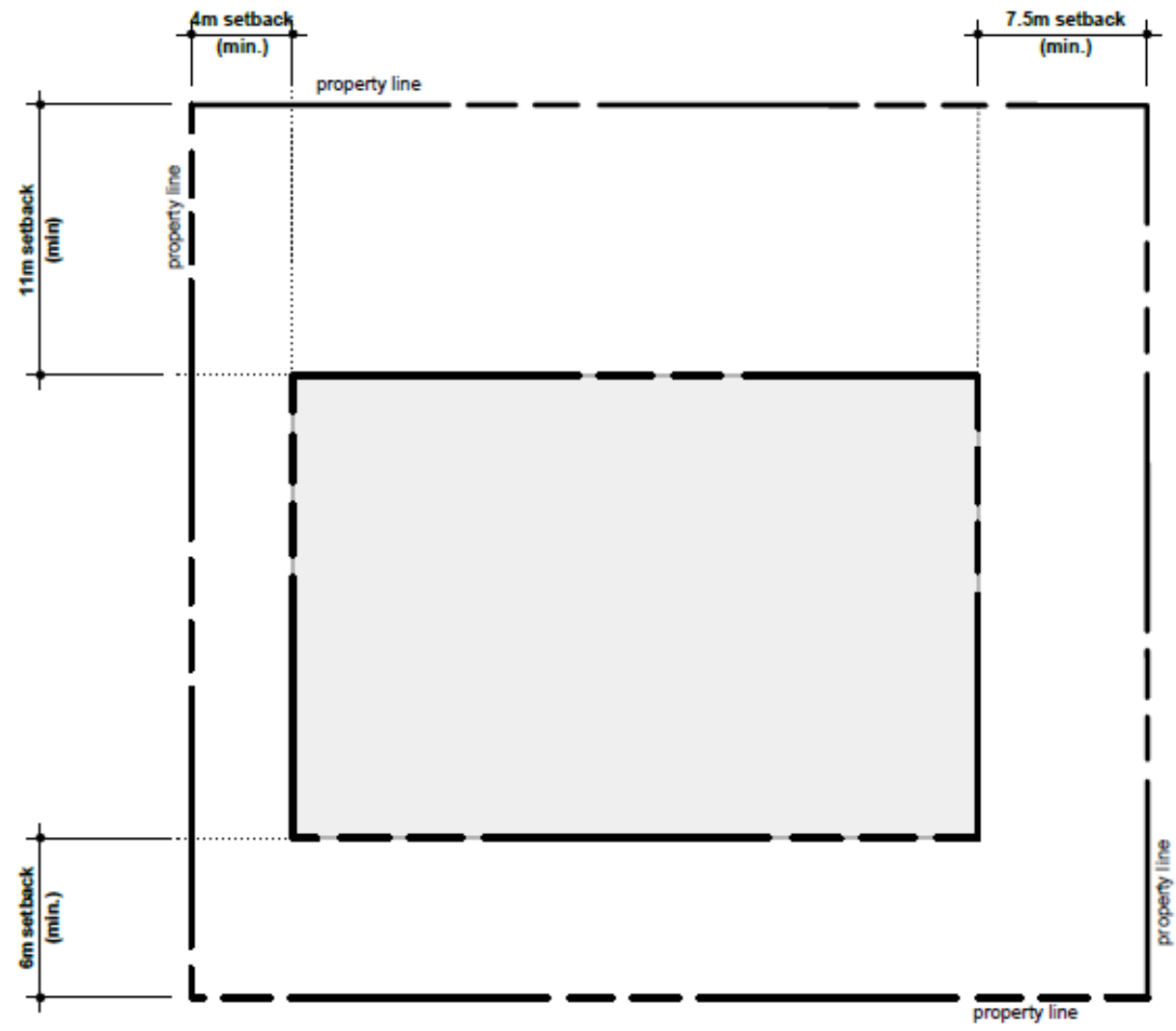
### Appendix II – Podium Level 3 Setbacks and Stepbacks - Current



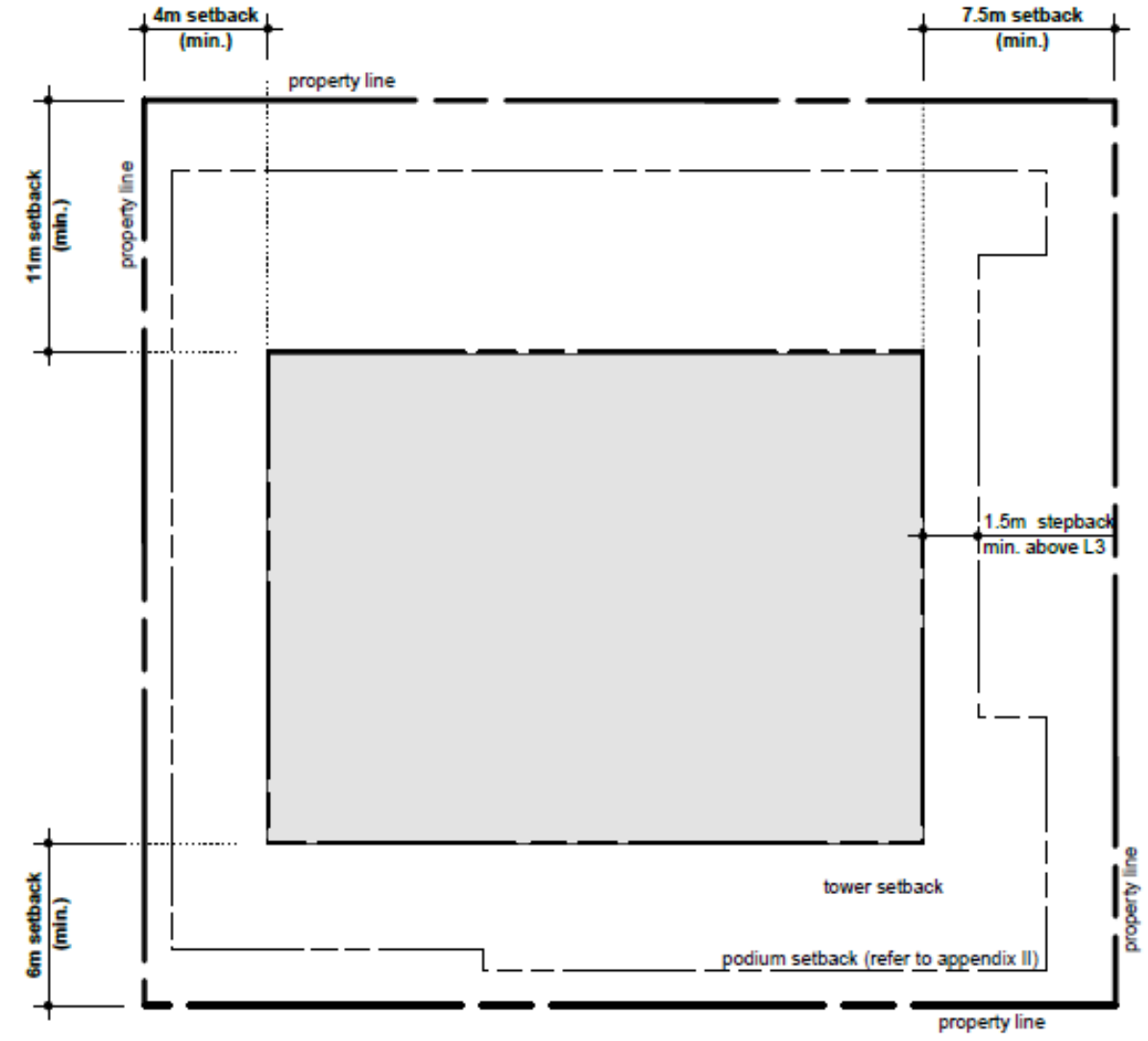
### Appendix II – Podium Level 3 Setbacks and Stepbacks - Proposed



### Appendix III - Tower Setbacks - Current

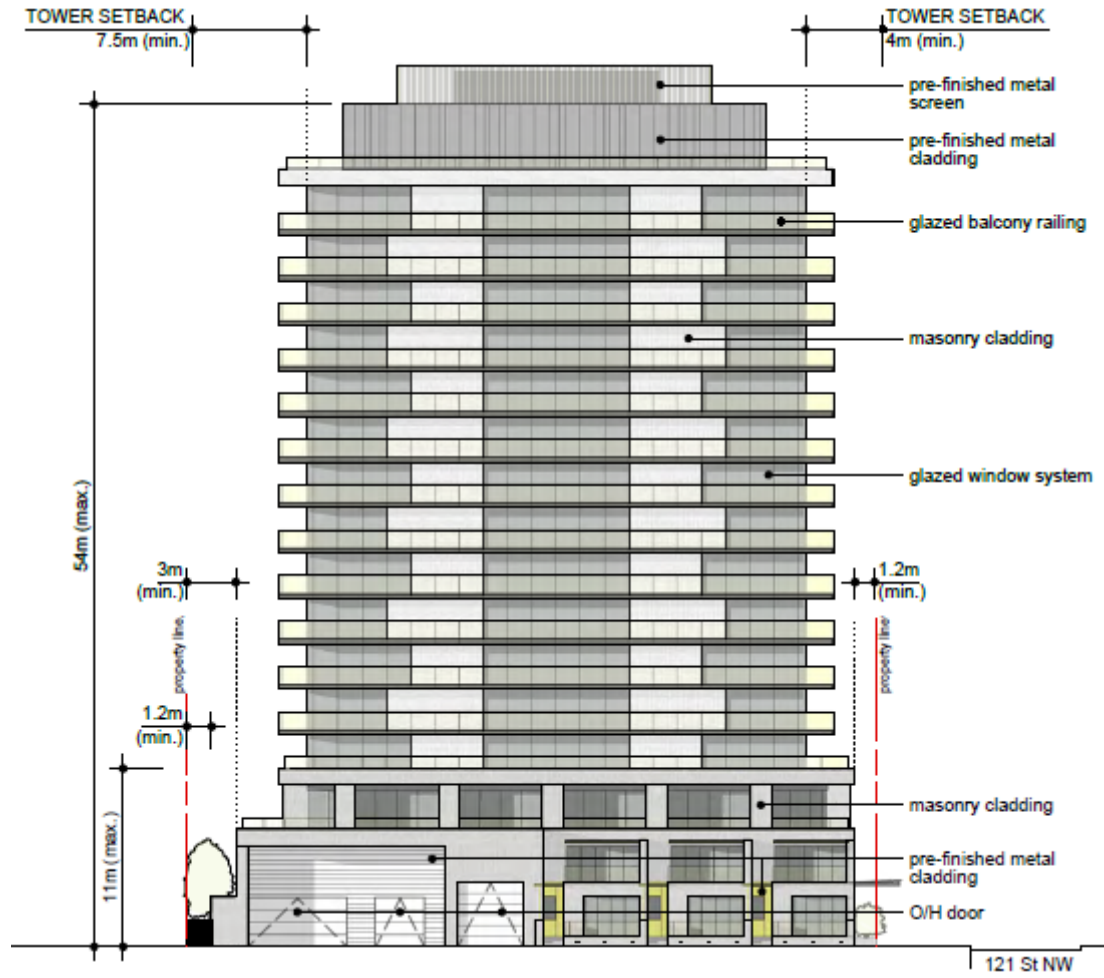


### Appendix III - Tower Setbacks - Proposed

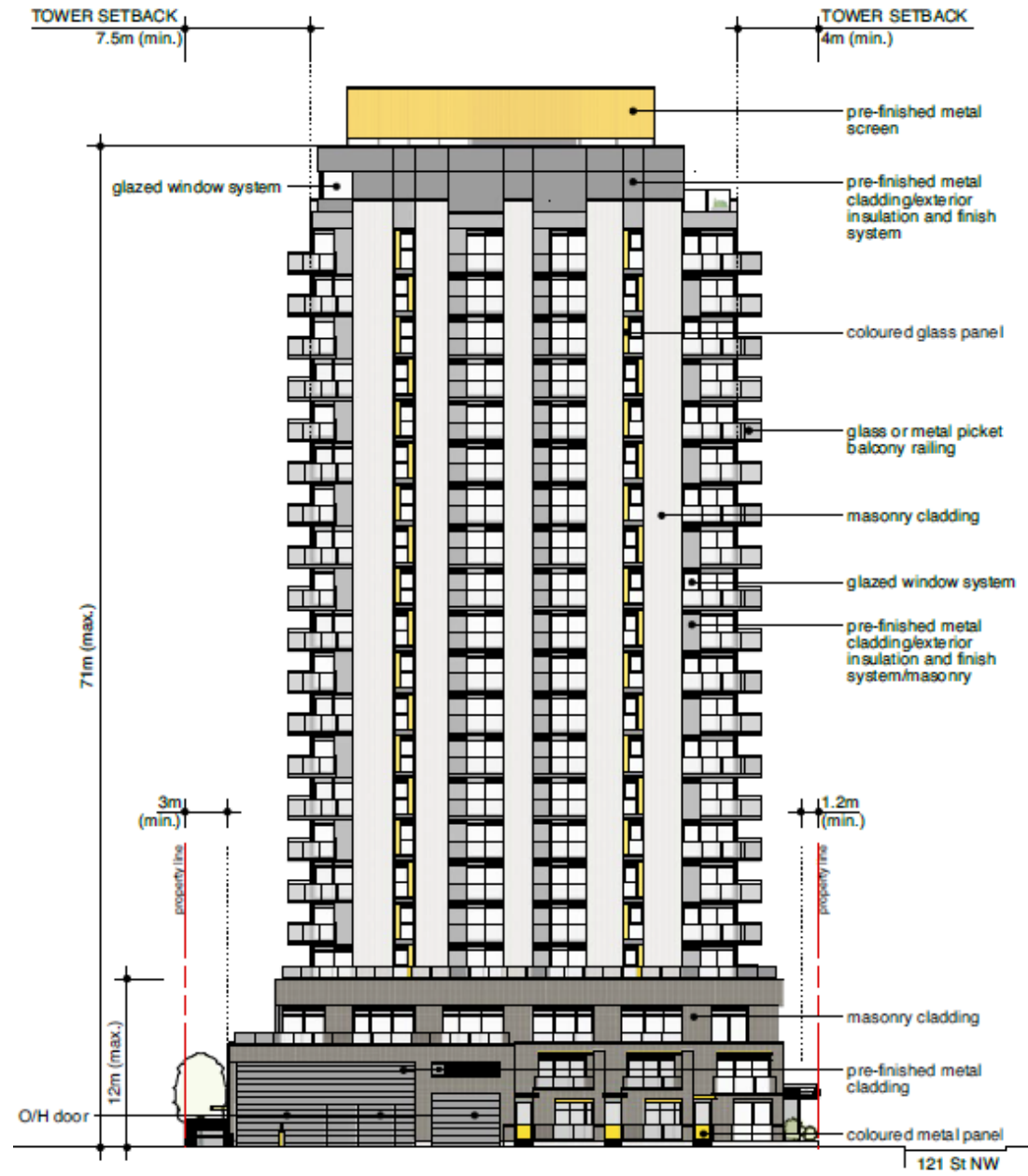




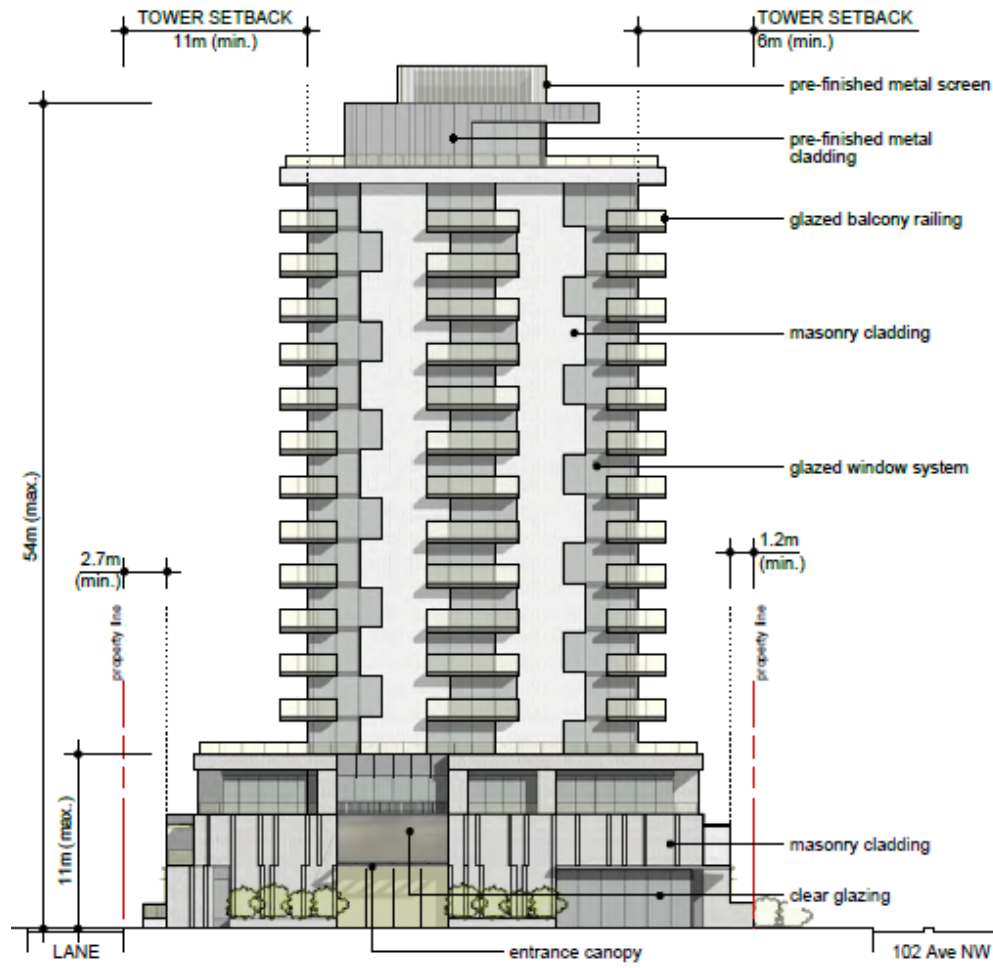
### Appendix IV - North Elevation - Current



