

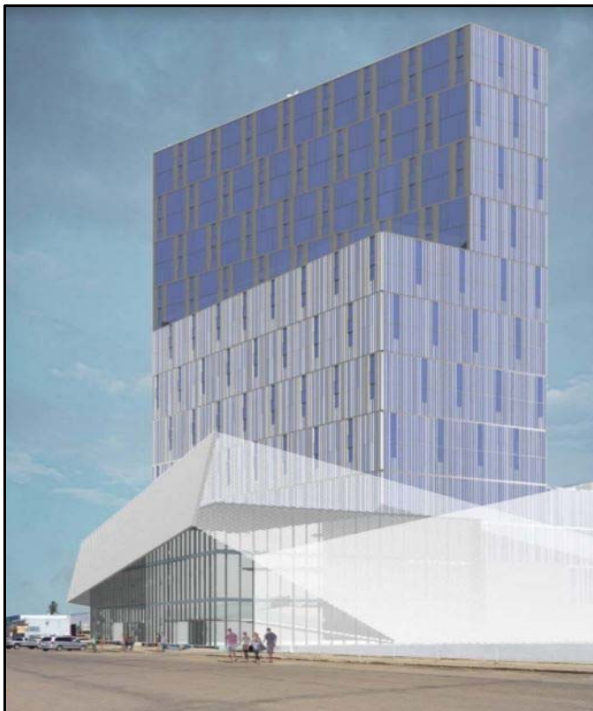


REZONING AND PLAN AMENDMENT APPLICATION

Central McDougall

10527, 10531 and 10541 – 106 Street NW

To allow for a high density development that accommodates a private education service with limited commercial in the podium, and associated residential apartments in the tower.



RECOMMENDATION AND JUSTIFICATION

City Planning **SUPPORTS** this application because the proposed DC2 Provision:

- allows for high quality infill re-development of an underutilized site in a former industrial area of the City;
- helps to revitalize the Downtown's North Edge district by bringing extra density into the neighborhood which can help revitalize local businesses; and
- provides a unique and innovative built form while providing a pedestrian friendly design which enhances the urban environment.

THE APPLICATION

1. BYLAW 18222 amends the Central McDougall / Queen Mary Park Area Redevelopment Plan (ARP) to update Map 11- Central McDougall – Zoning to reflect the proposed Direct Control designation.
2. BYLAW 18223 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to a (DC2) Site Specific Development Control Provision for 10531 & 10541 – 106 Street NW.

The proposed DC2 Provision has the following key characteristics:

- A 22 storey tower on top of a 4 storey podium
- A maximum tower floor plate of 900m²
- Up to 215 dwellings intended for students
- A unique canopy wrapping around the podium
- A “sunset clause” of 10 years

This application represents an opportunity to promote revitalization in the Downtown North Edge by developing a substantial mixed-use development in the underdeveloped portion of the neighborhood.

This application varies from surrounding zoning by increasing the Floor Area Ratio from 6.0 to 10.0, Density from 104 Dwellings to 215 Dwellings and Height from 45.0 metres to 70.0 metres. Potential negative impacts created by these increases are mitigated through design features including multiple tower stepbacks, a pedestrian friendly podium design, and the design of an artistic canopy around the podium.

SITE AND SURROUNDING AREA

This site lies within the Downtown North Edge. The site, and all adjacent property is zoned (DC1) Direct Development Control Provision – Area 1, Precinct C, which envisions a high density mixed-use area, adjacent to the Downtown area.

The site currently consists of a two storey commercial building and an associated parking lot. Surrounding sites contain automotive repair shops, office warehouses and former industrial buildings which have converted into light industrial or commercial buildings.

The Downtown North Edge area contemplates a transition from a light industrial area with warehouses that once serviced the CN Rail Yards to a residential and mixed-use character.

