

Administration Report Oliver

Edmonton

10137, 10133, 10129, 10107 - 115 Street NW & 11460, 11452 - Jasper Avenue NW

To allow for two mixed-use high rise buildings.



Recommendation: That Charter Bylaw 20111 to amend the Zoning Bylaw from (RA9) High Rise Apartment Zone and (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision and Bylaw 20110 to amend the Oliver Area Redevelopment Plan be **APPROVED**.

Administration **SUPPORTS** this application because:

- It appropriately locates two high rise, mixed-use buildings within an area already supporting high rise development with excellent access to a variety of amenities.
- It supports the continued redevelopment of Jasper Avenue as a compact and walkable commercial main street.
- It aligns with the City Plan by contributing to the development of the Centre City Node by providing increased density and a wide variety of commercial uses within a high rise built form that appropriately transitions to its surroundings.

Application Summary

This application was submitted by Stantec Consulting Ltd. on behalf of Greenlong Construction on March 6, 2018. The application proposes to rezone a site within the Oliver neighbourhood to allow for the development of two mixed use high rise buildings. The site is well suited for this type of development as the area is already supporting high rise development and is well served by a variety of amenities within walking distance.

CHARTER BYLAW 20111 will amend the Zoning Bylaw, as it applies to the subject site, from (RA9) High Rise Apartment Zone and (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for two mixed use high rise buildings with the following characteristics:

- North tower: A maximum height of 100 metres (approximately 30 storeys) with townhouse style units at ground level fronting 115 Street NW.
- South tower: A maximum height of 180 metres (approximately 54 storeys) with commercial uses at ground level fronting Jasper Avenue NW.
- Up to 905 residential units.
- Underground parking accessed from the adjacent lanes.

This application generally aligns with the neighbourhood plan in effect, the Oliver Area Redevelopment Plan, which designates the subject site and surrounding area for high rise development as well as pedestrian-oriented commercial or mixed use development adjacent to Jasper Avenue. A zoning map will be required to be amended to reflect the proposed rezoning.

BYLAW 20110 will amend Map 10 (Sub Area 4 - Zoning) of the Oliver Area Redevelopment Plan to change the zoning designation of the subject site to reflect the proposed DC2 Provision zoning designation.

Both the proposed rezoning and amendment to the Oliver ARP are in alignment with the goals of the City Plan which identifies this site as being within the Centre City Node, Edmonton's distinct cultural, economic, institutional and mobility hub which has the highest density and mix of land uses. This application supports the continued development of this node.

Community Insights

The Public Engagement Approach included the following techniques:

- A Pre-Notification Letter and Advance Notice sent to a broader catchment area (120 metres).

- Details of the application and application documents added to the “Oliver Planning Applications” City of Edmonton Webpage.
- An Engaged Edmonton webpage online for 2 weeks to collect feedback and answer questions.

Pre-application Notification Letter, August 9, 2017

- Number of recipients: 621
- Number of responses with concerns: 6
- Number of responses in support: 3

Applicant-led Open House, August 26, 2017

- Number of recipients: 621
- Number of attendees: 75
- Comment forms filled out: 15

Advance Notice, March 19, 2018

- Number of recipients: 621
- Number of responses with concerns: 5
- Number of responses in support: 2

After a significant span of time with no movement occurring for this application, Administration requested that the applicant send pre-notification letters out again to garner fresh feedback and perspectives from surrounding residents.

Pre-application Notification Letter, March 18, 2020

- Number of recipients: 621
- Number of responses with concerns: 4
- Number of responses in support: 7

Online Public Engagement Session, July 18 - August 16, 2021

- Aware: 185
- Informed: 52
- Engaged: 23

A full What We Heard Report (including explanations of the above categories) is found in Appendix 1.

Common comments heard throughout the various methods include:

- Inquiries regarding whether the residential units will be rental or condominiums.
- Concerns over the proposed height of the buildings and the associated adverse impacts to their surroundings such as increased wind speeds and larger shadows.
- Increased parking and traffic congestion from the additional vehicles coming and going from the proposed development.
- The proposal is not in character with the existing neighbourhood, which already supports enough high rise development.
- There will be disruptions for surrounding residents during the construction of the proposed development.

Webpage

- edmonton.ca/oliverplanningapplications

Since the application was submitted in 2017, the applicant met the Oliver Community League on several occasions, providing presentations of the project and garnering their feedback and perspectives. Feedback provided by the community league included the importance of the podium design and interaction with the public realm and a development that does not prioritize vehicle use. The community league also provided suggestions for other components of the proposed development such as the inclusion of public art, public realm improvements, child-friendly amenity space and off-site contributions such as improvements to Kitchener Park. The majority of these suggestions have been incorporated into the proposed DC2 Provision.

Site and Surrounding Area

The subject site is composed of two sites separated by a lane with a total area of 0.51 hectares. The portion of the site located south of the lane is currently occupied by two and four-storey buildings supporting a variety of commercial/retail uses, as well as a surface parking area. The portion of the site located north of the lane is currently occupied by surface parking.