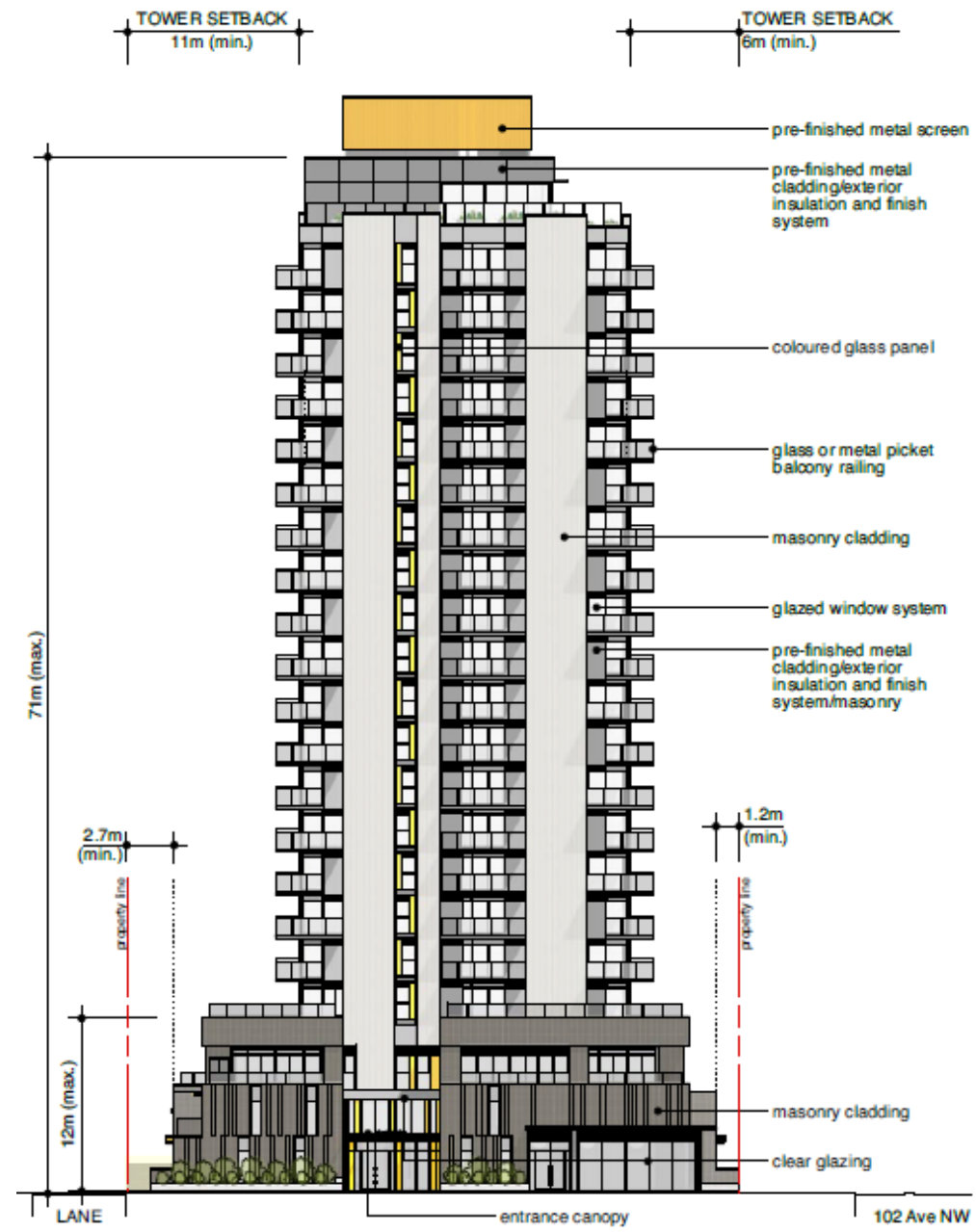
### Appendix IV - North Elevation - Proposed



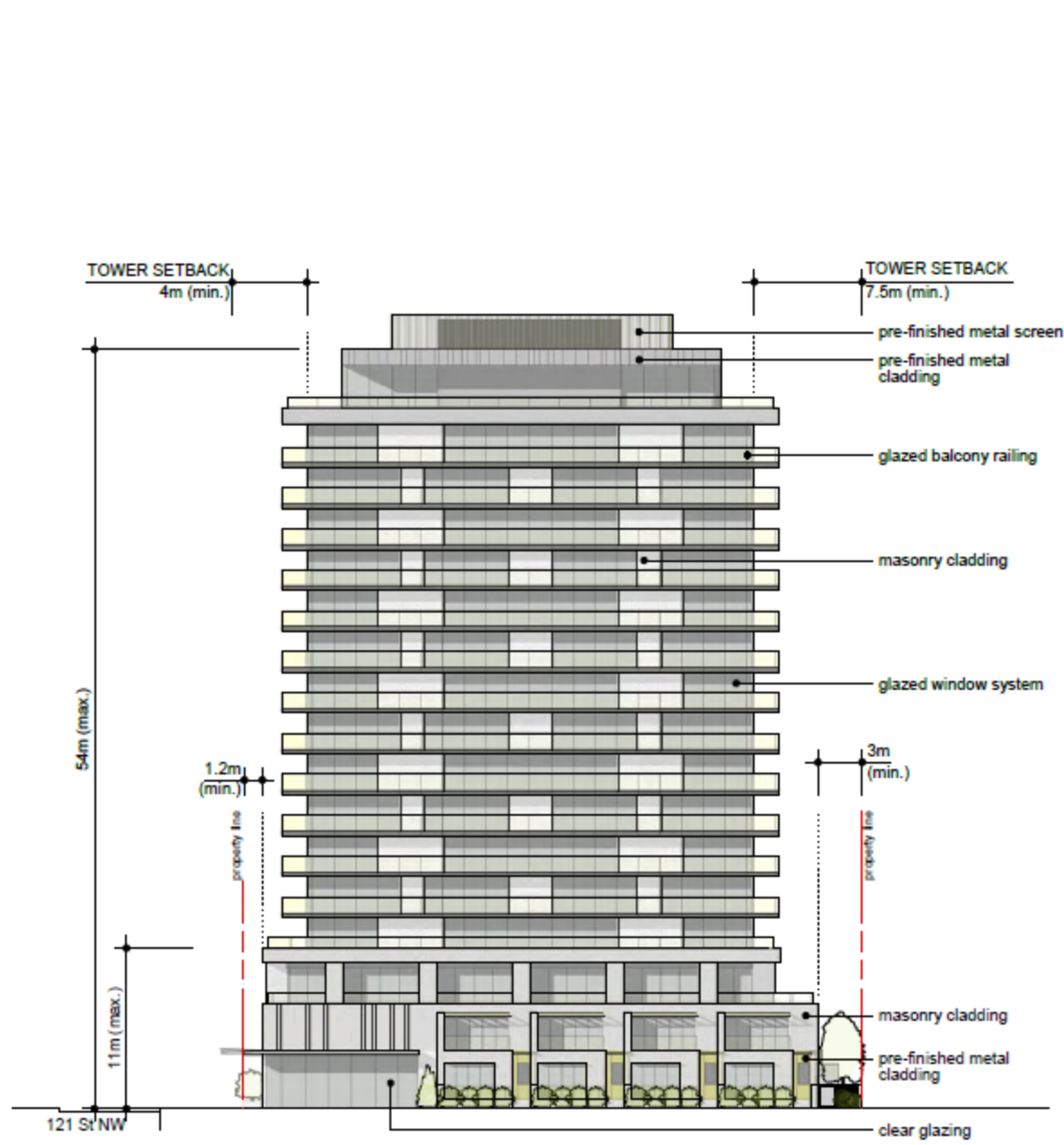
### Appendix IV - West Elevation - Current



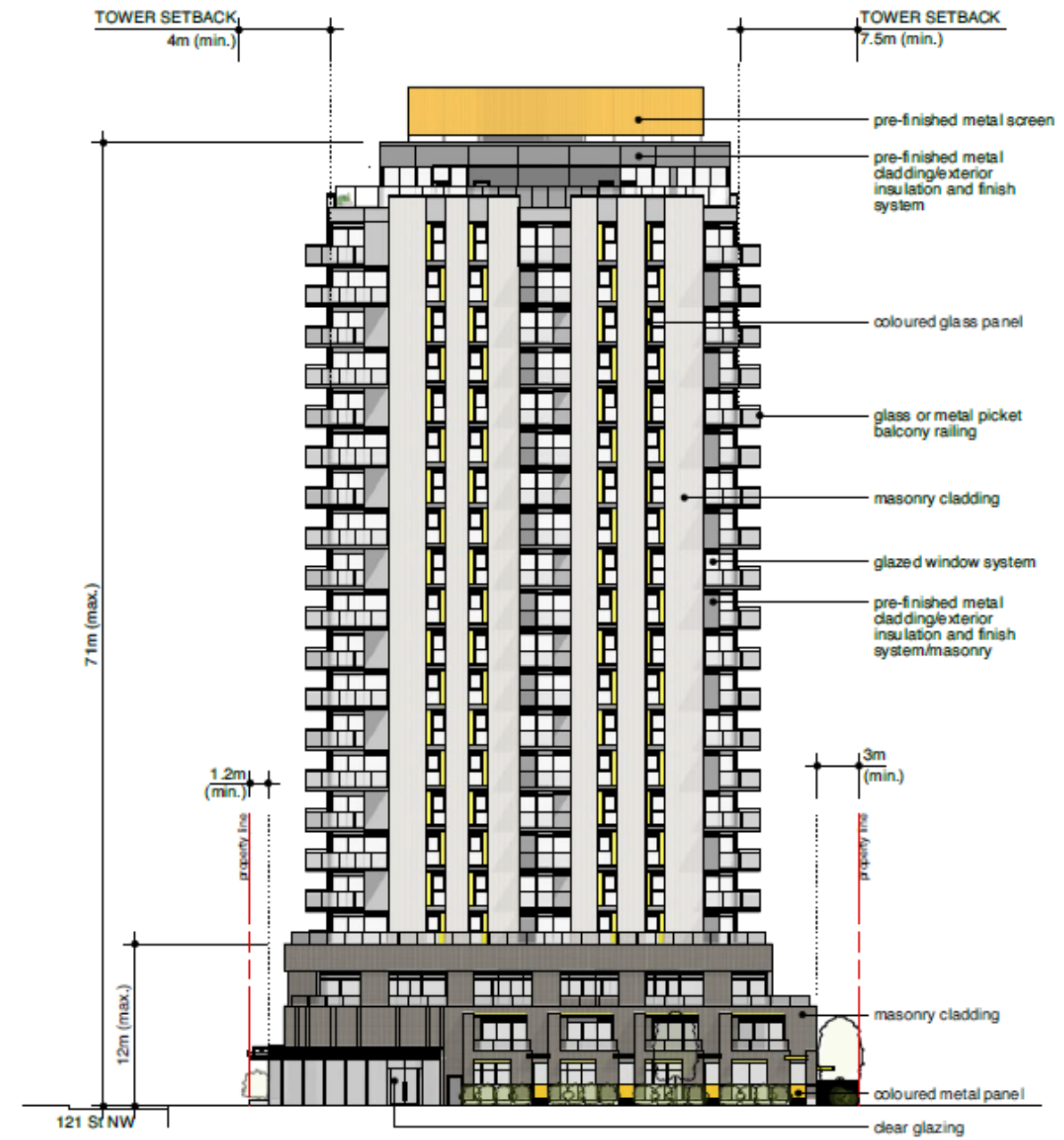
### Appendix IV - West Elevation - Proposed



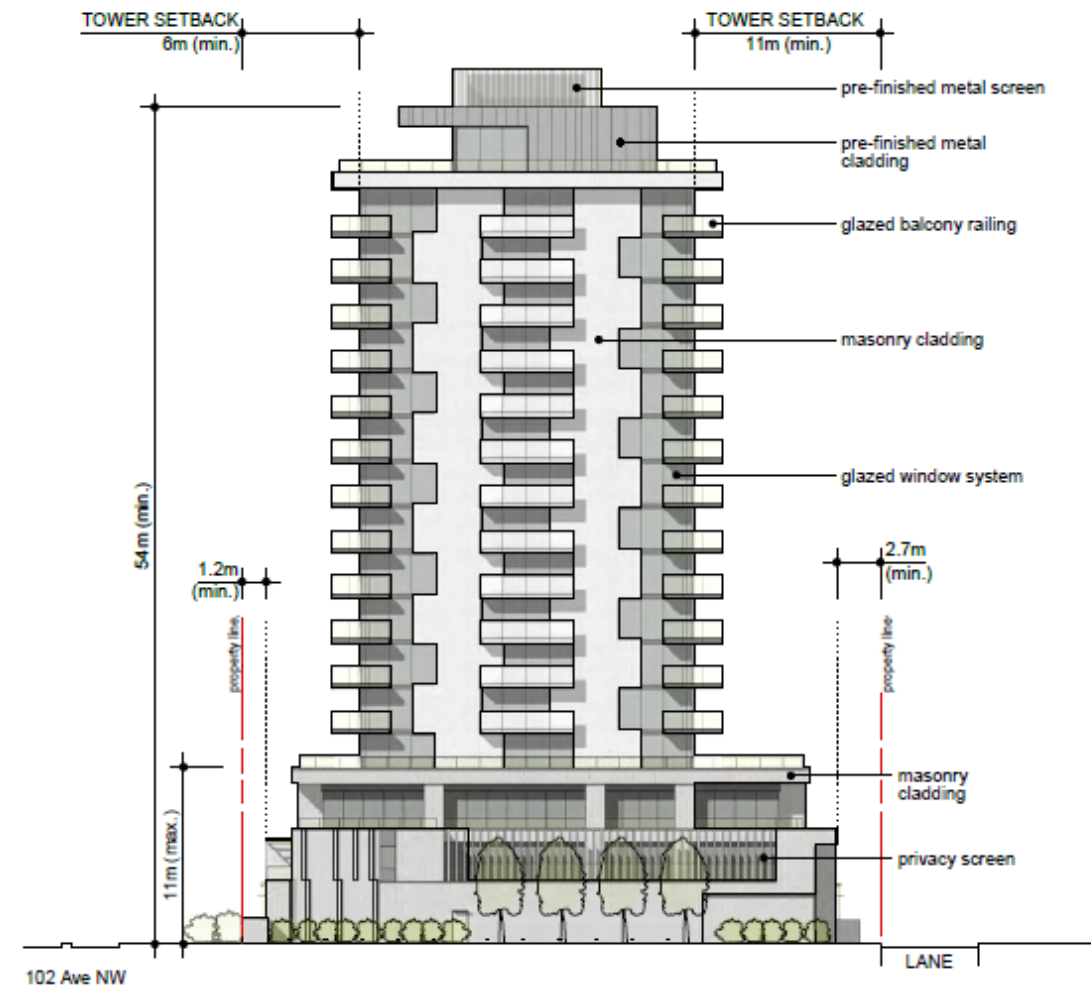
### Appendix IV – South Elevation – Current



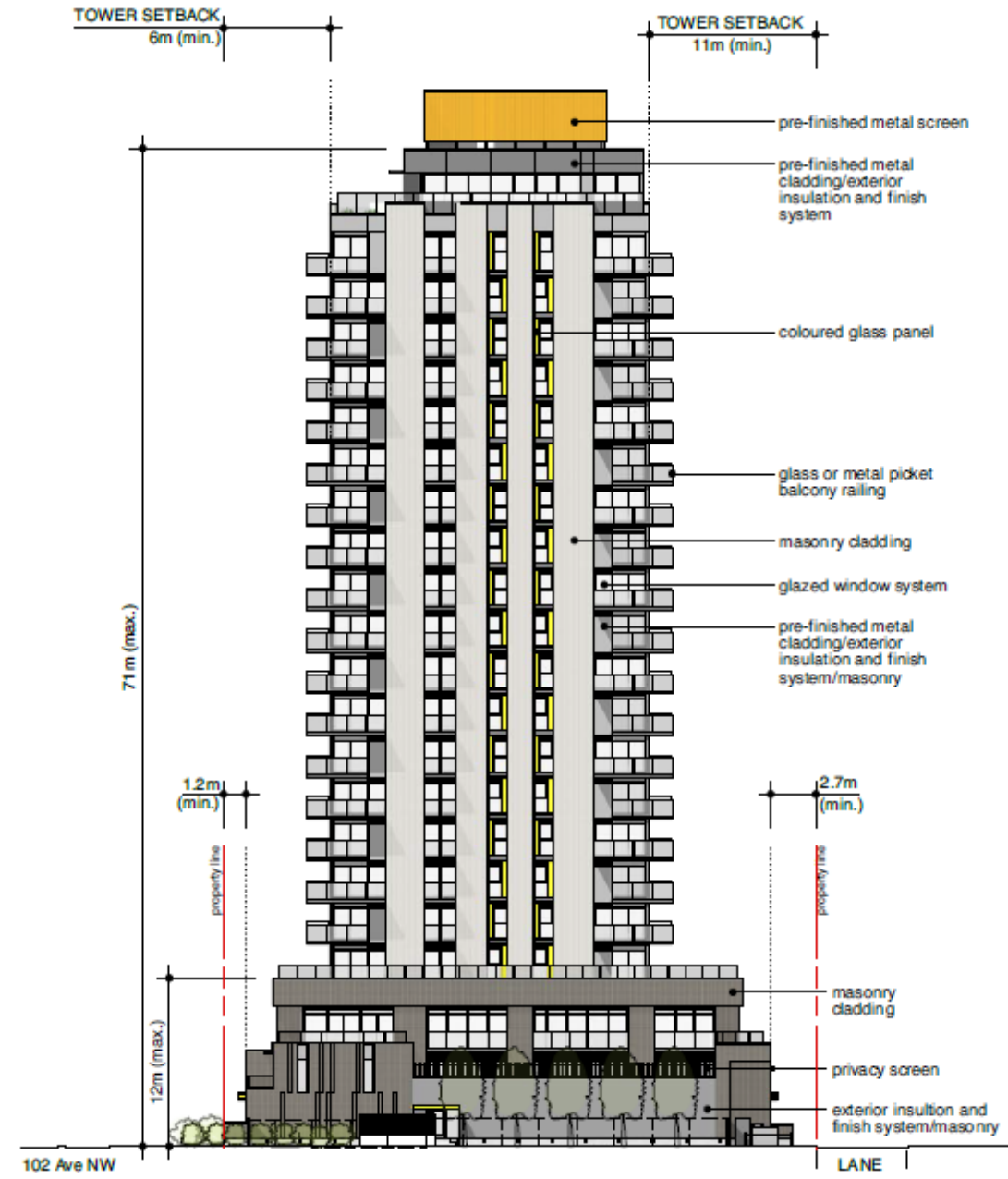
### Appendix IV – South Elevation – Proposed