The site is within 500 metres of the MacEwan LRT station and a future bike lane along 105 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USES
SUBJECT SITE	<ul style="list-style-type: none"> (DC1 – Precinct C) Transit-Oriented Development / High Density Residential Mixed Use 	<ul style="list-style-type: none"> 2 Storey Commercial Building Accessory Parking
CONTEXT		
North	<ul style="list-style-type: none"> (DC1 – Precinct C) Transit-Oriented Development / High Density Residential Mixed Use 	<ul style="list-style-type: none"> Automotive and vehicle repair shop
East	<ul style="list-style-type: none"> (DC1 – Precinct C) Transit-Oriented Development / High Density Residential Mixed Use 	<ul style="list-style-type: none"> Office / warehouse building
South	<ul style="list-style-type: none"> (DC1 – Precinct C) Transit-Oriented Development / High Density Residential Mixed Use 	<ul style="list-style-type: none"> 2 storey restaurant building
West	<ul style="list-style-type: none"> (DC1 – Precinct C) Transit-Oriented Development / High Density Residential Mixed Use 	<ul style="list-style-type: none"> One storey industrial building

PLANNING ANALYSIS

NEIGHBOURHOOD CONTEXT

The Downtown North Edge is an area with redevelopment potential. For the most part, the area, which generally runs from 101 Street NW to 119 Street NW and from 105 Avenue NW to 106 NW is dominated with old industrial developments, vacant sites, and office warehouses.

A few sites throughout the area have transitioned to mixed-use development including “The Vibe” Apartments along 116 Street, “The Horizon” along 111 Street, The Maxx Apartments at 113th Street and the Zen Apartments at 114 Street. However, the majority of the area has remained underdeveloped since original planning concepts for the Downtown North Edge came into effect.

The proposal, although larger than the proposed height limit of 45 metres and F.A.R of 5.0 would be the largest redevelopment in the area to date. Along with potential redevelopment of the lands north of the arena, this would initiate a long waited infusion of development, which hopefully will move westward in the coming years.

The redevelopment of this site continues the trend of educational facilities relocating closer to the downtown core, which will help the area become more vibrant and livable.

The area east of the proposed development is currently zoned to allow a maximum height of 45 metres. However, preliminary discussions are underway to allow for a large scale development with heights and intensities similar to the downtown core.

LAND USE COMPATIBILITY

The proposed development has been designed to be pedestrian friendly by:

- Allowing for an 18 metre high podium (approximately 4 storeys) wrapped with an artistically designed canopy.
- Building the podium close to the property line
- Providing transparent glazing for windows at-grade
- Providing prominent entrances at the street

The tower above the podium rises to 22 storeys in height. Although higher than the 15 storey limit of the surrounding zoning, the tower is designed to mitigate negative impacts caused by extra height.

The base of the tower has a floor plate of 900m², which becomes smaller as the building stepbacks at the higher levels. These stepbacks help reduce the massing of the building mitigating the effects of increased heights.

In terms of shadow impact, the extra height will not add a substantial amount of new shadowing compared to what would be produced from the maximum height of 15 storeys that are currently allowed in the existing zoning.

Potential tower separation with any future development on adjacent sites will most likely not achieve recommended minimum guidelines of 25 metres as the adjacent zoning does not include tower separation regulations. However, the proposed development has been designed with tower stepbacks on each side to allow some separation surrounding all sides of the tower.

The proposed development is located within the boundaries of the Central McDougall / Queen Mary Park Area Redevelopment Plan (ARP). In 2005, this plan was amended, and a large amount of land was rezoned to incorporate a mixed use, high density vision for the North Edge which is between 105 Avenue NW & 106 Avenue NW, and 101 Street NW and 119 Street NW.

The Plan provides a number of planning principles that should be met for new development within this area. The proposed development meets these principles including:

- Encouraging Diversity of Use
- Fostering Intensity
- Avoiding Land Use Conflicts
- Promoting Walkability
- Creating a Safe and Comfortable Environment
- Emphasizing High Quality Aesthetic Character and Development

The plan envisions the North Edge as being an area of transition between the Downton Core with very large heights and densities, and the residential portion of Central McDougall north of 106 Avenue, which can be built to six storeys.

While still slightly larger than the surrounding zoning of 15 Storeys, in general, this building does transition down from the very large towers of downtown, to the mid-rise apartments of Central McDougall. It also has design features to minimize the extra height through tower stepbacks and sculpting.