The site is located on a corner and has significant frontages along 115 Street and Jasper Avenue. Being mainly residential in character, 115 Street supports a variety of housing typologies from small scale character housing to high rise apartment buildings. Jasper Avenue supports a wide mix of uses in a variety of built form scales, ranging from one-storey buildings to high rise buildings. The portion of Jasper Avenue

within the general vicinity of the subject site is notably underdeveloped relative to current zoning allowances for up to approximately 12 storeys in height, with many of the existing buildings being of a very low scale (one to 4 storeys in height).

This site is well connected to alternative modes of transportation with:

- frequent bus service along Jasper Avenue and 116 Street;
- a bike lane along 102 Avenue; and
- the future Yards/116 Street LRT stop less than 600 metres from the site.

The site also has excellent access to a wide variety of commercial and retail services along Jasper Avenue.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision - Area 8 (RA9) High Rise Apartment Zone	Office Buildings (2 and 4-Storeys) Surface Parking

CONTEXT

North	(RA9) High Rise Apartment Zone	Single Detached House (2-Storeys; used as a Non-Residential use)
East	(DC1) Direct Development Control Provision - Area 8 (RA9) High Rise Apartment Zone	Commercial Building (1-Storey) Apartment Building (15-Storeys)
South	(DC2) Site Specific Development Control Provision	Commercial Building (1-Storey) Surface Parking
West	(DC1) Direct Development Control Provision - Area 8 (RA9) High Rise Apartment Zone	Commercial Building (2-Storeys) Apartment Building (7-Storeys)



View of the site looking northeast from the intersection of Jasper Avenue and 115 Street



View of the site looking south from the north-south lane



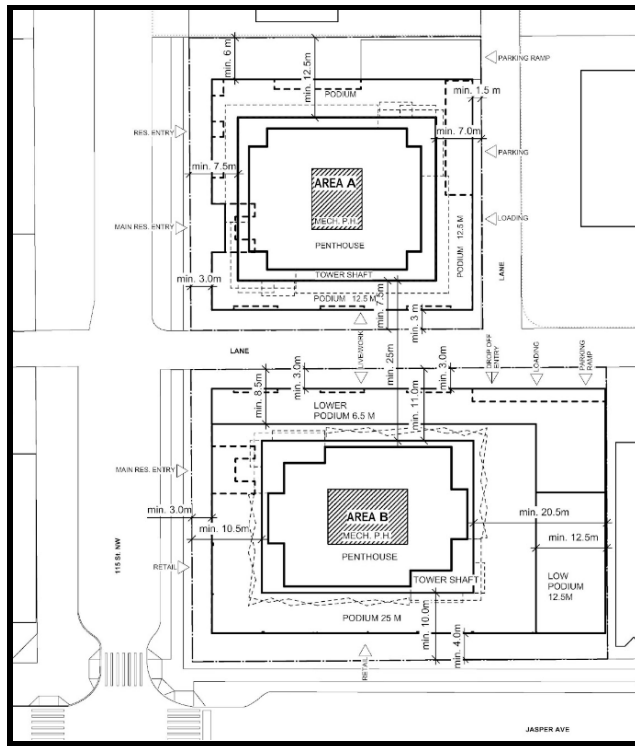
View of the site looking west from the east-west lane

Planning Analysis

This application proposes to increase development intensity on a large, underdeveloped site adjacent to Jasper Avenue. Jasper Avenue, which is a key corridor within the city, can generally support denser and taller development with readily accessible amenities.

Locating taller buildings adjacent or close to Jasper Avenue helps to ensure that adverse impacts on the lower scale interior of the Oliver neighbourhood such as shadowing, wind and privacy concerns are reduced. The concept of locating taller and more compact forms of development adjacent to key corridors is largely reflected in policies within the Oliver Area Redevelopment Plan and The City Plan.

This application will allow for the development of two high rise buildings that will sensitively integrate with their surroundings through design measures such as transitions in scale and form to adjacent properties and the public realm. Below is the proposed site plan illustrating the location of each proposed tower, followed by a comparison between the existing and proposed zoning which outlines key differences in development regulations. The tables below are broken up by each tower site (north and south).



Proposed Site Plan identifying both tower sites separated by the east-west lane

North site (Area A) Comparison Summary

	RA9 Zone Current	DC2 Provision Proposed
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	60.0 m	100.0 m
Floor Area Ratio	5.2	12.0
Density	Min: 650 du/ha (135 Dwellings) Max: None	Min: None Max: 905 Dwellings ¹
Setbacks		
North	3.0 m	6.0 m
Lane - South	1.0 m	3.0 m
Lane - East	1.0 m	1.5 m
115 Street NW - West	1.0 m	3.0 m

Tower Stepbacks North Lane - South Lane - East 115 Street NW - West	7.5 m at 15 m height 3.0 m at 15 m height 1.0 m at 15 m height 6.0 m at 15 m height	12.5 m at 15 m height 7.5 m at 15 m height 7.0 m at 15 m height 7.5 m at 15 m height
Tower Floorplate	850 m ²	800 m ²
Commercial Uses Permitted	Limited uses permitted at grade.	None permitted