### Appendix IV - East Elevation - Current

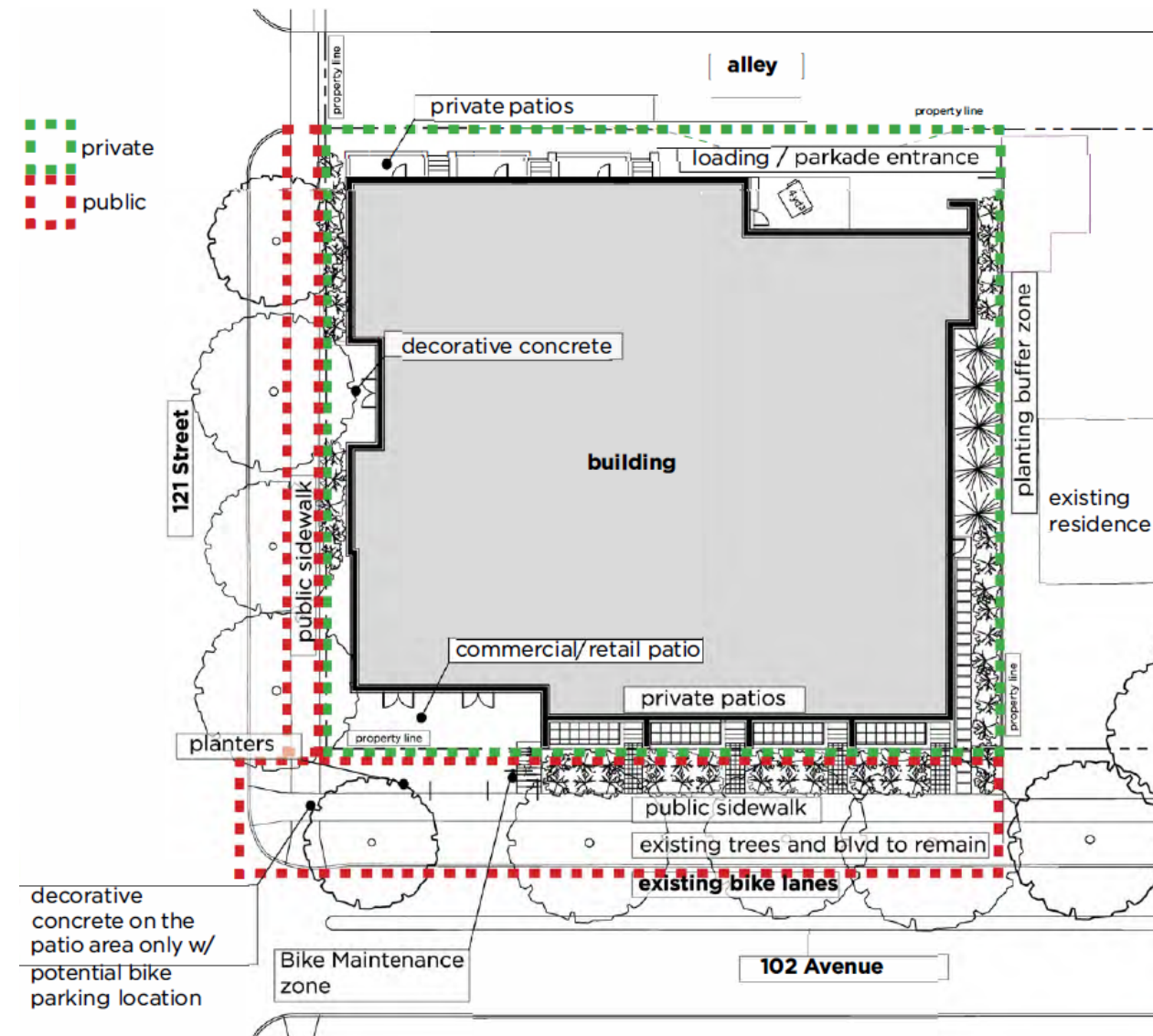


### Appendix IV - East Elevation - Proposed

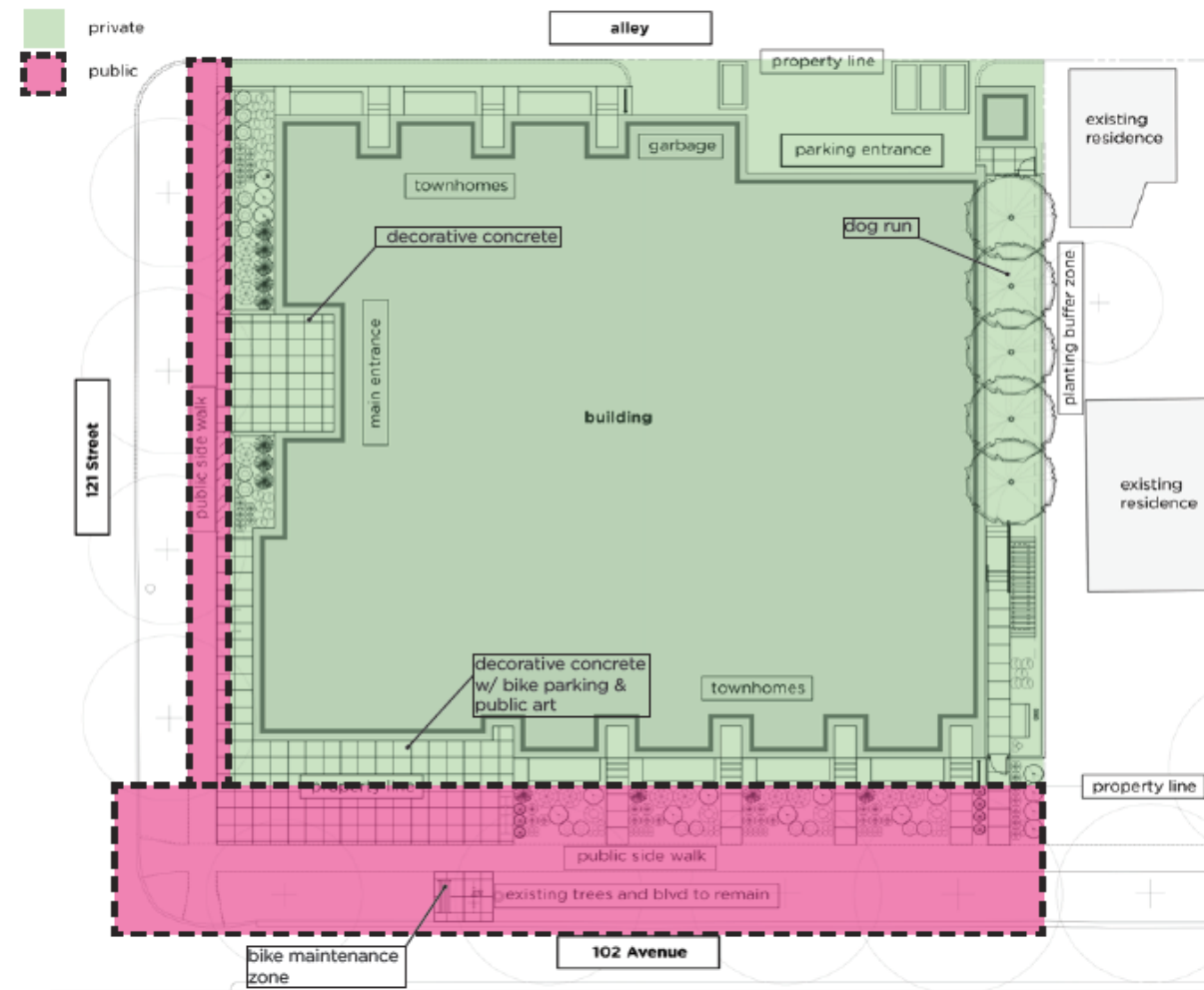




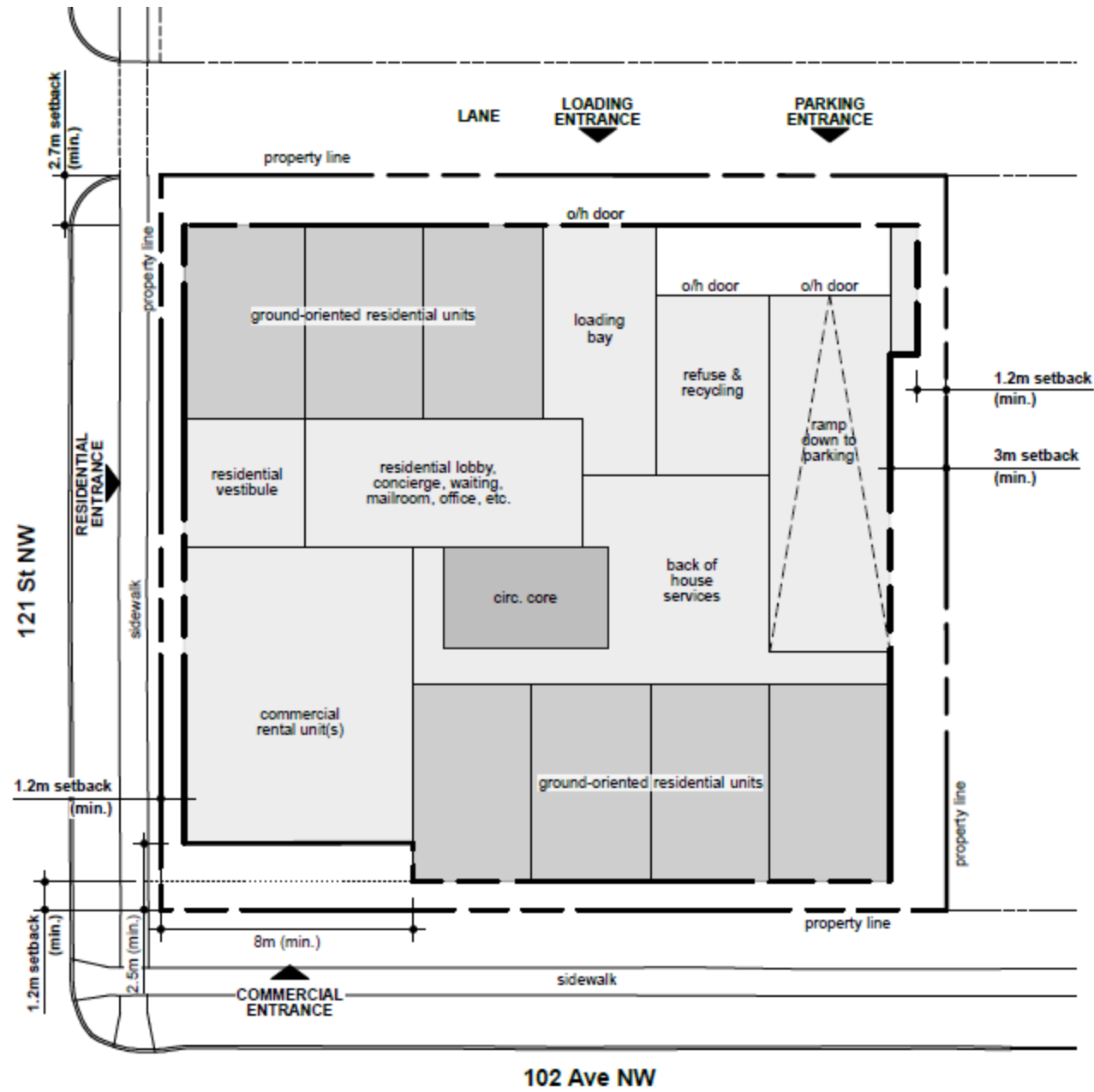
### Appendix V – Conceptual Landscape Plan – Current



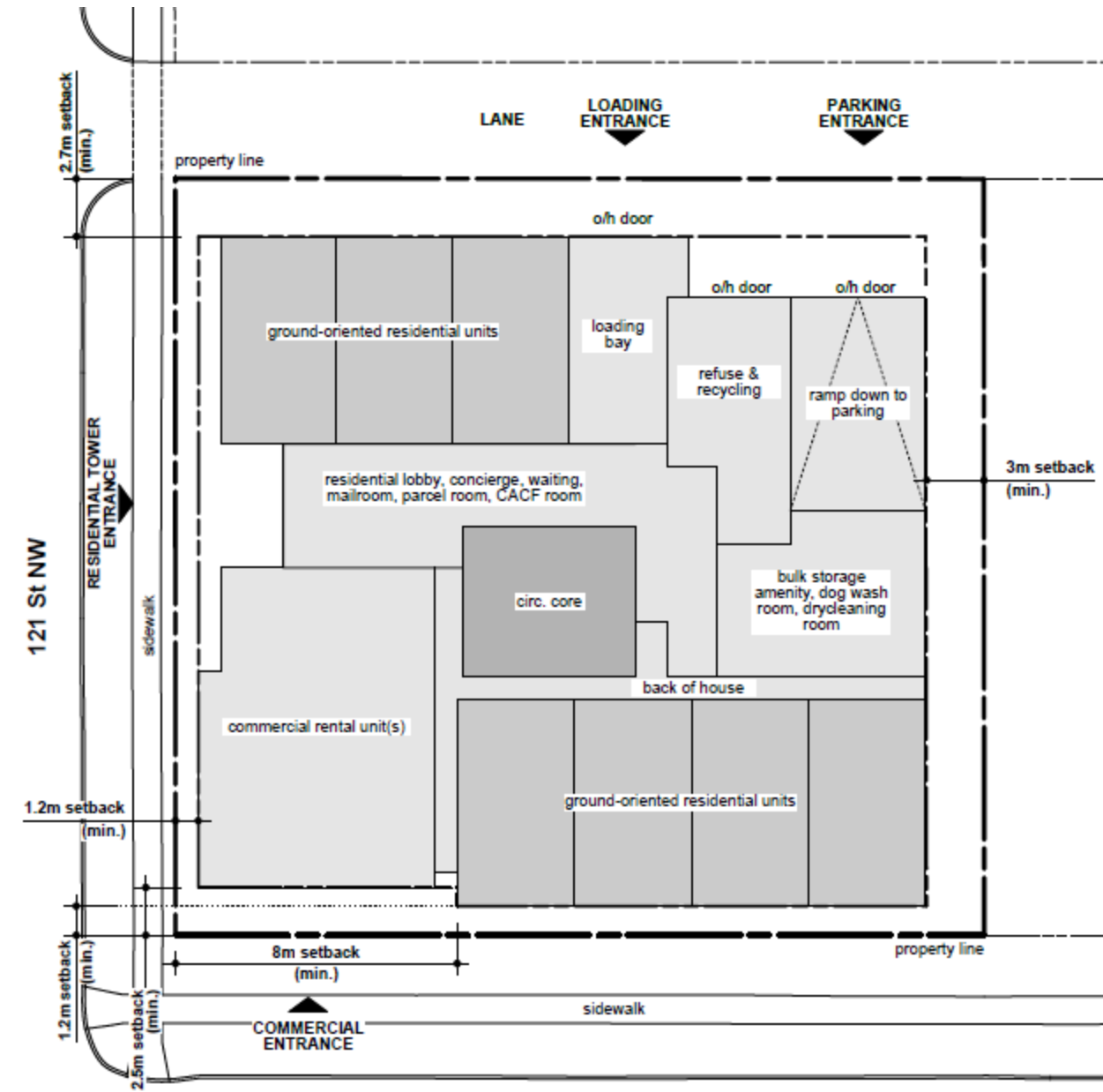
### Appendix V – Conceptual Landscape Plan – Proposed