The plan provides further direction in the form of General Urban Design Principles. The proposed development meets these principles including:

- Creating a mixed-use urban environment with opportunities to live, work, shop, learn and play by
- Increasing Density where appropriate to achieve a critical mass of population to enhance the urban vitality
- Concentrating development on existing underutilized sites
- Orienting the entrances of buildings to the street
- Designing active storefronts with glazing
- Minimizing blank walls
- Placing parking and loading in the rear of new development
- Screening of rooftop equipment
- Using appropriate building materials and colours

While the design principles suggest a 3 storey podium in this precinct, the proposed 4 storey podium will not create a negative impact on surrounding properties, and is made more

pedestrian friendly by adding an artistic canopy structure which wraps around the entire podium, reducing any extra massing the fourth storey might provide.

RESIDENTIAL INFILL GUIDELINES

This application conforms with the Residential Infill Guidelines as follows:

- Located in the Downtown North Edge
- All Parking provided on site underground
- Distinctive expression of a base, middle, and top
- Maximum Podium Height of 4 Storeys
- Mass of the Tower stepped back above the base podium
- Upgrading the adjacent public sidewalk
- Common outdoor Amenity space provide on-site.
- Located near an LRT station
- Parking accessed from the adjacent lane

While the infill guidelines typically require larger setbacks from property line to allow for solar penetration and privacy, the surrounding zoning and Area Redevelopment Plan seek to reduce these setbacks to accommodate a pedestrian friendly urban environment. As such, the podium is built to property line, while the tower stepbacks provide the necessary space for solar penetration to the street, and privacy from future towers.

EDMONTON DESIGN COMMITTEE

On September 7, 2017, the proposed DC2 zoning was reviewed by the Edmonton Design Committee. Upon review, the committee provided a recommendation of support for the project, with conditions. Those conditions were reviewed by the applicant and administration, and all necessary changes were made.

PUBLIC AMENITY CONTRIBUTIONS

The contributions proposed by this DC1 Provision are:

1. Retention of the 8% Redevelopment Levy for park acquisition in the Downtown North Edge.
2. Providing an option to provide Affordable Housing in accordance with City Policy C582.
3. A Public Art contribution of \$100,000 dollars to a local artist to help design and decorate the canopy that will wrap around the podium.
4. Streetscape improvements along 106 Street NW.

TECHNICAL REVIEW

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

A Drainage Servicing Report advised that by providing on site storm storage and limiting storm discharge to the sewer under 106 Street NW, sufficient capacity will be created in the downstream system to account for the increased sanitary contribution.

Phase 1 and 2 Environmental Site Assessments were submitted and reviewed with this application. No additional remediation work is required on this site.

PARKING AND TRAFFIC

All vehicular access is required to be from the abutting lanes and the majority of vehicular parking is required to be below grade allowing the building to be built to the property lines and facilitating a form that is conducive to pedestrian friendly design.

The Site will provide 110 vehicular parking spaces including 15 visitor stalls and 100 bicycle parking spaces. While the development does provide less than the current Zoning Bylaw requires, the proximity to both an LRT station, a future bike path along 105 Avenue, as well as downtown amenities should result in few vehicular trips to and from the development.

Traffic and parking analysis was completed in support of the proposed mixed-use residential/education development and accepted by the administration. The site is well served by transit, including the MacEwan Metro Line LRT station, as well as existing and future active modes networks. This should result in a greater reliance on walking, cycling and transit, and less vehicular use and demand for parking associated with the site.

The proposed development also includes streetscape improvements along 106 Street immediately adjacent to the site, which will enhance pedestrian experience while contributing to the revitalization of the area.

PUBLIC ENGAGEMENT

Advance Notices were sent out on December 15, 2015 to surrounding property owners, and then again on June 20, 2017. No comments were received.

The Central McDougall Community League made a phone inquiry during the second notification, but had no objections to the proposal.

ADVANCED NOTICE

December 15, 2015 & June 20, 2017

- Number of Recipients: 25
 - Number of responses: 0
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CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning & Plan Amendment
Bylaw:	18222 & 18223
Location:	East side of 106 Street NW between 105 Avenue NW and 106 Avenue NW
Addresses:	10527, 10531 & 10541 – 106 Street NW
Legal Descriptions:	Lots 199-201, Block 5, Plan B3
Site Area:	0.21 ha
Neighbourhood:	Central McDougall
Ward - Councillor:	6 – Scott McKeen
Notified Community Organization:	Central McDougall Community League
Applicant:	Dub Architects

PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1) Direct Development Control Provision
Proposed Zone and Overlay:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall / Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:	Mark Harrison
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Branch:	City Planning
Section:	Planning Coordination