¹ 905 dwellings is total density for the entire of the site

South site (Area B) Comparison Summary

	DC1 Zone Current	DC2 Provision Proposed
Principal Building	Multi-Unit Housing & Commercial Uses	Multi-Unit Housing & Commercial Uses at Grade
Height	36.6 m	180.0 m
Floor Area Ratio	6.0	16.5
Density	Min: 450 du/ha (133 Dwellings) Max: None	Min: None Max: 905 Dwellings ¹
Setbacks Lane - North Jasper Avenue- South East 115 Street NW - West	2.0 m 0.0 m 0.0 m 2.0 m	3.0 m ² 4.0 m ³ 0.0 m ⁴ 3.0 m ⁵
Tower Stepbacks Lane - North Jasper Avenue- South East 115 Street NW - West	N/A N/A N/A N/A	11.0 m at 27 m height 10.0 m at 27 m height 20.5 m at 27 m height 10.5 m at 27 m height
Tower Floorplate	N/A	800 m ²
Commercial Uses Permitted	Permitted up to a maximum of 3.0 FAR	Commercial uses permitted at grade fronting Jasper Avenue and a portion of 115 Street adjacent to Jasper Avenue.

¹ 905 dwellings is the total for the entire of the site

² Setback increased to 10 m between 9.5 to 24.5 m in height and 8 m above 24.5 m

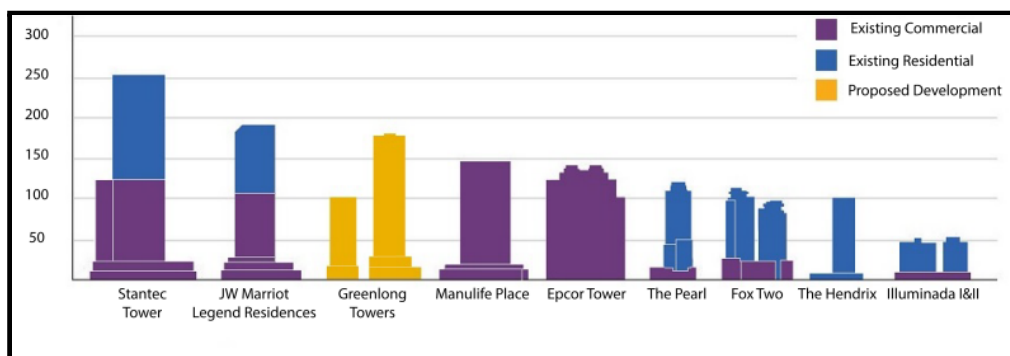
³ Setback increased to 6 m between 9.5 to 24.5 m in height and 4 m above 24.5 m

⁴ Setback increased to 12.5 m between 12.5 to 24.5 m in height and 11 m above 24.5 m

⁵ Setback increased to 5 m between 9.5 to 24.5 m in height and 3 m above 24.5 m

The sites are located on Jasper Avenue and on 115 Street NW. Both are currently zoned for high-rise apartments and sit within an existing context of high rise developments and zoning. While the height of the towers are significantly greater than existing zoning permissions, this is not out of character for the Jasper Avenue corridor. Various towers have been built or approved on Jasper Avenue, including lands immediately south of this site that were rezoned in 2019 to accommodate two towers (140 and 170 metres, respectively) and land one block to the east that was rezoned in 2016 to accommodate a tower at up to 160 metres.

As towers grow and become larger, their negative effects on adjacent properties and the surrounding public realm also increases. These negative effects can include wind down washing, larger shadow impacts, and reduced privacy from overlook. As such, it is important that any proposal that substantially increases development rights mitigate these through appropriate transitions with adequate setbacks, stepbacks, and tower separation.



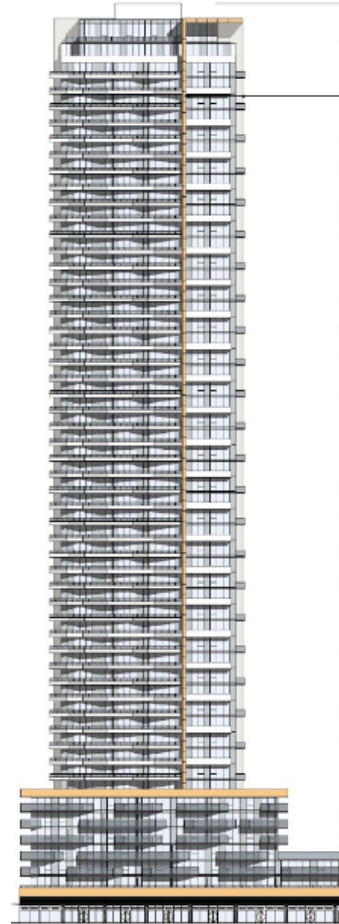
Comparison of proposed development with existing high rise buildings within the Centre City node

Land Use Compatibility and Transitions

The DC2 Provision allows for two residential towers that are supported by podium structures at their base. The podium/tower configuration ensures that the taller residential tower portion of these buildings are kept away from the surrounding pedestrian realm. The podiums, which are of a more human-scale proportion, are brought closer to the public realm. This overall building design lends itself to a more comfortable and pedestrian friendly experience by allowing the podiums to define the relationship with the public realm, rather than the tower massing above.