Appendix VI - Conceptual Ground Level Floor Plan (Podium Level 1) - Current

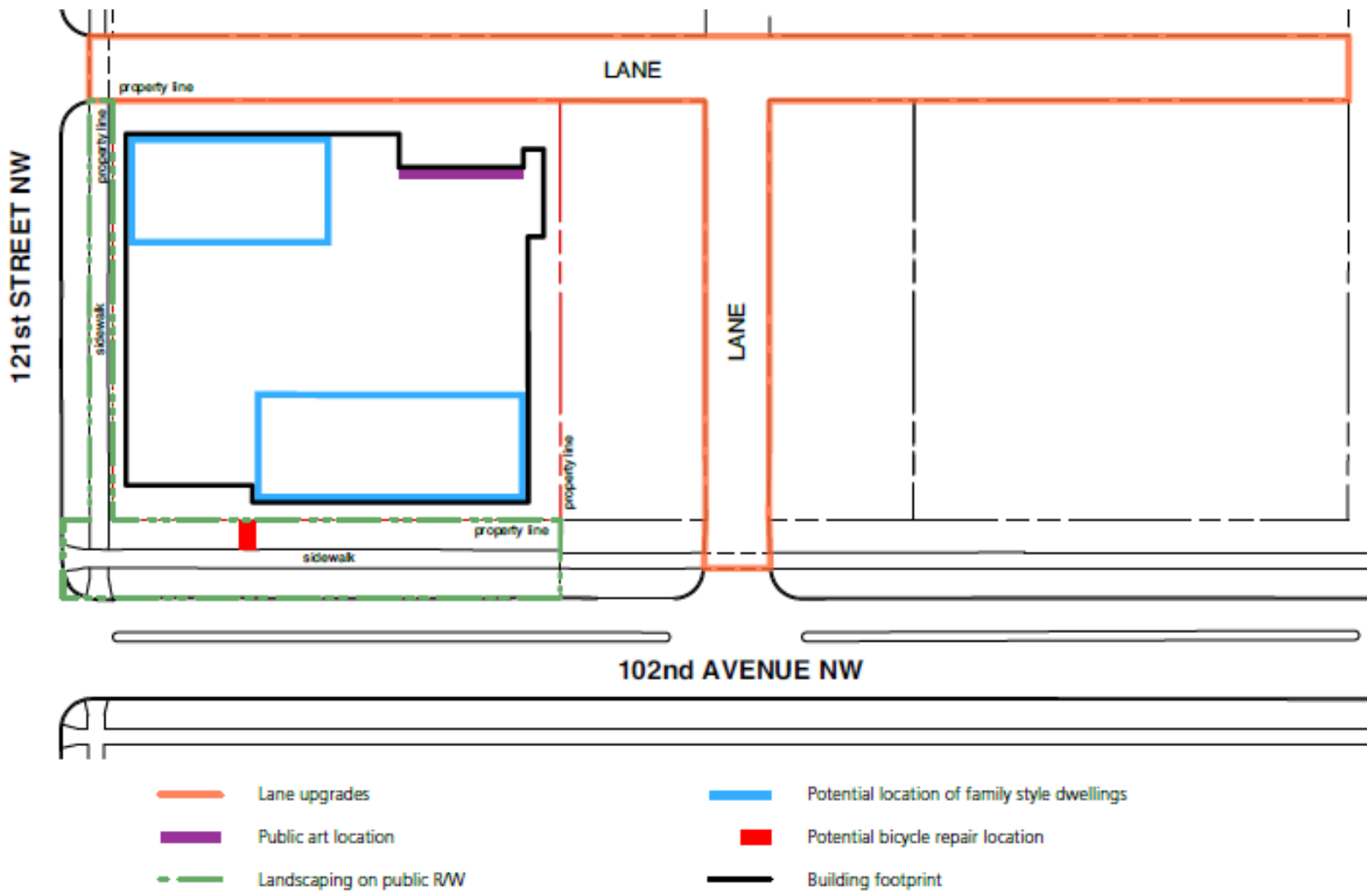


Appendix VI - Conceptual Ground Level Floor Plan (Podium Level 1) - Proposed

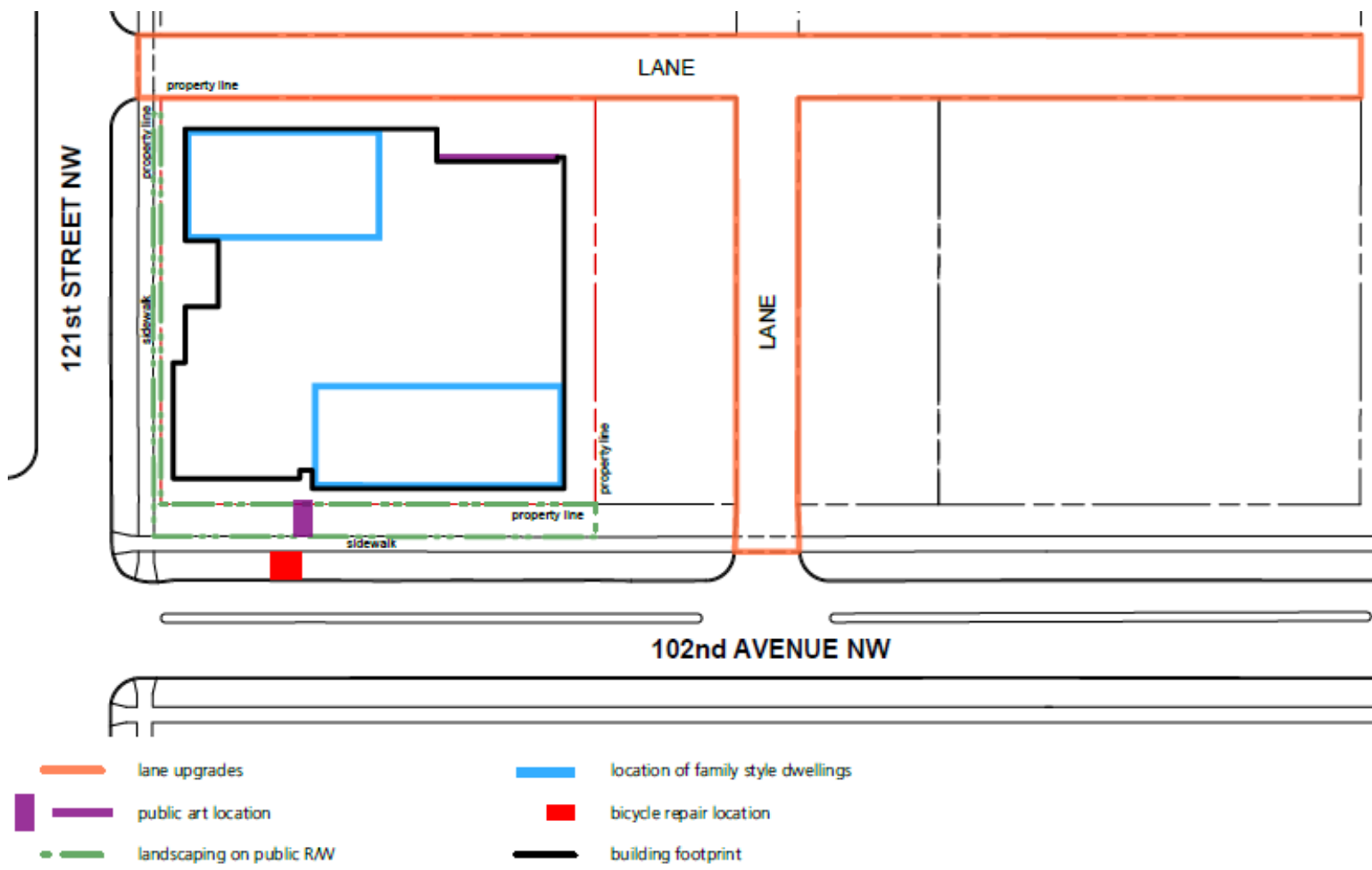




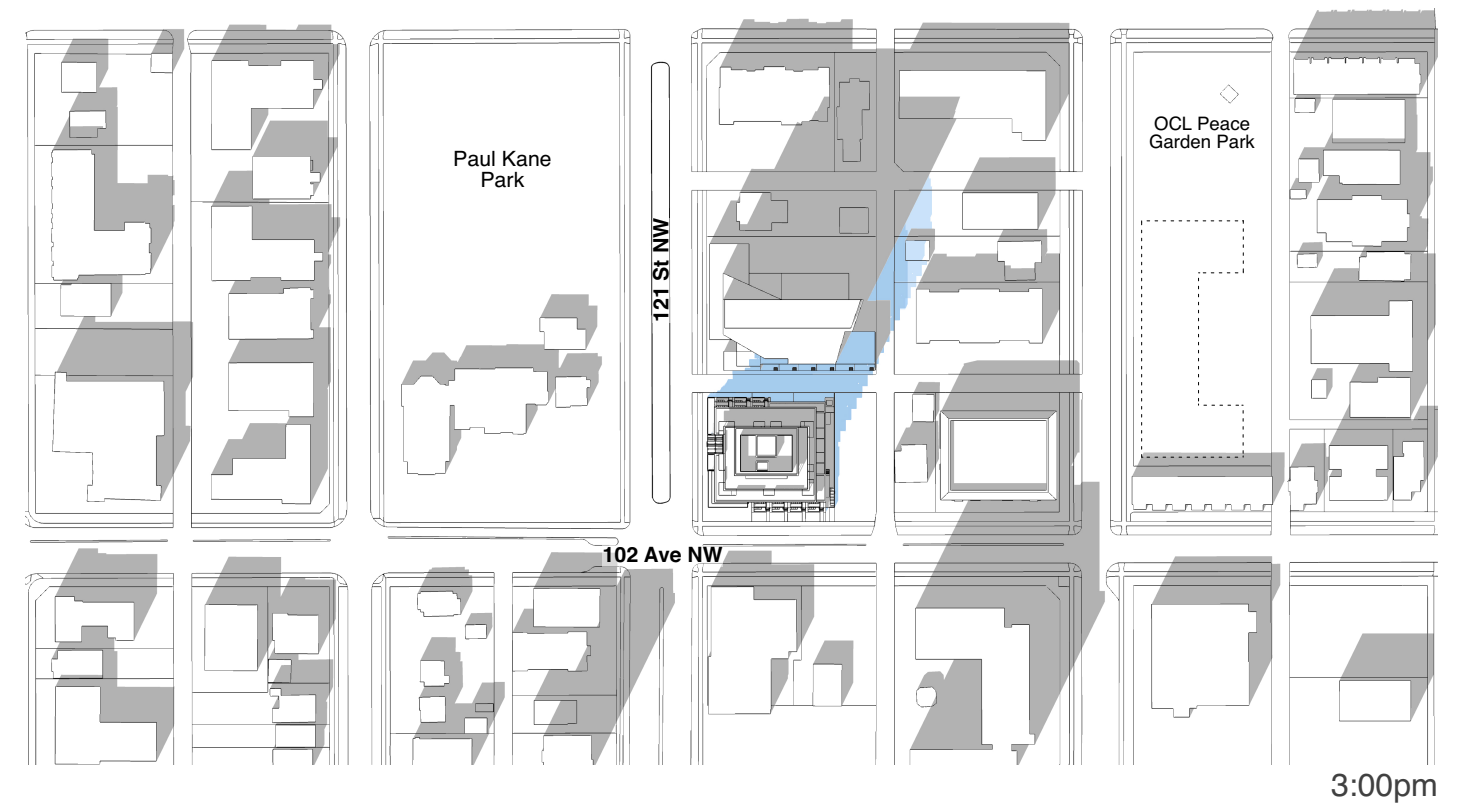
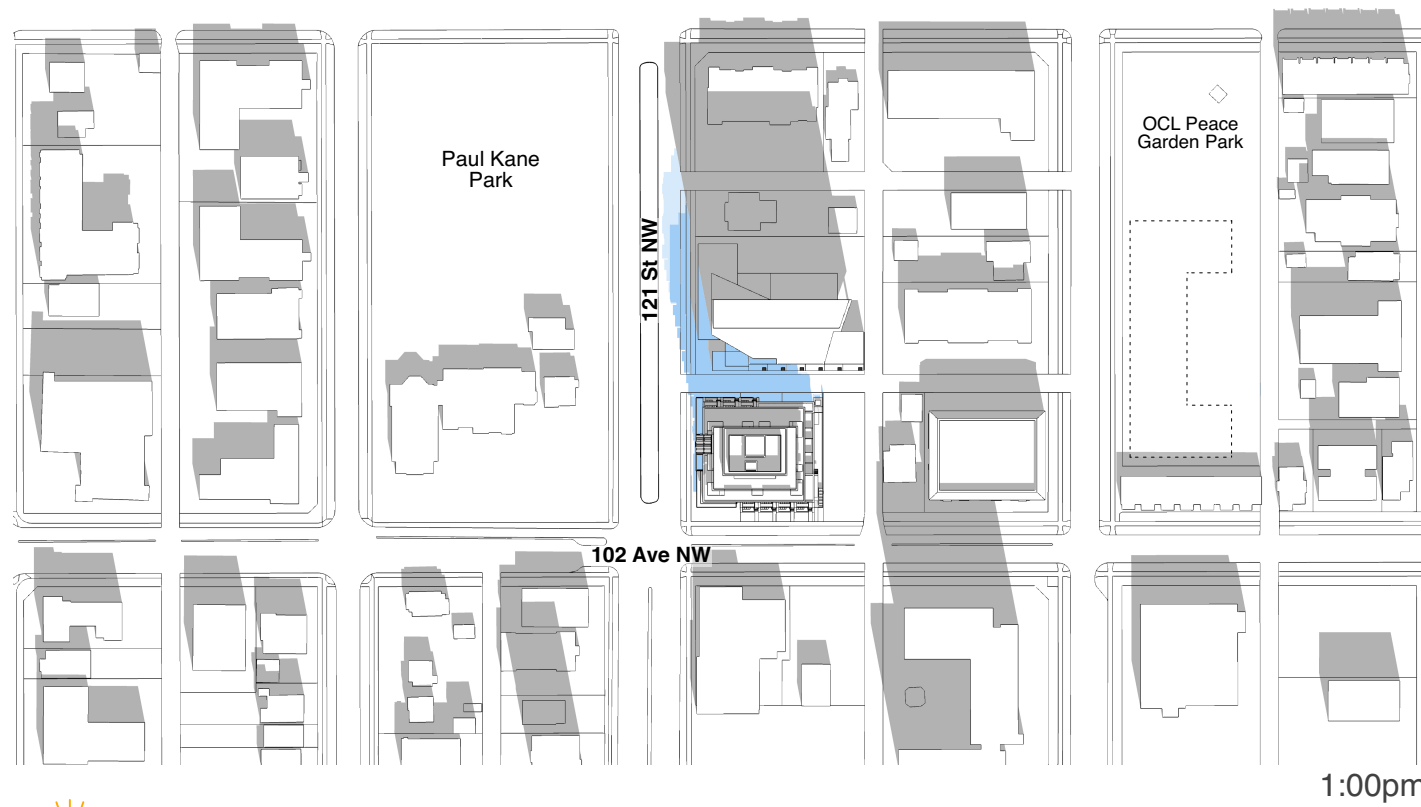
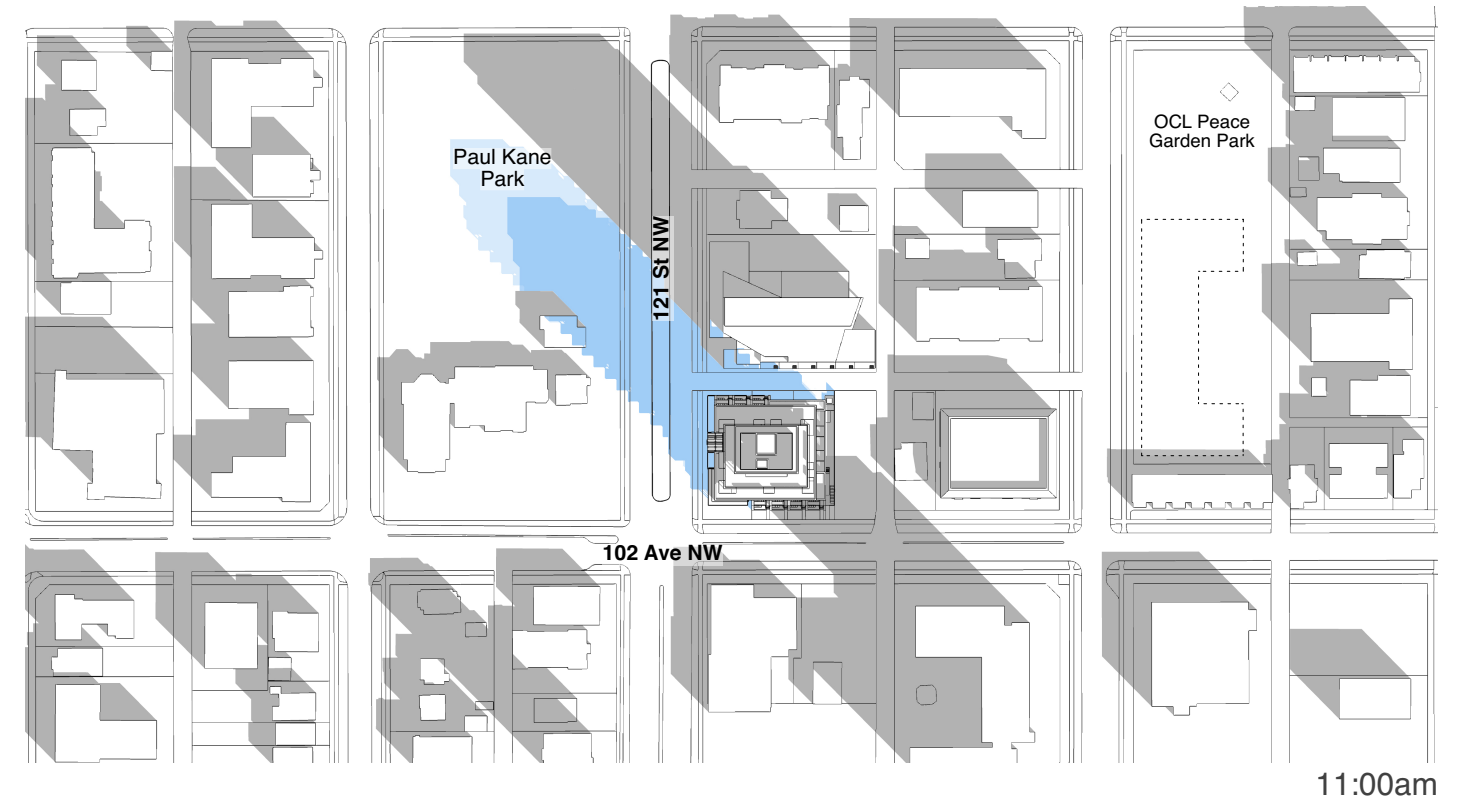
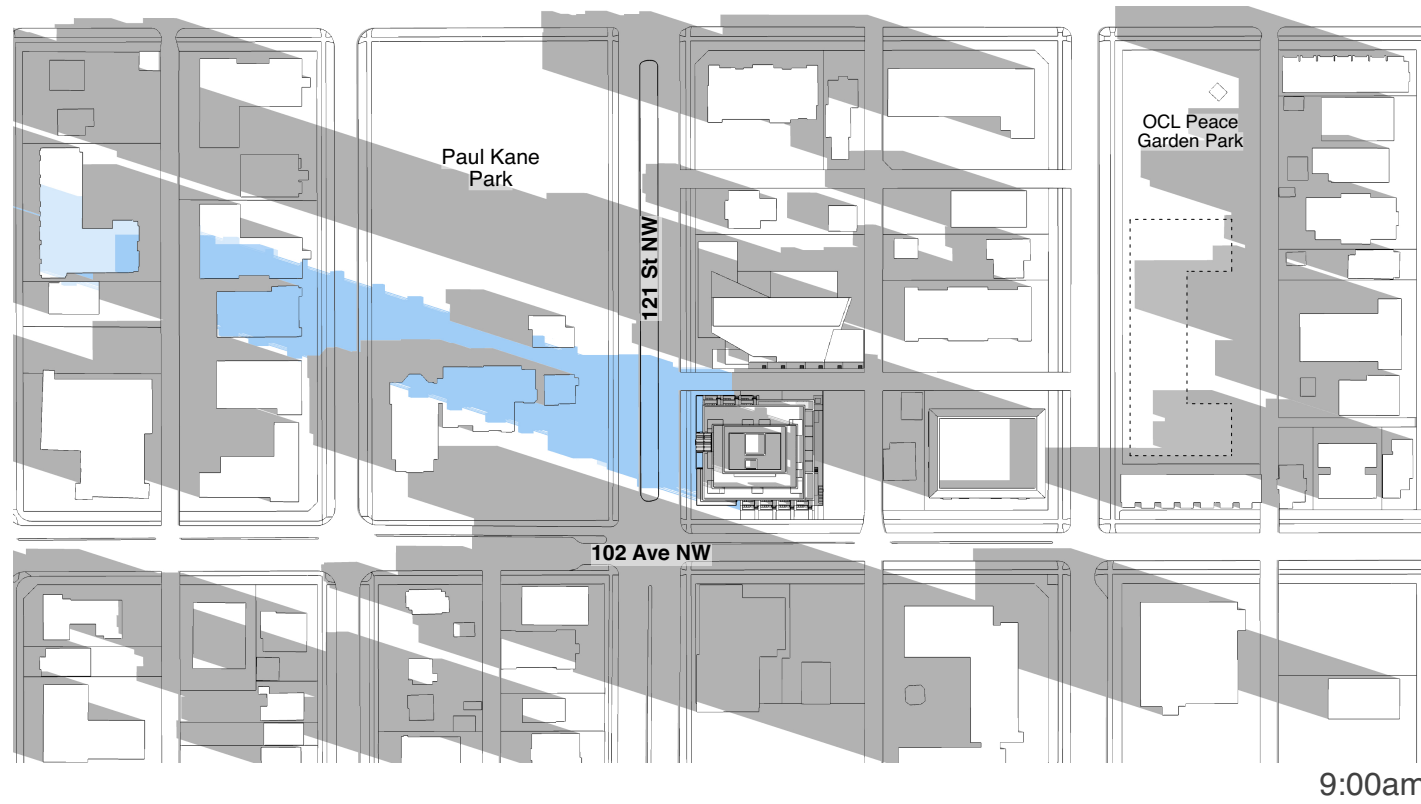
**Appendix VII – Conceptual Public Amenity Contribution Plan – Current**



**Appendix VII – Conceptual Public Amenity Contribution Plan – Proposed**



# Solar Shading Analysis | March 21st | Spring Equinox



**OPEN SKY Developments**  
The Jameson - 10211 - 121 Street NW Edmonton AB

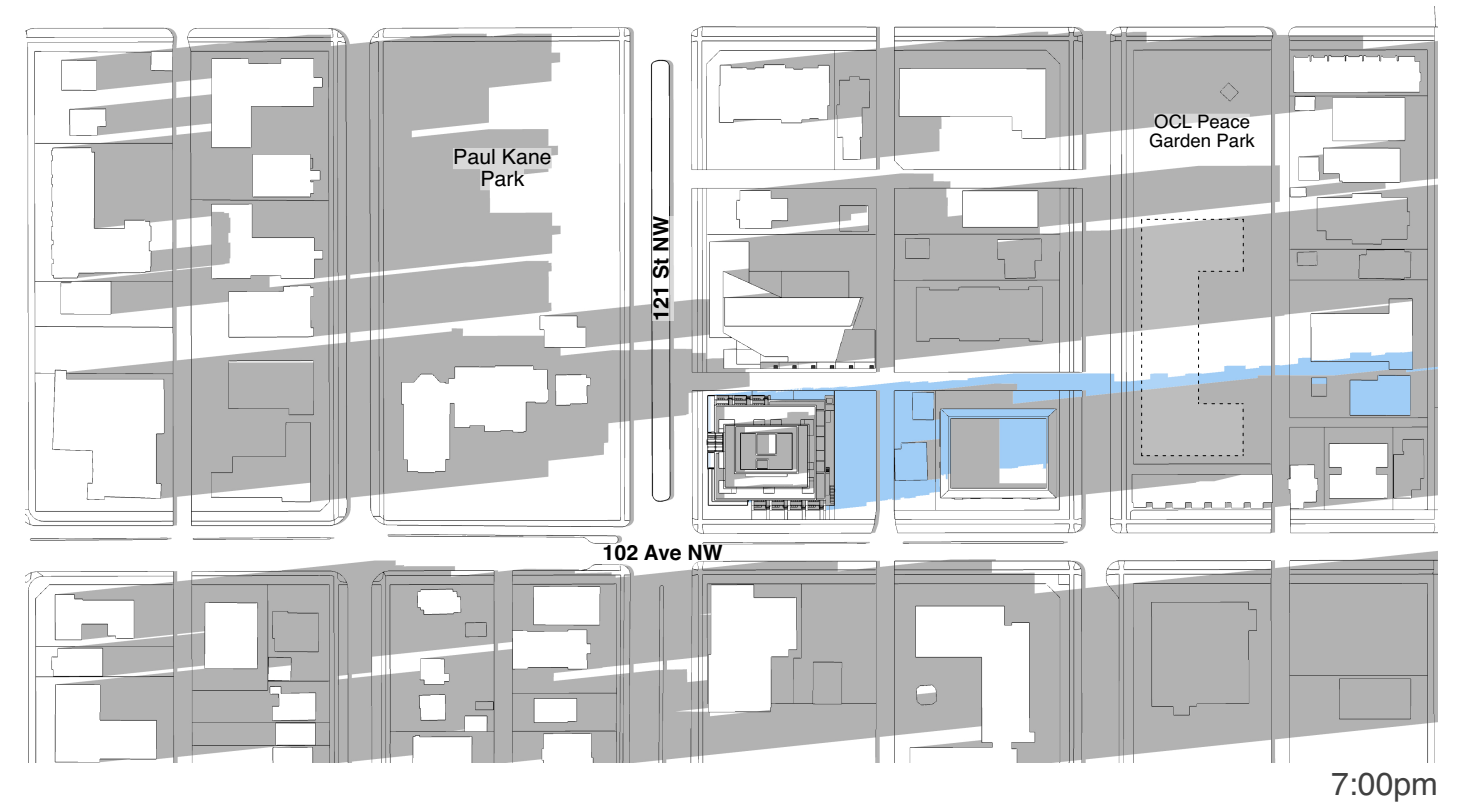
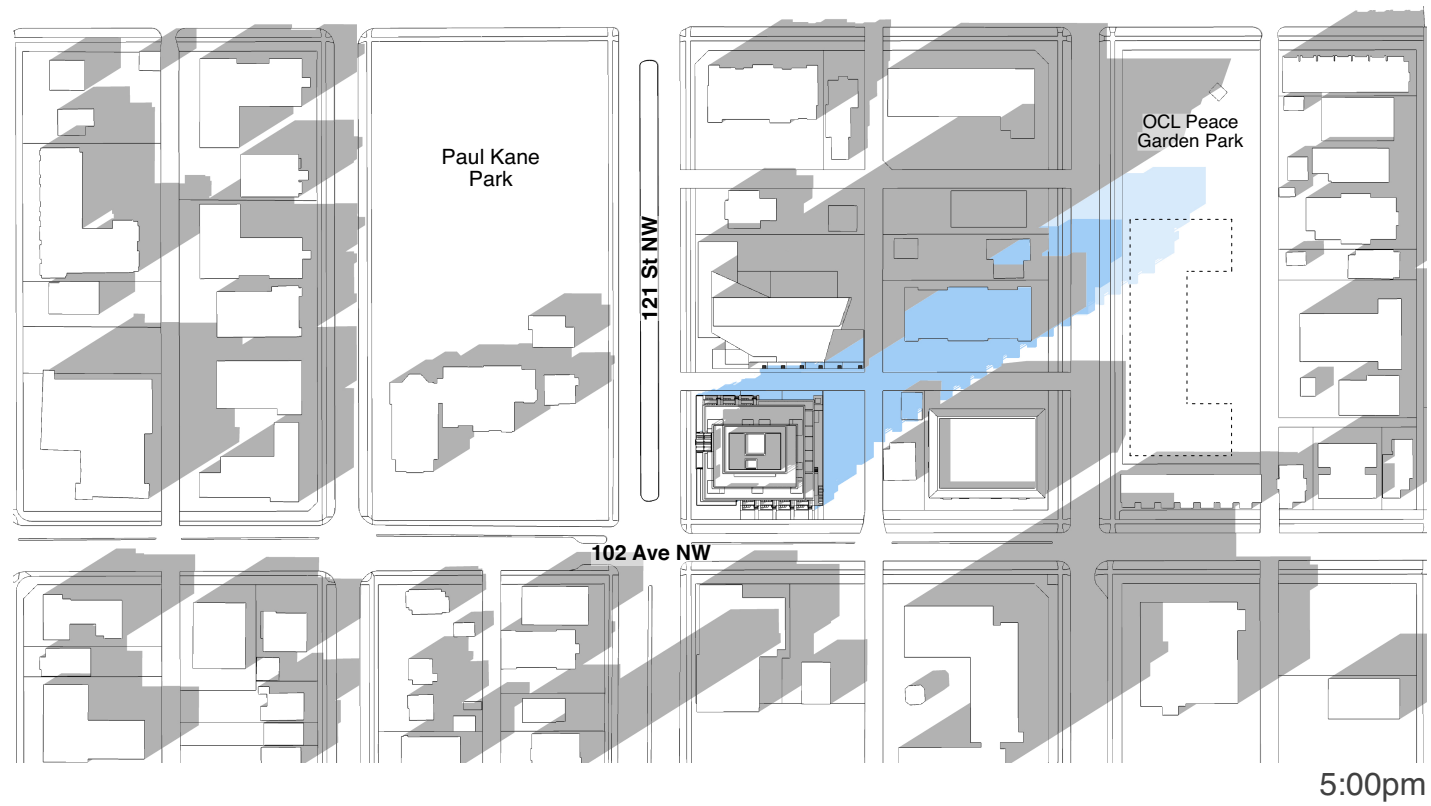
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## Sun Shadow Impact Study - March 21st (MDT)

scale N/A    date 20 Dec 2021



# Solar Shading Analysis | March 21st | Spring Equinox

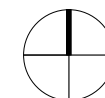


**OPEN SKY Developments**  
The Jameson - 10211 - 121 Street NW Edmonton AB

■ shadow of approved development      ■ additional shadow impact

## Sun Shadow Impact Study March 21st (MDT)

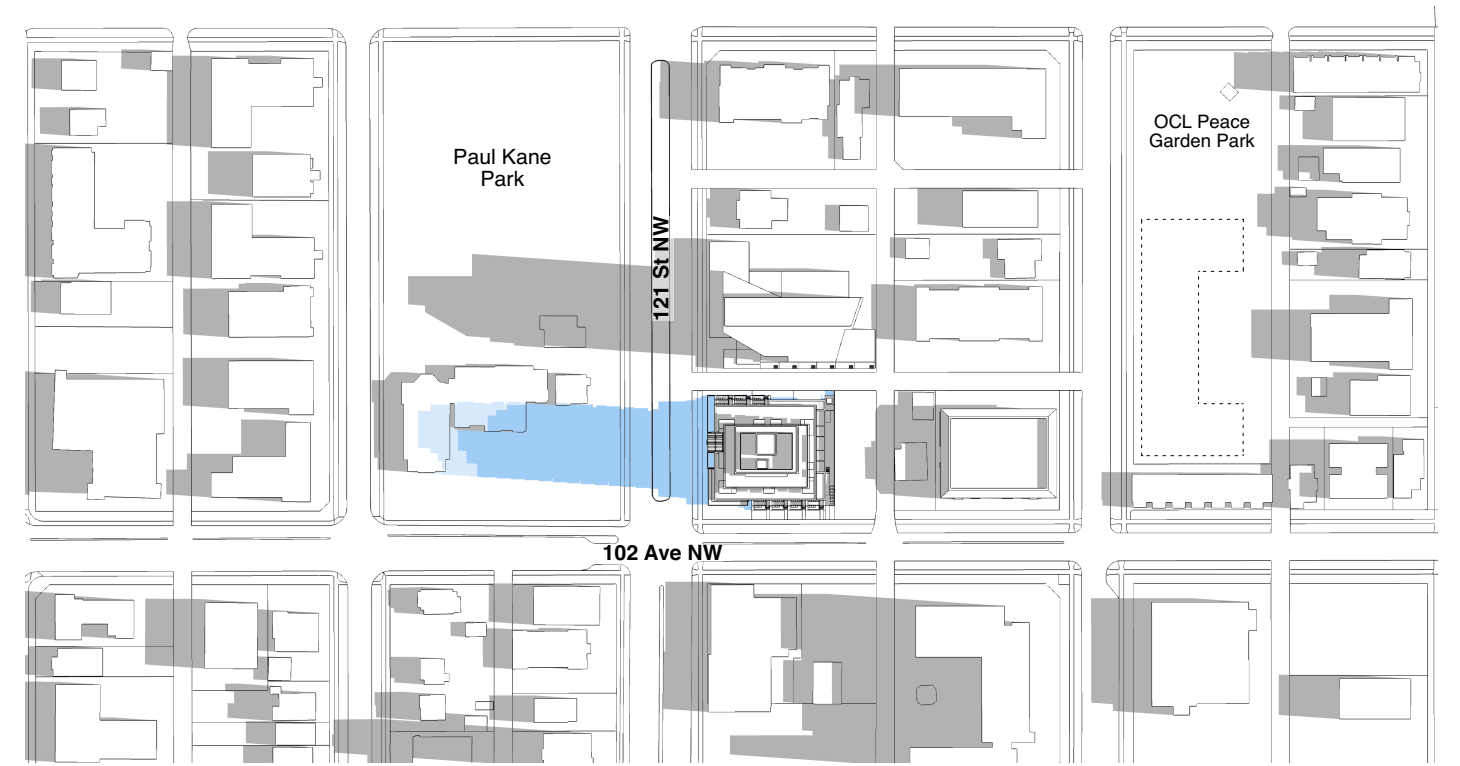
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# Solar Shading Analysis | June 21st | Summer Solstice



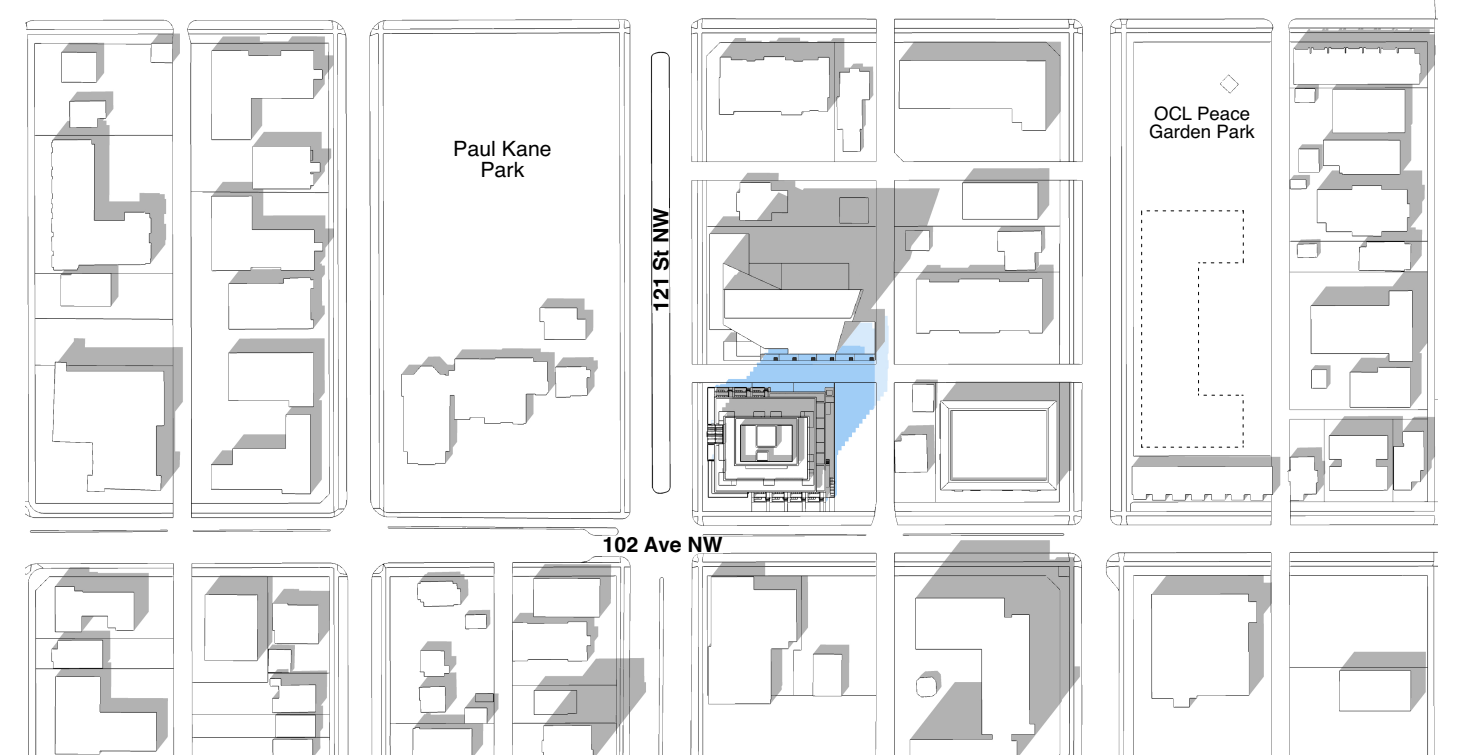
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9:00am