West elevation of the podium and tower on 115 Street



South elevation of the podium and tower on Jasper Avenue

115 Street Interface

Both podium structures face 115 Street which largely defines the relationship between the proposed development and 115 Street public realm. This provides an appropriate transition in scale from a maximum height of 27 metres for the south podium down to 15 metres for the north podium. The transition is important as the scale of the overall development becomes smaller towards the interior of the neighbourhood to minimize impacts from massing and scale. The north podium maintains the same height of the existing RA9 Zone, which also permits a podium height of 15 metres.

Podium setbacks along 115 street are to be a minimum of 3 metres, pulling the development edge further away from the property line and providing a wider and more comfortable pedestrian realm. The prevailing interface along the podium's western edge are a series of townhouse style dwellings and principal residential entrances that are oriented towards 115 Street, with at grade commercial uses wrapping along

the southern portion of 115 Street. This interface compliments 115 Street as a residential street by lending a sense of occupancy through prominent residential entryways and semi-private outdoor spaces that both activate and soften this edge. The podium edge also provides an appropriate transition to residential character from Jasper Avenue's commercial character.

Jasper Avenue Interface

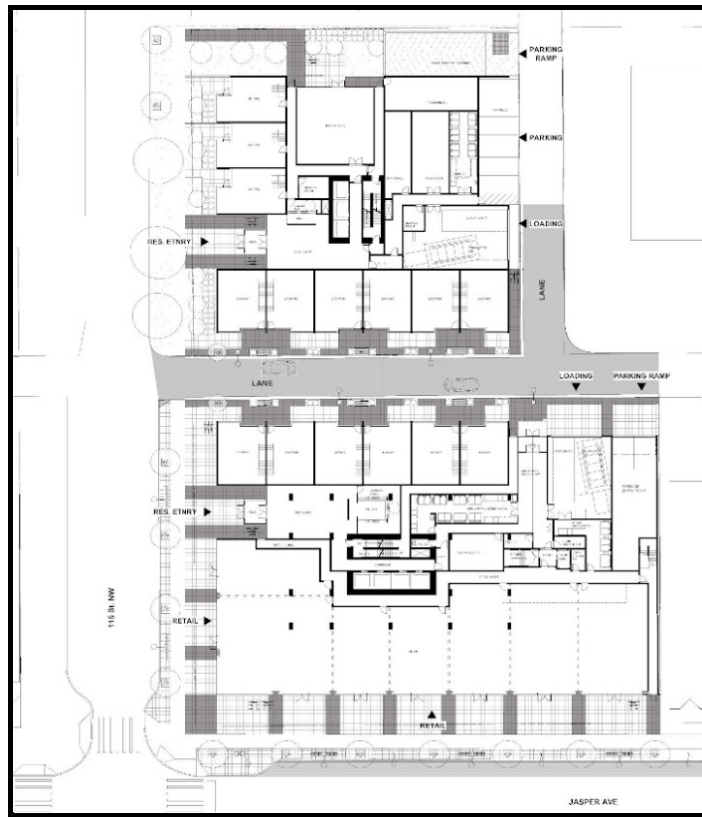
The south podium which interfaces with Jasper Avenue is larger in scale at a maximum height of 27 metres. Significant corridors such as Jasper Avenue can generally handle larger massing, which is recognized by the existing DC1 zoning which allows for a maximum height of 36 metres with no podium/stepback requirements. Unlike the north podium, the south podium is further articulated through stepback requirements at varying heights to help break up the massing and create additional visual interest.

Along Jasper Avenue, the development edge is setback further from the property line at a minimum of 4 metres, recognizing the corridor's pedestrian priority and allowing for patio seating and other urban activation opportunities. Setback areas along Jasper Avenue and a portion of 115 Street are required to enhance and complement the streetscape established in the Imagine Jasper Avenue design plan.

The podium's southern interface with Jasper Avenue has ground floor activation with space for commercial and retail uses. These uses will support building permeability and additional pedestrian activity along Jasper Avenue. Regulations within the proposed DC2 Provision require the majority of the ground floor facade use glazing as well as intervalled facade articulation to further lend itself to an attractive commercial streetscape to further support a high quality pedestrian oriented main street.

Laneway Interface

The proposed DC2 Provision will create a unique 'third frontage', whereby active at-grade residential units will wrap from 115 Street into the east-west lane.. This will allow the lane to feel like a residential street, including space for pedestrian walkways on both the north and south sides. This is a noteworthy component of this development which seeks to make better and interesting use of existing laneway space.



Proposed landscape plan and public realm improvements

Tower Separation

As the subject site is located within a dense urban environment, it is important that this proposal provides adequate separation space from existing towers and future tower development on adjacent properties. The regulations for tower separation within the RA9 and Downtown Special Area Zones generally considers 20 to 25 metres an appropriate separation distance between towers and this proposal meets that spacing.