12:00pm



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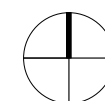


**OPEN SKY Developments**  
The Jameson - 10211 - 121 Street NW Edmonton AB

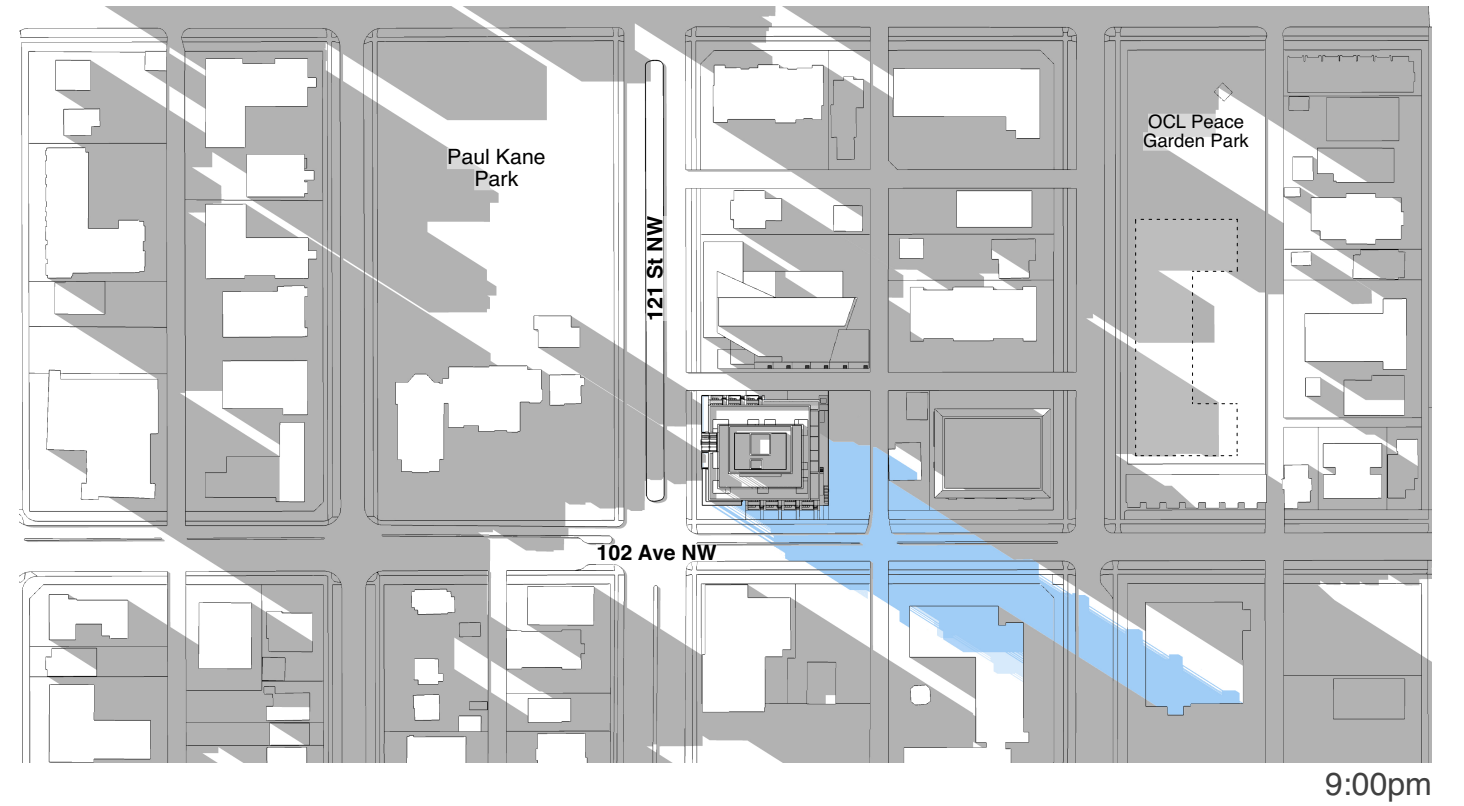
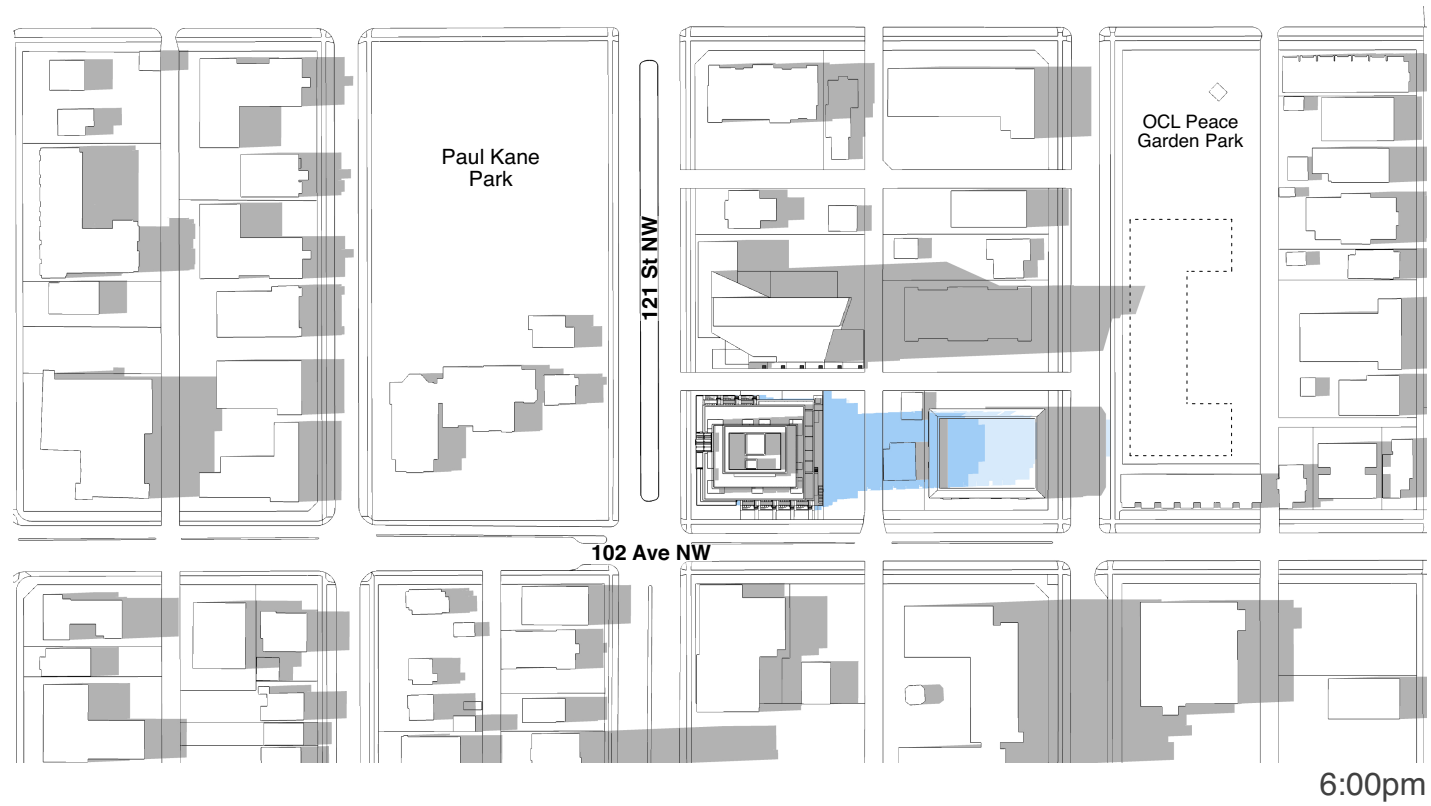
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## Sun Shadow Impact Study June 21st (MDT)

scale N/A    date 20 Dec 2021



# Solar Shading Analysis | June 21st | Summer Solstice

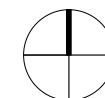


**OPEN SKY Developments**  
The Jameson - 10211 - 121 Street NW Edmonton AB

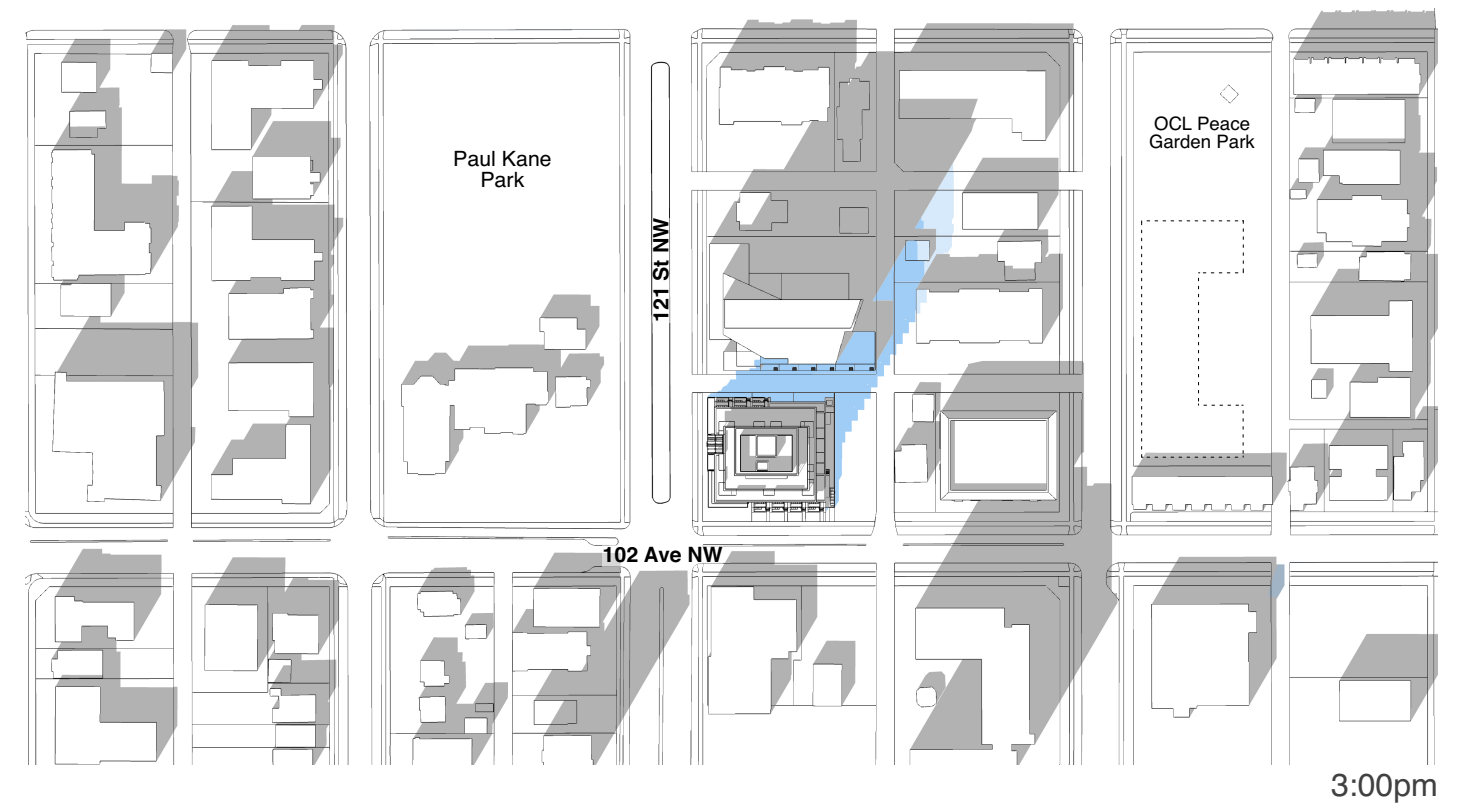
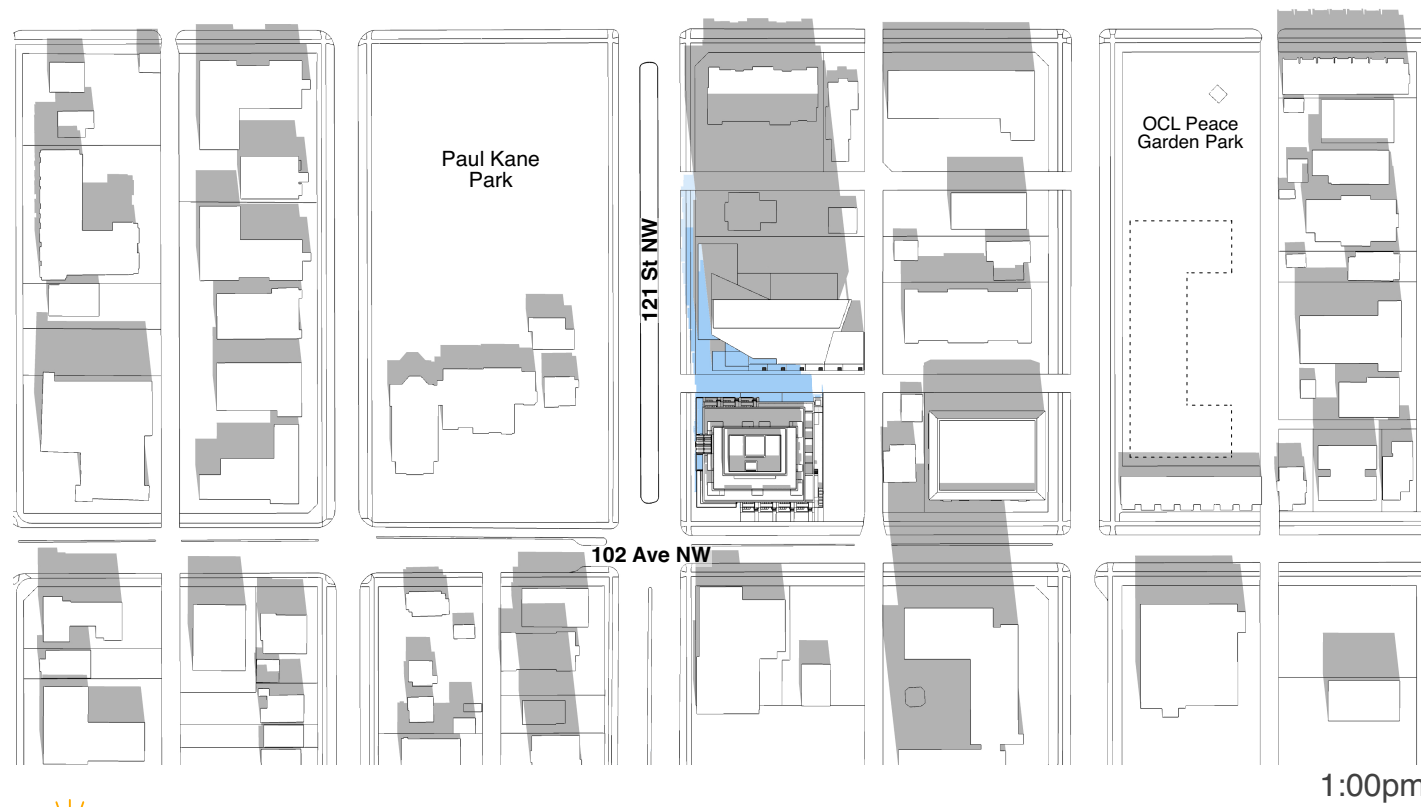
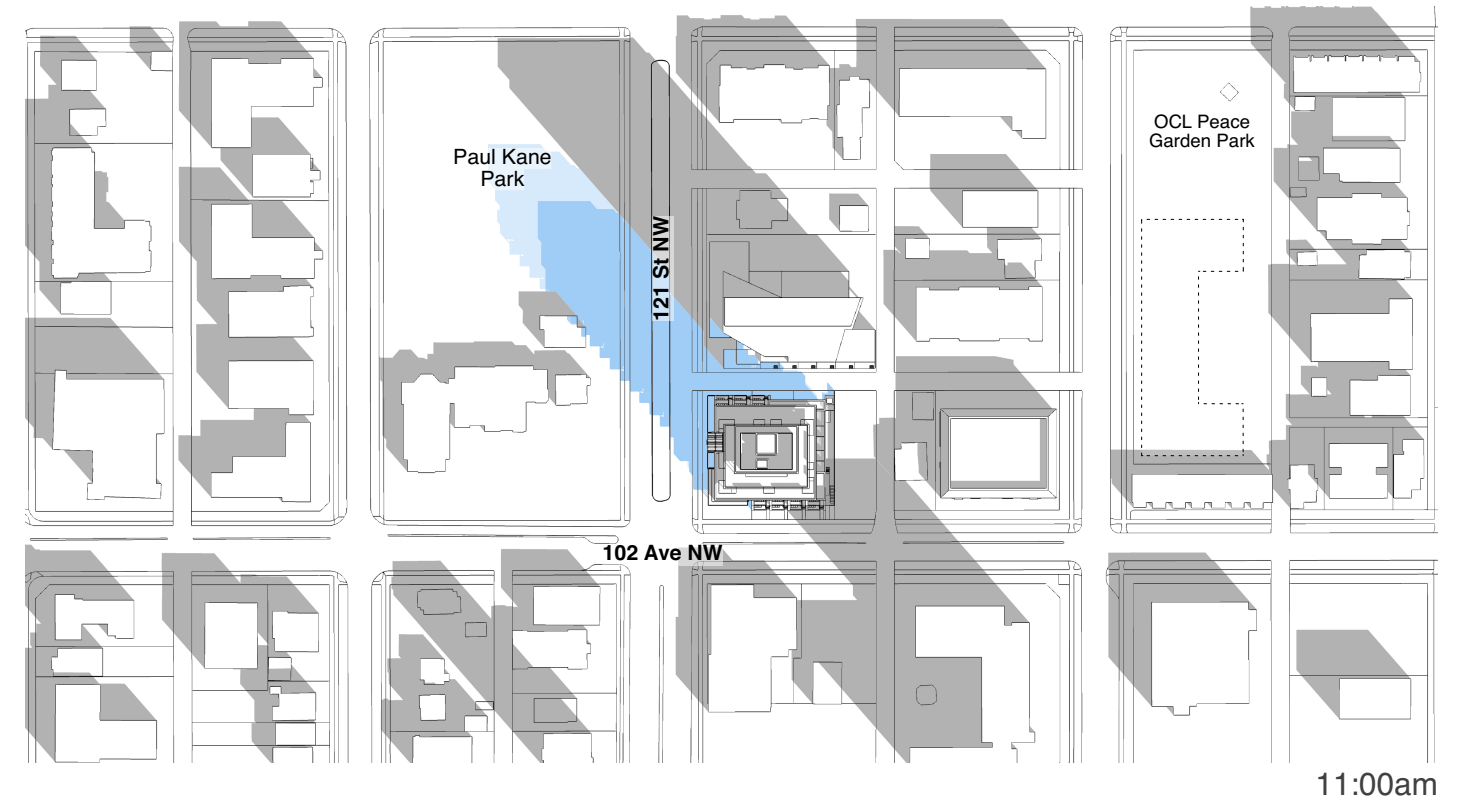
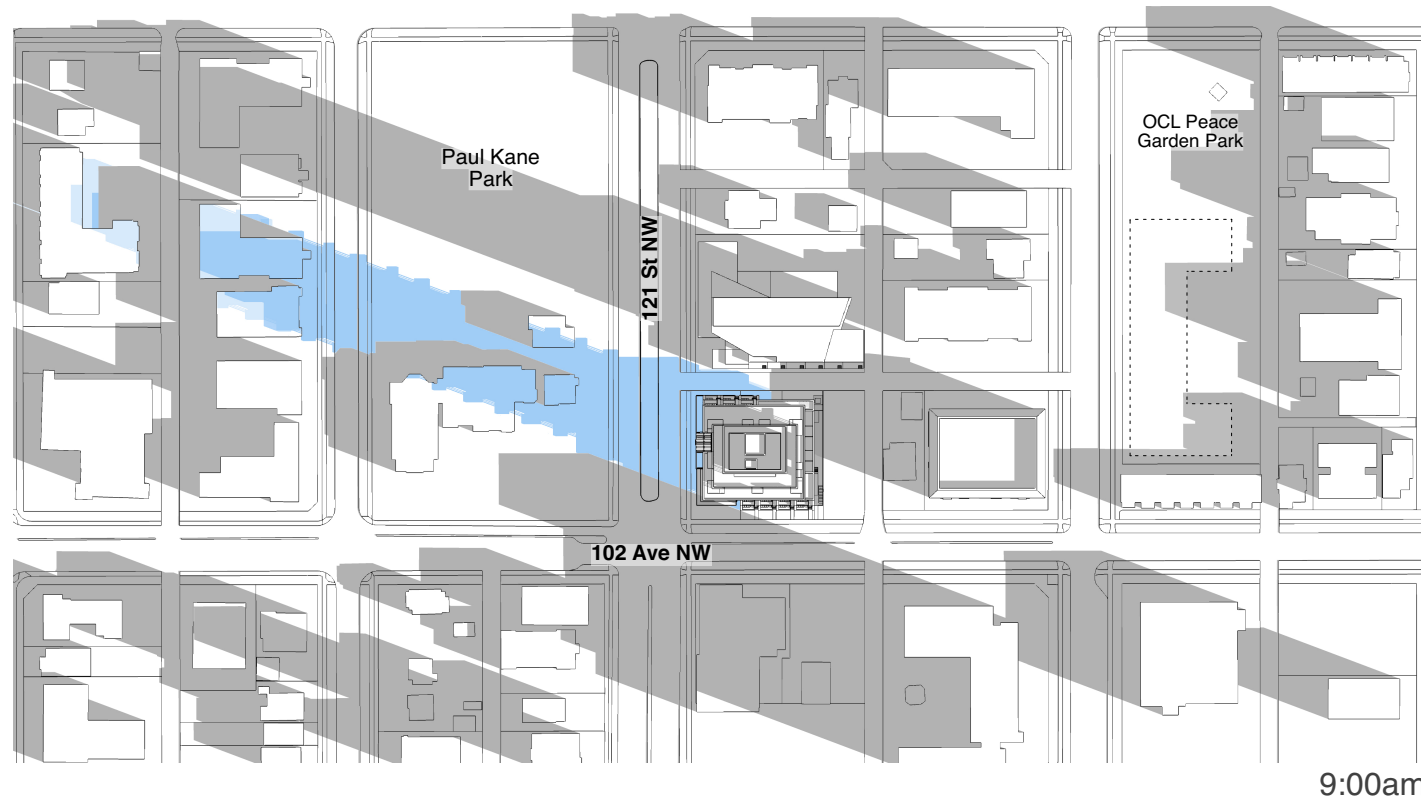
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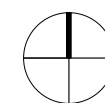
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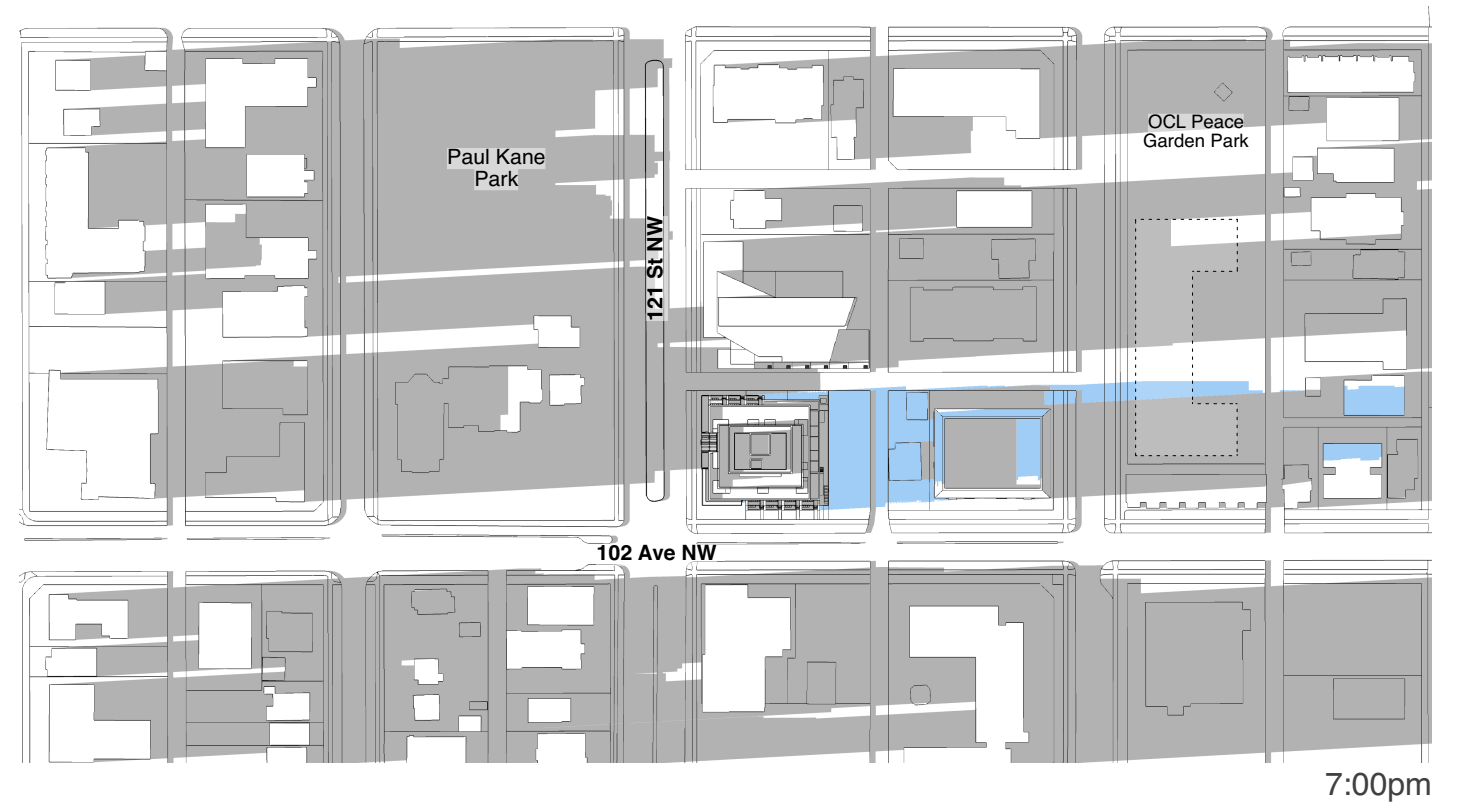
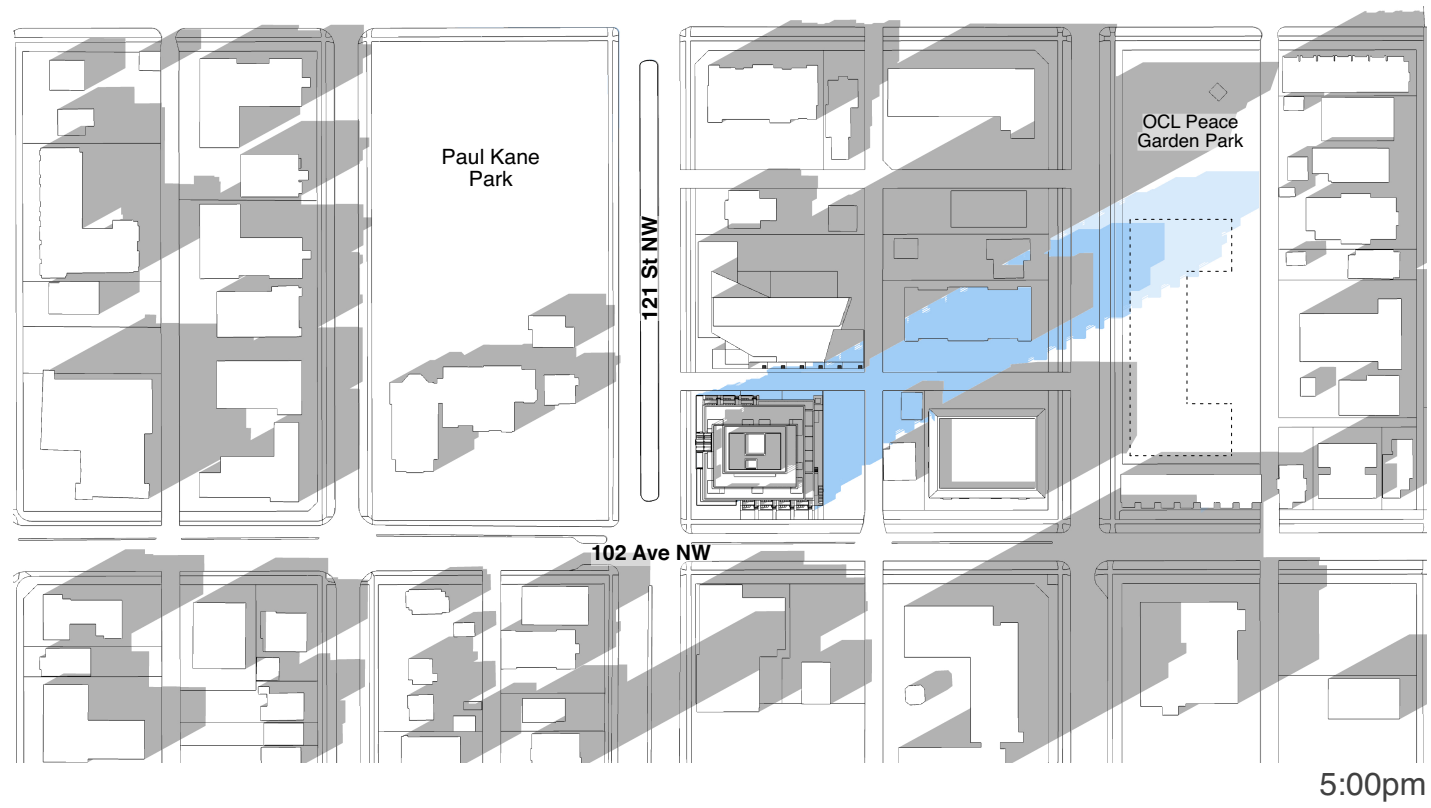
# Solar Shading Analysis | September 21st | Autumn Equinox