The south tower addresses future tower development along Jasper Avenue by providing 10.5 and 20.5 metre tower setbacks from its west and east property lines, respectively. Should adjacent properties along Jasper Avenue redevelop as towers in the future, they will be adequately separated from development on this site.

The north tower is located further within the interior of 115 Street and is closer in proximity to existing towers. The closest existing tower is located on the opposite side of the north-south laneway. With a minimum east tower setback of 7.0 m, including the natural width of the lane, these towers will be adequately separated by approximately 21 metres.

Wind and Shadow Impacts

A Wind Impact Statement determined that wind conditions that are appropriate for pedestrian use are predicted on and around the development at ground level. The Statement did note increased wind speeds around building corners and on the podium amenity areas and that localized wind control measures may be needed to improve the wind comfort. The DC2 Provision requires the submission of a Wind Impact Study at the Development Permit stage and design features that can mitigate adverse wind effects are to be incorporated into the design of the development.

A Shadow Analysis which is attached as Appendix 2 to this report and indicates that the proposed development will produce longer shadows as a result of its taller nature. Shadow impacts like this are anticipated in Oliver where tall tower development is expected. Both towers have maximum floor plate requirements of 800 m² which are considered relatively slim towers when compared to the RA9 Zone which allows for up to 850 m². Slimmer floor plates, as proposed, allow shadows to move more quickly across impacted land. There are no public open spaces that are impacted by the shadows produced from this development.

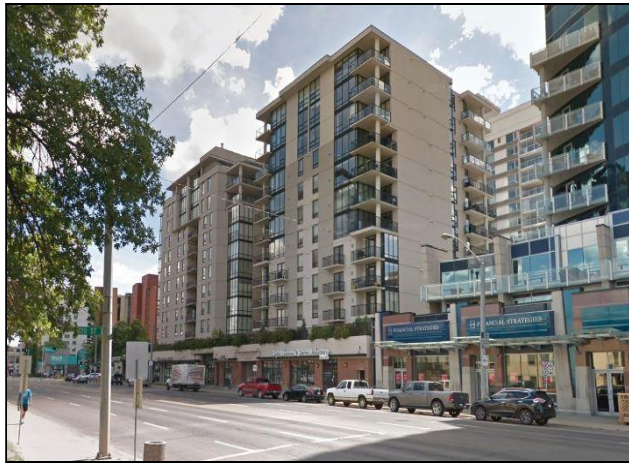
The City Plan

The City Plan describes the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people. 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 district which is the central node of the metropolitan region.

Specifically, Centre City is Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. As an overall guide, it states that the desired overall density in the Centre City is a minimum of 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.

The Oliver Area Redevelopment Plan (ARP)

This site is located within Sub Area 4 of the Oliver Area Redevelopment Plan (ARP) which centres around Jasper Avenue between 110 Street NW and 121 Street NW. The policies of this area work in conjunction with the existing zone to allow for the redevelopment of properties to mixed-use developments up to 12 storeys in height along Jasper Avenue that transitions to high rise residential development towards the interior of the neighbourhood.



Newer development along Jasper Avenue constructed under the existing DC1 Provision (Area 8)



Older high rise development along 115 Street north of the subject site that transitions into the interior of the neighbourhood

Policies in this Sub Area state that land developed directly adjacent to Jasper Avenue should be developed as commercial or mixed use, with a broad range of general retail, service commercial, and business support services focused on pedestrians. New development along the corridor is also directed to include provisions for outdoor seating and assembly on Jasper Avenue with vehicular access provided by the lane. Notwithstanding the existing policies of the Oliver ARP that restrict height to 12 storeys, it is recognized that Jasper Avenue is a good location for tower and higher density based on policies which direct densification around major employment centres, transit and arterial roadways.

While this application complies with specific policy in the Oliver ARP that addresses the desired types of development, an amendment is required to update Map 10 showing zoning in Sub Area 4 to reflect the proposed DC2 Provision.

Edmonton Design Committee (EDC)

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 which can be found in Appendix 3 of this report. The DC2 was modified to address some of these conditions, in particular, further refinement of the building elevation appendices.

Public Contributions

C599 - Community Amenity Contributions

A required contribution for this proposal of \$1,767,359 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 along Jasper Avenue and 115 Street
- Resurfacing of the adjacent lanes
- Improvements to Kitchener Park
- 22 family-oriented dwellings with at least 3 bedrooms, among other family-friendly requirements

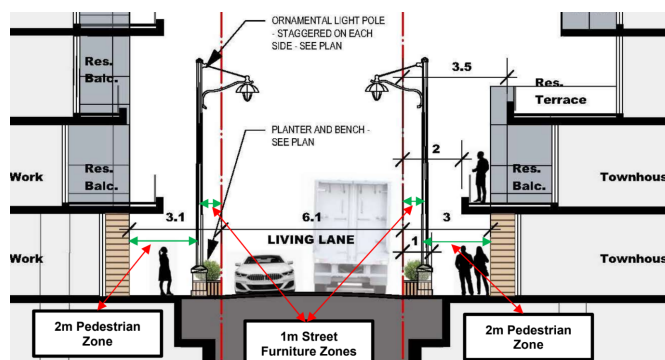
Technical Review

Transportation

A Transportation Impact Assessment was reviewed and accepted as part of this application. Based on the analysis, it is expected that the surrounding area's existing and future (Imagine Jasper Avenue) transportation infrastructure will support strong multimodal access to the site.

Vehicular access for the two towers will be from the rear lanes. Pedestrian scale access will be supported by requirements to improve the streetscape along 115 Street NW, as well as contributions by the owner to the City's Imagine Jasper Avenue Project.

The development also includes lane-facing pedestrian entrances along the east-west lane. To support these entrances, a minimum 3.0 m wide pedestrian-oriented, publicly accessible private space shall be created along the lane within both building setbacks. These spaces will include the provision of sidewalks, street lighting, street furnishings, and soft landscaping, and will be constructed as part of the development.



Cross-section detail of the activated lane

The development will support cyclists by providing residents with long term bicycle parking at a rate 50% higher than required by the Zoning Bylaw, and each tower must also include a bicycle wash, maintenance, and repair station within each underground parkade.

Drainage

A Drainage Servicing Report was reviewed and accepted as part of this application. The subject site exists in a combined sewer area, and currently uses combined sewers located within the adjacent north-south and east-west laneways. As part of the proposed development, this site will be required to store stormwater on-site, and discharge at a controlled rate to the separate storm sewer system located within 114 Street to the east. By separating storm flows out of the adjacent combined sewer system, additional capacity is made available to accommodate the residential and commercial uses proposed in this application.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application. A deficiency in on-street fire protection adjacent to the property was also identified by EPCOR Water. The applicant/owner will be required to install four hydrants and 219 metres of new water mains from the existing 200mm water main on 115 Street to the existing 200mm water main on 102 Avenue. An Infill Fire Protection Assessment was submitted on behalf of the owner/applicant which may reduce these upgrades.

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

Appendices

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

WHAT WE HEARD REPORT

Rezoning Engage Edmonton Feedback Summary LDA18-0130 - Oliver

PROJECT ADDRESS:	10107,10129,10133,10137 - 115 Street NW and 11440,11452 & 11460 - Jasper Avenue NW
PROJECT DESCRIPTION:	<p>The proposed rezoning from the current (DC1) Direct Development Control Provision - Area 8 and (RA9) High Rise Apartment Zone to a new (DC2) Site Specific Development Control Provision would allow for the development of two high-rise, high-density towers with the following characteristics:</p> <ul style="list-style-type: none">• North tower: Approximately 30 storeys (100 metres) with townhouse style units at ground level fronting 115 Street NW (Area A);• South tower: Approximately 54 storeys (180 metres) with commercial uses at ground level fronting Jasper Avenue NW (Area B);• Up to 905 residential units; and• Underground parking accessed from the adjacent lanes <p>An associated application has been made to amend the “Map 10: Sub Area 4 - Zoning.” in the Oliver Area Redevelopment Plan (ARP) to facilitate the proposed rezoning.</p>
PROJECT WEBSITE:	https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/jasper-avenue-and-115-street-towers-rezoning
ENGAGEMENT FORMAT:	Online Engagement Webpage - Engaged Edmonton https://engaged.edmonton.ca/greenlongtowers
ENGAGEMENT DATES:	July 18, 2021 - August 16, 2021
NUMBER OF VISITORS:	<ul style="list-style-type: none">• Aware: 185• Informed: 52• Engaged: 23

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

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Advance Notice from the City informing residents of the rezoning application	March 19, 2018	Recipients: 841 Responses with concerns: 5 Responses in support: 2 Responses in a neutral position: 1
Oliver Planning Applications Webpage	April 6, 2021	N/A
Public Engagement Notice from the City (Online Engaged Edmonton)	July 20, 2021	Recipients: 608
Public Engagement, City Event (Online Engaged Edmonton)	July 18, 2021 - August 16, 2021	Responses opposed: 6 Responses in support: 17

ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between July 18, 2021 - August 16, 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.

A full transcript of comments is available for review at <https://engaged.edmonton.ca/greenlongtowers>.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with information about the proposed development, the rezoning and planning process, and contact information for the file planner.

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.

WHAT WE HEARD

OVERALL SUMMARY OF 30 COMMENTS RECEIVED (This includes comments received as part of the Advance Notice)		
Opposed: 11	Support: 18	Neutral: 1

SUMMARY OF COMMENTS

A full transcript of comments can be found at <https://engaged.edmonton.ca/greenlongtowers>.