shadow of approved development      additional shadow impact



# Solar Shading Analysis | September 21st | Autumn Equinox

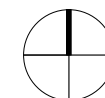


**OPEN SKY Developments**  
The Jameson - 10211 - 121 Street NW Edmonton AB

■ shadow of approved development      ■ additional shadow impact

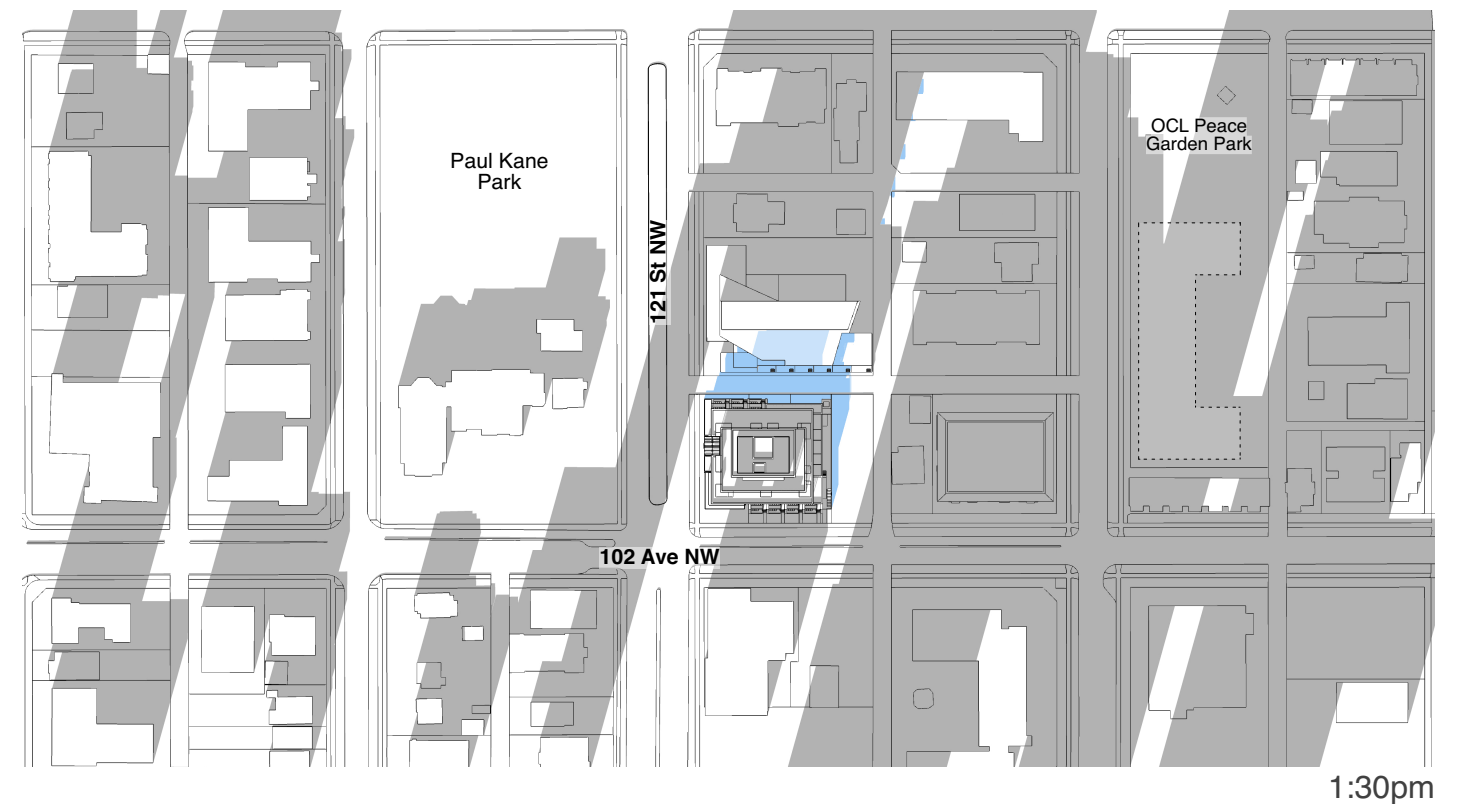
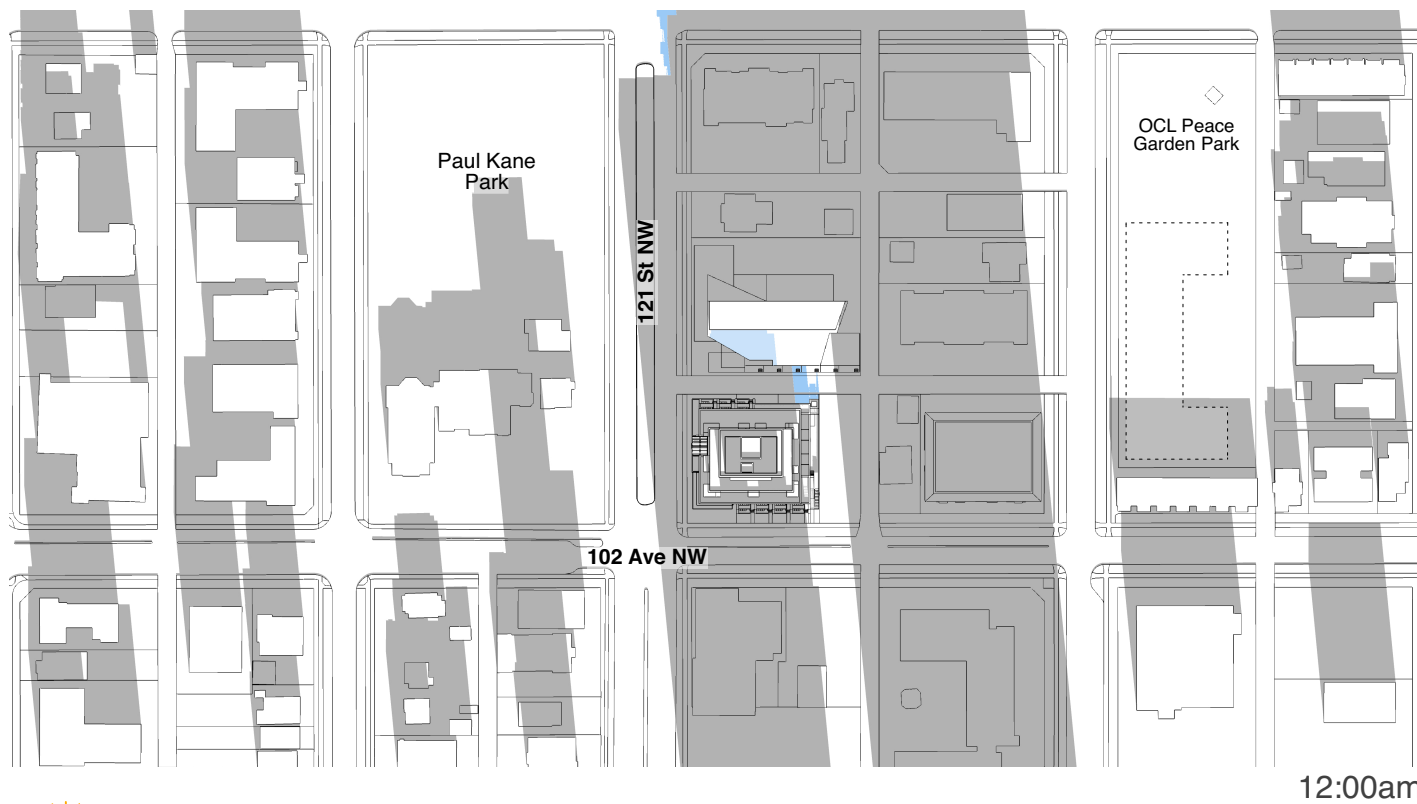
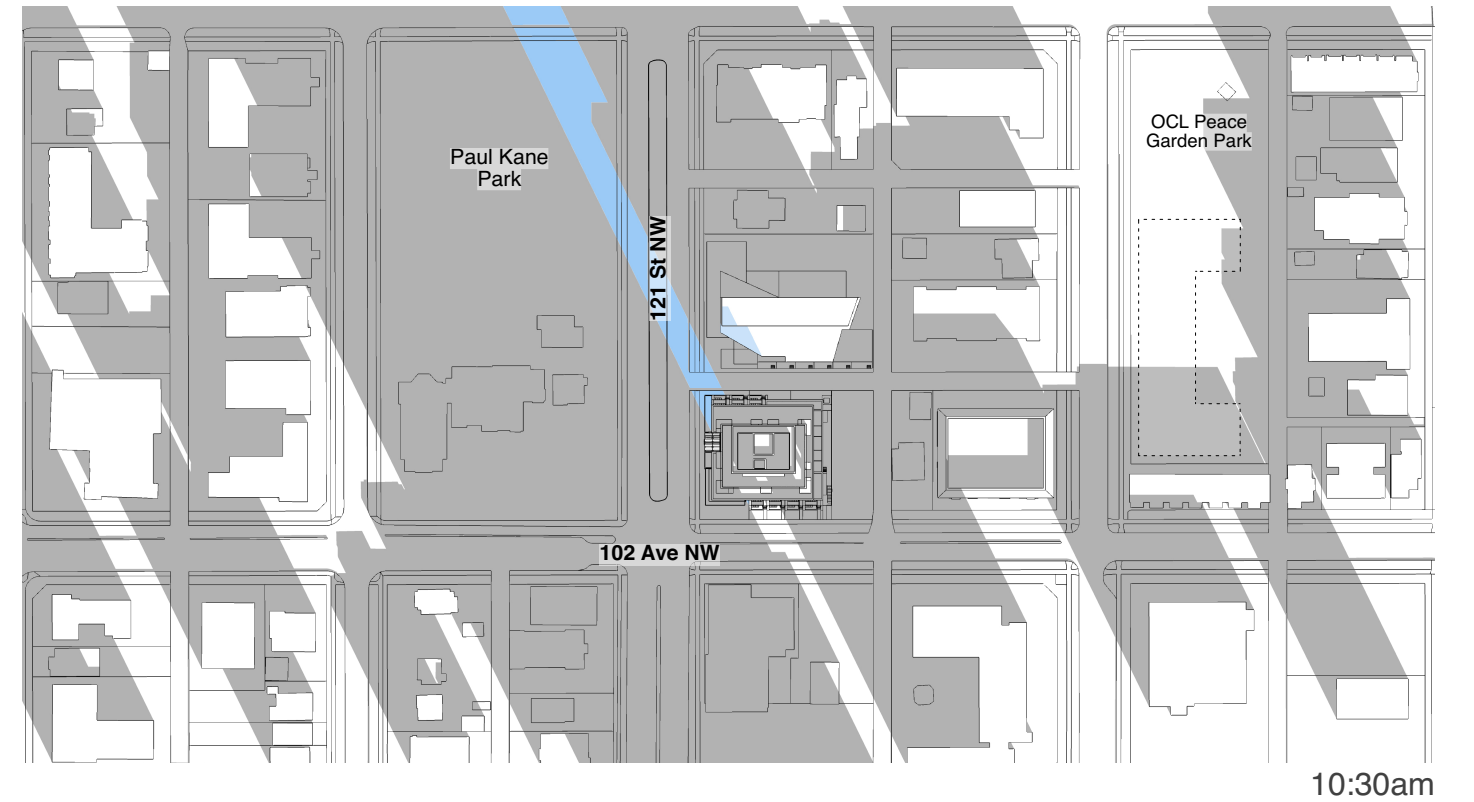
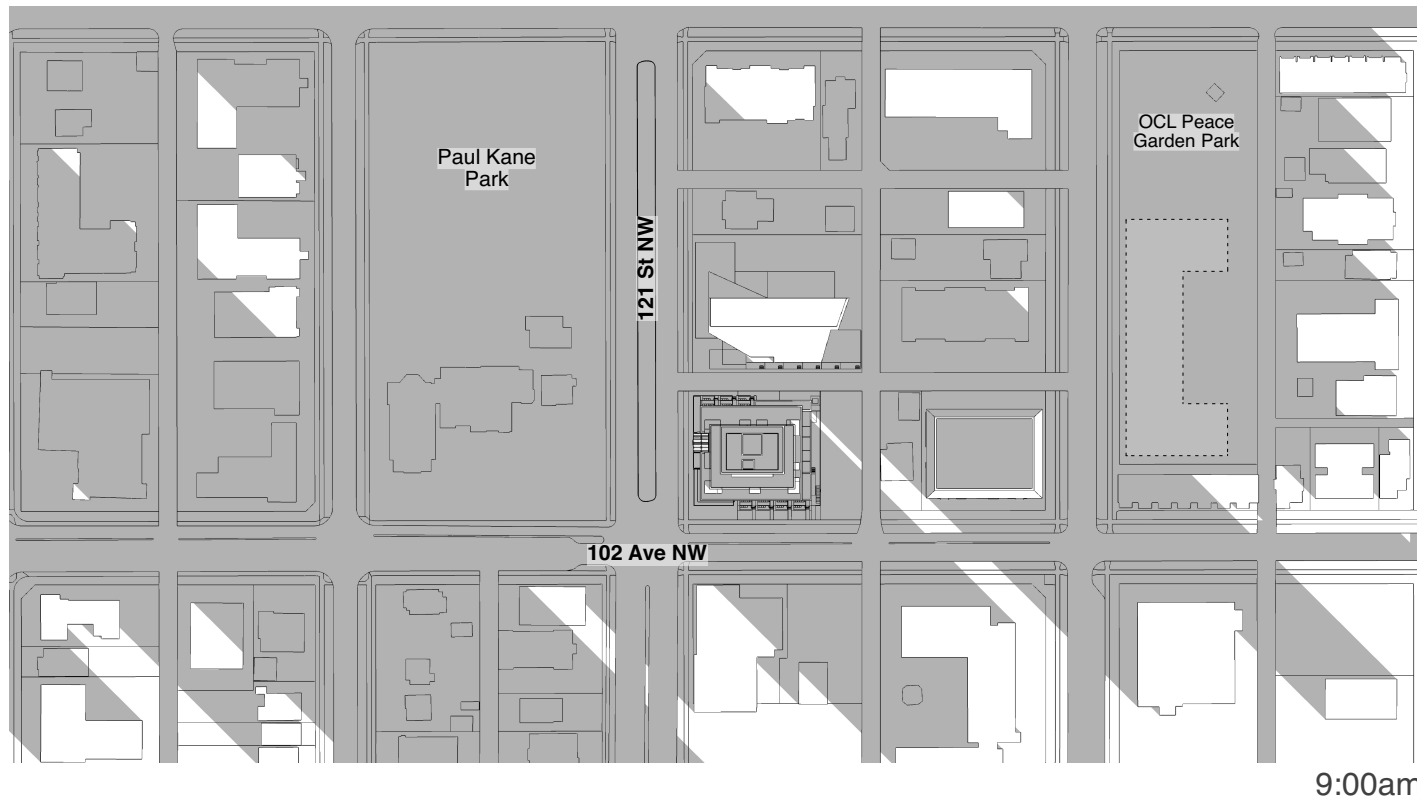
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scale N/A      date 20 Dec 2021





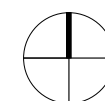
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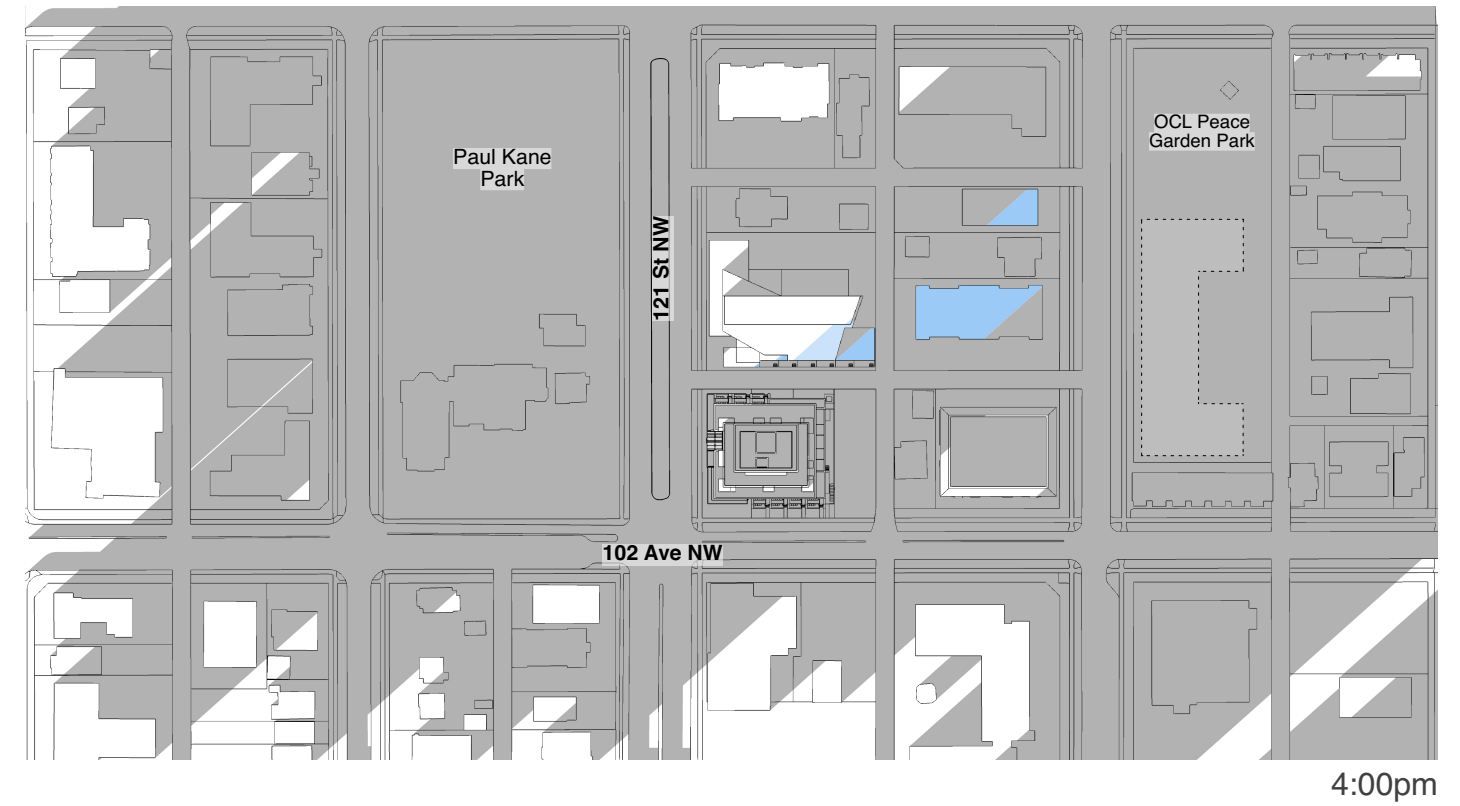
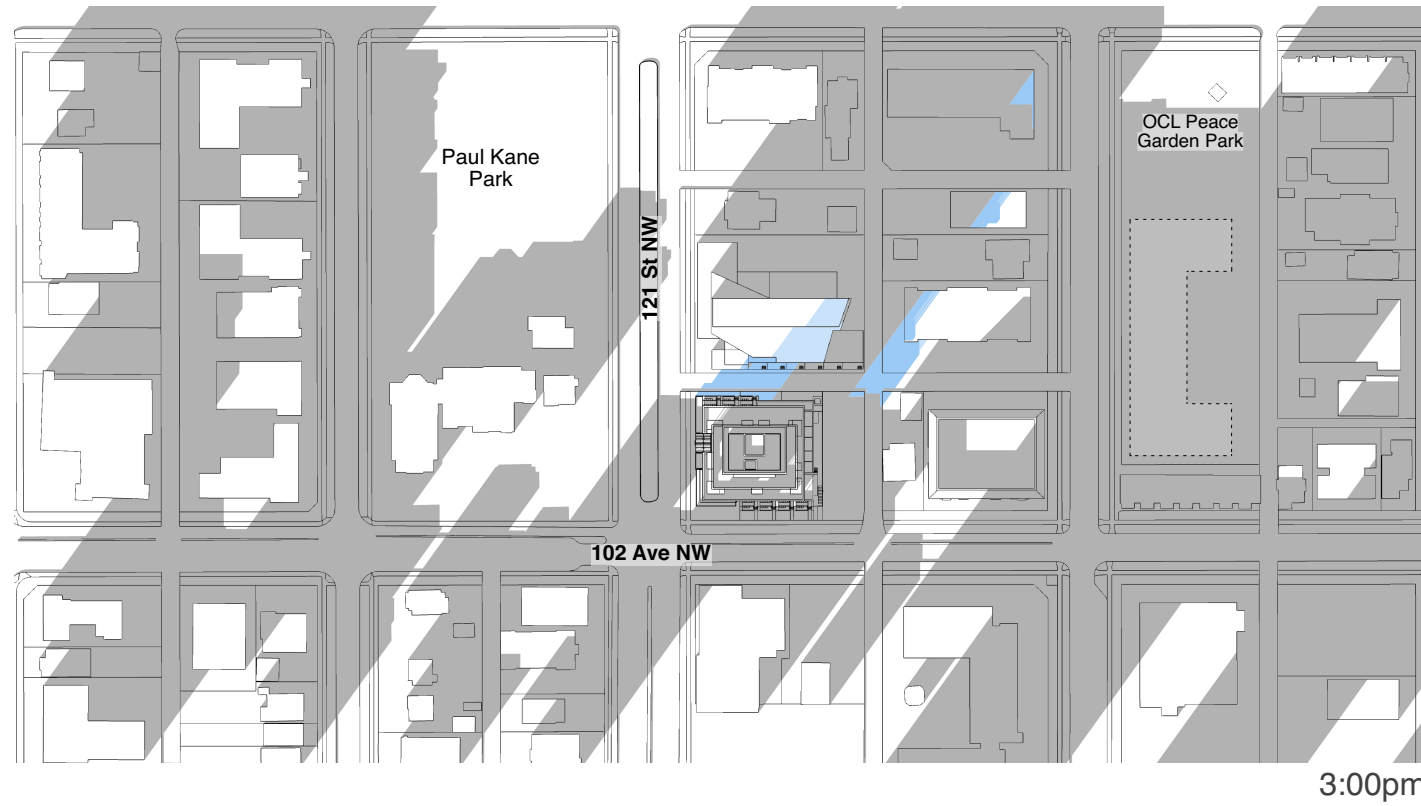
■ shadow of approved development    ■ additional shadow impact

## Sun Shadow Impact Study December 21st (MST)

scale N/A    date 20 Dec 2021



# Solar Shading Analysis | December 21st | Winter Solstice



■ shadow of approved development      ■ additional shadow impact

## Sun Shadow Impact Study December 21st (MST)

scale      date  
N/A      20 Dec 2021



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20067
<b>Location:</b>	Northeast corner of 102 Avenue NW and 121 Street NW
<b>Address:</b>	10211 - 121 Street NW
<b>Legal Description:</b>	Lot 29A, Block 20, Plan 2021196
<b>Site Area:</b>	1679 m <sup>2</sup>
<b>Neighbourhood:</b>	Oliver
<b>Ward:</b>	O-day'min
<b>Notified Community Organizations:</b>	Oliver Community League 124 Street and Area Business Association
<b>Applicant:</b>	Open Sky Developments

### Planning Framework

<b>Current Zone:</b>	(DC2.1099) Site Specific Development Control Provision
<b>Proposed Zone:</b>	(DC2) Site Specific Development Control Provision
<b>Plan in Effect:</b>	Oliver Area Redevelopment Plan
<b>Historic Status:</b>	None

Written By:  
Approved By:  
Branch:  
Section:

Andrew McLellan  
Tim Ford  
Development Services  
Planning Coordination