General:

- General support for the proposal (x10)
- Like proposed building aesthetics/design (x4)
- Already a lack of green/open/park space in Oliver and adding this many new residents will make it worse (x3)
- Do not like proposed building design/aesthetics (x3)
- General non-support of the proposal (x3)
- Proposal does not respond to needs of the community (x2)
- Plenty of approved projects that have been approved that are not moving forward and should be completed before new ones are approved
- Zoning should expire after 5 years to prevent the developer from stalling/allowing another eye-sore to be located on Jasper
- Concern that this proposal is locating large towers in the middle of Oliver rather than in the Ice District where they belong
- Building needs to ensure that facades complement surrounding buildings in terms of color, design and materials
- This proposal should be put on hold until the Oliver Area Redevelopment Plan can be holistically reviewed
- Activating the street on Jasper and 115 Street will make the area feel safer and help local businesses

- This proposal will make the neighbourhood more crowded just to show a fake sense of prosperity
- Like that south tower is commercial/mixed use and the north tower is all residential
- Proposals keep just increasing to be taller than the last one that was approved
- Proposal is over 3 times the allowable height of the current RA9 Zone
- Area is currently dilapidated 2 storey buildings and a parking lot
- This proposal will box in Hudson House with towers on all sides
- Concern regarding duration, noise and impact of construction
- Skyscrapers are not a symbol of a well developed downtown
- Renderings are minimizing impacts to adjacent properties
- Already enough overpriced towers in Edmonton
- Concerns regarding noise from new residents
- Design is cold, imposing and unimaginative
- Street activation/retail is needed in area
- Support for townhomes on podium

Height, Massing & Density:

- Concerns regarding shadow impacts on current apartment buildings to the north of the site (x4)
- Area B Towers [the south tower] should be reduced in height and Area A [the north tower] should not be approved
- Allowing another tower in this area will result in permanent shade for properties just north of them
- Proposal is just to provide better views for new residents at the expense of the views of current residents
- New low rise apartments would provide additional density without needing more towers
- Wind tunnelling on 115 Street is already a problem and this proposal will make it worse
- Proposals like this will turn streets and lanes into dark overcrowded spaces
- Adding 905 new dwellings is not justified or sustainable
- Scale of proposal is not appropriate for Oliver

Neighbourhood Context:

- Proposal is not in character with the neighbourhood (x2)
- This area of Oliver is mostly low-rise and mid-rise buildings and these towers will be very out of place/not in character with the area
- The City should be ensuring towers are spread out rather than clustered in one area of Oliver

- Majority of buildings comply with the existing RA9 Zoning which allows for large buildings and this site should too
- Oliver already has the highest population density in Alberta and more density is not needed
- This site is more appropriate for low-rise apartments
- Support redevelopment and revitalization in Oliver
- Area does not need another 54-storey tower
- Area can support this proposed density

Market Economic and Property Values:

- Adding 905 new dwellings will drive down rent and property values for current owners (x4)
- There is currently a glut of condominium units for sale in Oliver which is already depressing property values and this proposal will make this worse
- Already less demand for residential units downtown so we should not add more supply
- There is not enough affordable housing in the downtown core so adding supply will help reduce costs in the area
- With the impacts of COVID-19 on market demand and work-from-home this proposal is not necessary
- This proposal will negatively impact my property values
- Dwellings in this building will not be affordable

Parking and Traffic:

- General concerns regarding traffic and parking (x4)
- Jasper Avenue is being reduced for pedestrians and this proposal will only exacerbate the traffic problem (x2)
- People living downtown don't need vehicles and will need them less with more residents and services that come here
- Need to ensure that the LRT is running by the time this proposal has completed construction
- This existing lane is already congested and cannot take on additional traffic
- Jasper Avenue is a major transportation corridor and can support density
- People living downtown do not need vehicles

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 clicking 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.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding property owners
 - 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 (anne.stevenson@edmonton.ca).
-


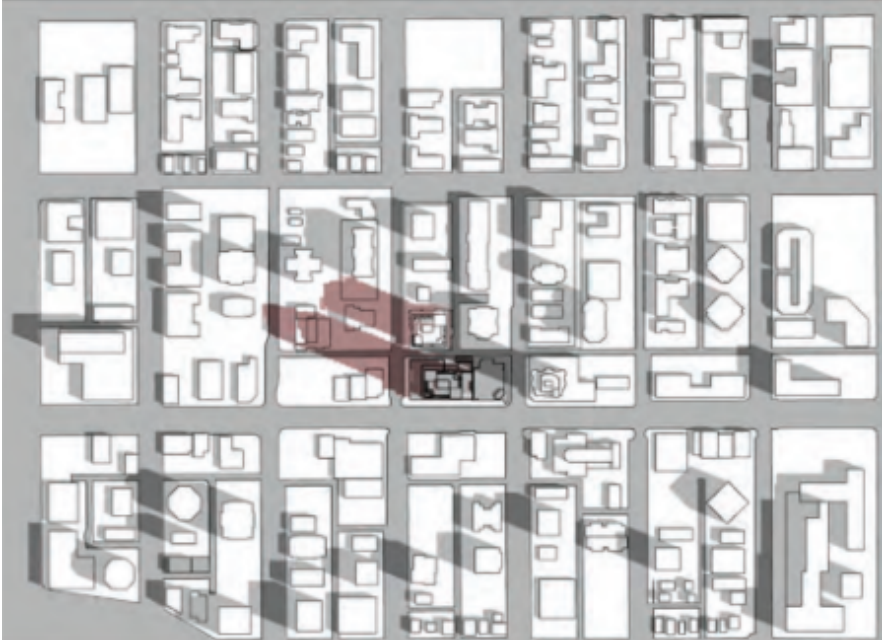


IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

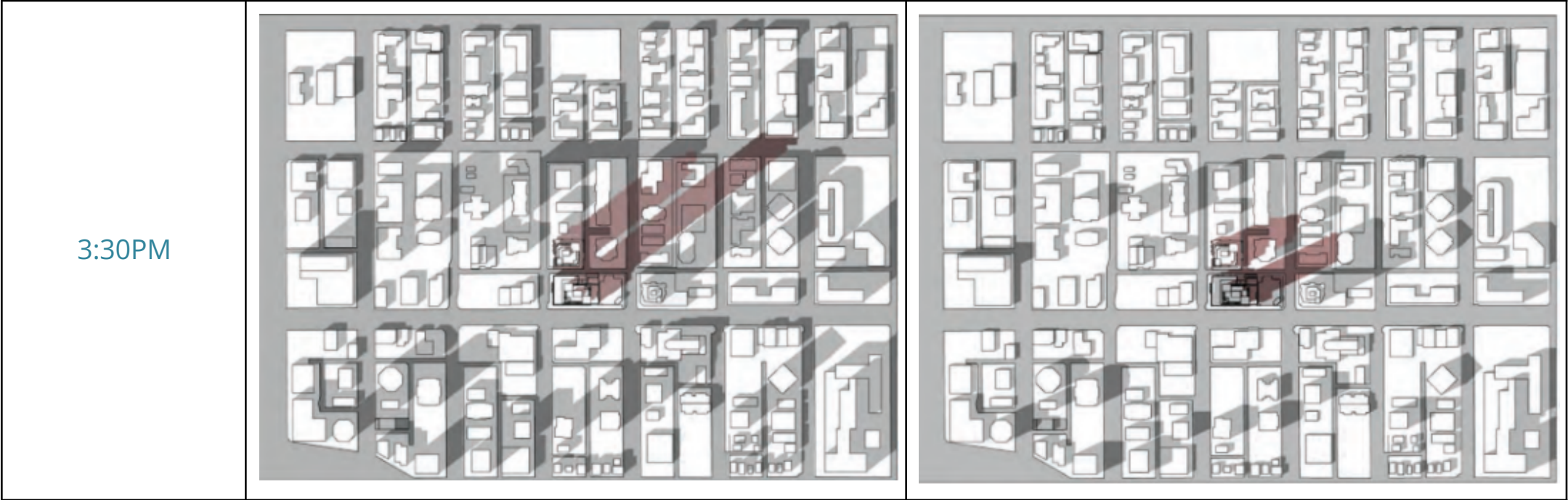
Name: Andrew Sherstone

Email: andrew.sherstone@edmonton.ca

Phone: 780-442-0699

SUN SHADOW STUDY

	MARCH/SEPTEMBER 21	JUNE 21
9:30AM		
12:30PM		





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: **Greenlong Jasper - 115 Street (DC2 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 **Greenlong Jasper - 115 Street (DC2 Rezoning)** submitted by Stantec.

While the Committee expressed varying opinions regarding the proposed height of the taller tower not being consistent with that of approved development adjacent to the site, and not providing sufficient transition to the neighbourhood to the north, the Committee is more concerned with the podium massing and treatment, and the public realm and interface - particularly within the laneways.

The proposed text provision and the design presented in the appendices needs to be refined as follows:

- **Encourage the further refinement of the street wall podium facade along Jasper Avenue to improve the sense of scale/mass, articulation, definition of solid/void.**
- **Encourage the exploration of opportunities to improve solar exposure opportunities for the north tower.**
- **Encourage the enhancement of laneways with high quality paving materials (eg. unit pavers), pedestrian lighting, landscaping and minimal grade transitions (eg. curbs).**

Also, the proposed text provision and appendices need to align; e.g:

- **The DC2 text provides detailed development descriptions and regulations for the Family/Live Work Units (e.g., grade change, different architectural elements and treatments, etc.); however this is not shown in the appendices or report graphics.**
- **The DC2 text describes an 11m module/rhythm for the commercial bays that is not illustrated in the appendices or report graphics.**

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

A handwritten signature in black ink, appearing to read 'Janice Mills'.

Janice Mills
EDC Chair

JM/PS

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

Application Summary

Information

Application Type:	Plan Amendment & Rezoning
Bylaw/Charter Bylaw:	20110 & 20111
Location:	Northeast corner of Jasper Avenue NW and 115 Street NW
Address:	10137, 10133, 10129, 10107 - 115 Street NW & 11460, 11452 - Jasper Avenue NW
Legal Description:	Lots 80 - 86, Block 14, Plan B3
Site Area:	0.51 hectares
Neighbourhood:	Oliver
Ward:	Ward O-day'min
Notified Community Organization(s):	Oliver Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zones:	(RA9) High Rise Apartment Zone (DC1) Direct Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination