

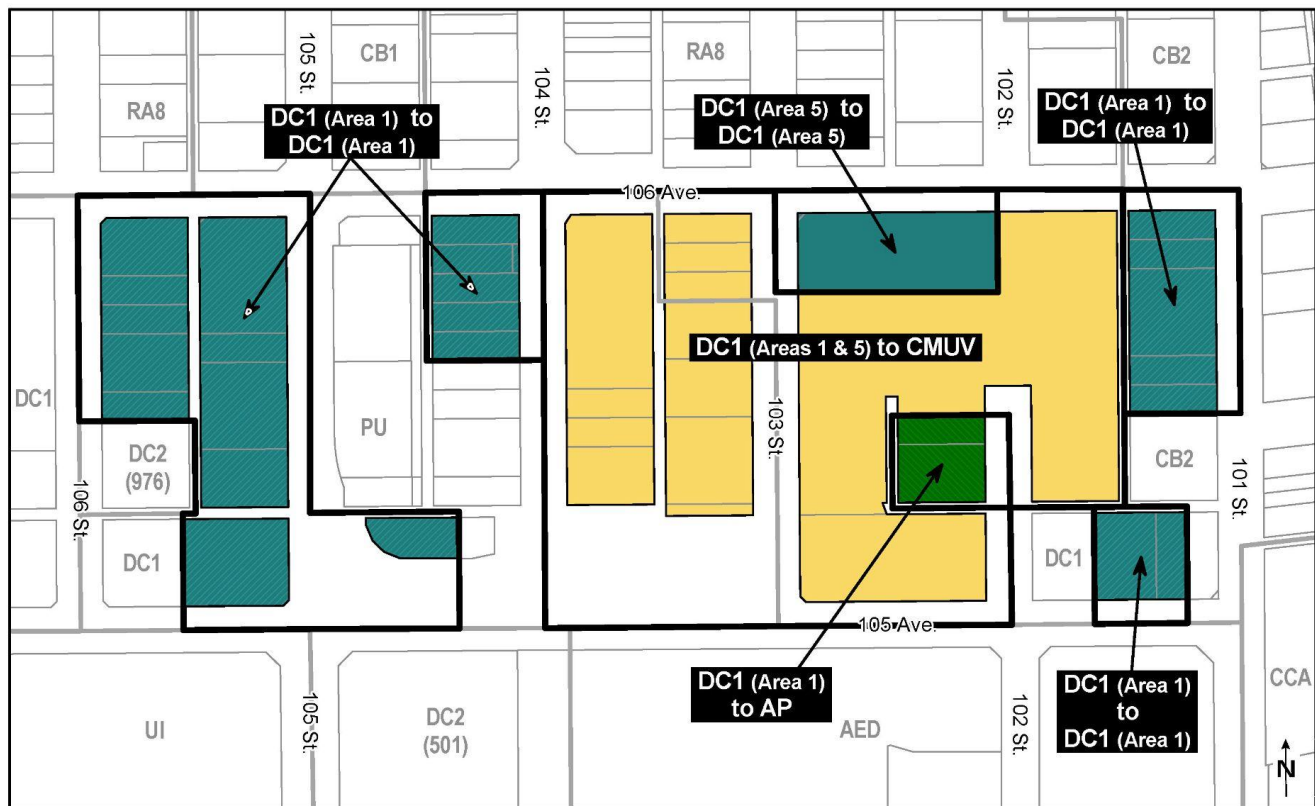
Administration Report

Central McDougall

Edmonton

Lands generally bounded by 105 Avenue NW, 106 Street NW, 106 Avenue NW and 101 Street NW

To allow for a high-density, mixed-use, urban village.



Recommendation: That Bylaw 20163 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan and Charter Bylaw 20164 to create a new Special Area Zone called the (CMUV) Central McDougall Urban Village Zone and apply it to lands north of Rogers Place be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Aligns with development objectives for the Centre City within The City Plan and the Downtown North Edge within the Central McDougall/Queen Mary Park Area Redevelopment Plan.
- Facilitates transit-oriented mid and high-rise development connected to an LRT Station.
- Facilitates the development of a new Public Park to serve existing and future residents of the area.

Application Summary

This application was accepted on June 5, 2019, from Stantec Consulting on behalf of Katz Group. The applicant is proposing a new Special Area Zone called the (CMUV) Central McDougall Urban Village Zone that would apply to much of the mostly vacant land north of Rogers Place. This zone would allow for a high-density, mixed-use, urban village that accommodates residential, commercial, institutional, and limited industrial uses in a safe, walkable, human-scaled built environment. This application was initially received as a proposal to a (DC2) Site Specific Development Control Provision in 2019 before being revised to propose a new Special Area Zone in 2021.

BYLAW 20163 would amend the Central McDougall/Queen Mary Park Area Redevelopment Plan in the following ways:

- Amending Map 7 (Parks, Open Space and Recreation Facilities), Map 8 (Downtown North Edge Development Concept) and Map 11 (Central McDougall - DC1 Locations), to reflect the proposed rezoning, if approved.
- Creating a new section of the plan called Precinct H – Urban Village that provides policy direction for the new Special Area Zone.
- Adjusting the implementation of the Redevelopment Levy to allow for the dedication of Municipal Reserve (parkland) in lieu of making a cash contribution.
- Various related amendments throughout the plan to reflect the new policy direction and rezoning of land.

CHARTER BYLAW 20164 would amend the Zoning Bylaw, as it applies to the subject land, from two existing (DC1) Direct Development Control Provisions (Areas 1 & 5 - Precinct C of the Central McDougall/Queen Mary Park Area Redevelopment Plan) to the new CMUV Zone and the (AP) Public Parks Zone. Future development would happen over many years through multiple buildings and meet the following parameters:

- maximum building heights ranging from 26 to 90 metres (approximately 6 to 25 storeys)
- up to 2,500 new residential units
- a maximum overall floor area ratio for each building of 10.0

The rezoning also includes a new public park of at least 2000 m² under the proposed (AP) Public Parks Zone. To accommodate the creation of this new zone, the two existing DC1 provisions need to be revised, but no changes to current development opportunities are proposed for this land.

This proposal is well aligned with Council approved objectives and priorities in The City Plan and the Central McDougall/Queen Mary Park Area Redevelopment Plan by facilitating transit oriented mid and high rise development connected to an LRT Station in the core of the City. The proposed zoning reflects current best practices in accommodating high intensity development in a manner that ensures proper transitions to the public realm and surrounding area. Over the anticipated many years of build-out, the current wide and vehicle-oriented roads reflecting the industrial history of the land, will be converted and reconstructed to align with Complete Streets standards and prioritize improvements for people walking, wheeling, and cycling.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because the geographic scale of the rezoning is significant and it is in an area where previous applications have prompted extensive public response. In addition, a significant amendment to a statutory plan is proposed.

The Broadened Approach included the following techniques:

Pre-Application Consultation (Applicant led Open House), June 27, 2017

- As reported by the applicant:
 - Number of attendees: 114
 - In general the public is supportive of seeing the area redeveloped and of the proposed vision for the area.

Advance Notice & In-person Public Engagement Session Invitation (DC2 Proposal), June 24, 2019

- Number of recipients: 123 (60 m radius)

Public Engagement Session (DC2 Proposal), July 11, 2019

- Number of attendees: 29
- Feedback forms received: 3
- “Graffiti wall” comments: 24
- A full What We Heard Report is found in Appendix 1.

Advance Notice & In-person Public Engagement Session Invitation (CMUV Proposal), March 29, 2022

- Number of recipients: 209 (120 m radius)

Engaged Edmonton Webpage (CMUV Proposal), April 4 - April 24, 2022

- Number of site visits: 626
- Aware: 511
- Informed: 212
- Engaged: 24
 - In Support: 13
 - In Opposition: 4

- Mixed: 7

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

Webpage

- edmonton.ca/villageaticedistrict

Common comments heard throughout the various methods include:

- Type and affordability of residential dwellings. Want to see affordable, family housing.
- Would like to see a grocery store included within the commercial space.
- Concerned about the area adjacent to the MacEwan LRT Station and existing safety issues (noted the proposed development may provide improvements to the current situation).
- Concerned about adequate parking and preventing spillover into the surrounding neighbourhood.
- Collaborate with Boyle Street Community Services and draft a plan to assist the population they service, which can be affected from the proposed development.
- A percentage of taxes generated from new development can be dedicated to new shelter programs supporting the houseless population.
- Good to see mixed-use development and increase in density.
- Good utilization of vacant lots.

Site and Surrounding Area

Lands proposed for rezoning are generally bounded by 105 Avenue NW, 106 Street NW, 106 Avenue NW and 101 Street NW. However, current development opportunities for land staying zoned (DC1) Direct Development Control Provisions (Areas 1 & 5 - Precinct C of the Central McDougall/Queen Mary Park Area Redevelopment Plan) are not changing. This includes all the land being rezoned that is west of 104 Street NW and those along 101 Street NW.

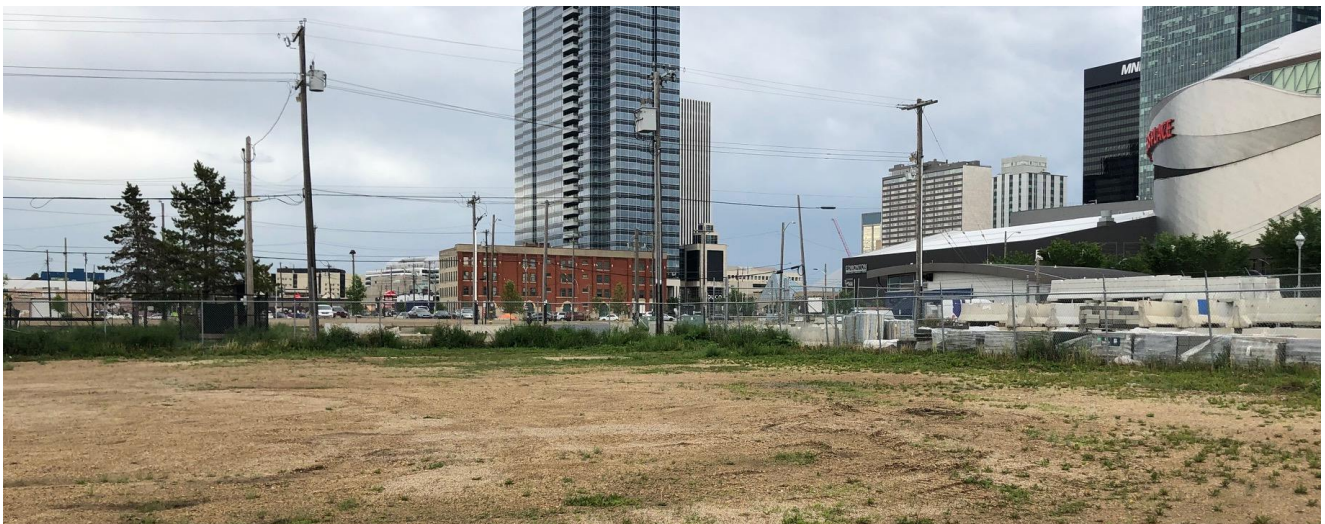
The land proposed for the CMUV and AP Zones is more directly north of Rogers Place, between the lane west of 101 Street NW and 104 Street NW. This land is very well connected to transit being entirely within 400 metres of MacEwan LRT Station and bus service, including express routes, on nearby 101 Street NW and 104 Street NW. 105 Avenue NW, to the south, and 104 Street NW, to the west, have Shared Pathways providing connections for bicycles.



View of the site looking west from 102 Street NW Avenue NW



View of the site looking northeast from 105 Avenue NW at 103 Street NW



View of the site looking southeast from 104 Street NW

Planning Analysis

Development Intensity

The general intensity of this proposal is largely in line with the existing DC1 Zoning. The existing DC1 Provisions are already designed to accommodate large-scale, comprehensive, transit-oriented, high density residential mixed use development, which is very similar to the intent of the new CMUV Zone. Most of the land subject to this rezoning is currently part of DC1 (Area 5) which was initially approved by City Council through Bylaw 14391 in October 2006.

DC1 & CMUV Comparison Summary

| | DC1 (Area 1) Current | DC1 (Area 5) Current | CMUV Proposed |
|---|--------------------------------------|---------------------------------|--|
| Maximum Height | 45.0 m (approximately 15 storeys) | 92.0 m (3 to 28 storeys) | 26.0 m - 90.0 m (approximately 6 to 25 storeys) |
| Maximum Floor Area Ratio | 5.0 - 6.0 | 5.0 | 10.0 |
| Maximum Density | 500 Dwellings/ha | 500 Dwellings/ha | 691 Dwellings/ha |
| Maximum Non-Residential Floor Area | Not Regulated | Not Regulated | 26,000 m ² |
| Maximum Tower Floor Plate | Not Regulated | Not Regulated | <ul style="list-style-type: none"> 1500 m² (between 31 and 40 m in height) 850 m² (above 40 m in height) |
| Minimum Tower Separation | Not Regulated | Not Regulated | 25.0 m |

The proposed CMUV Zone essentially doubles the amount of total floor area allowed in this area, while keeping building heights and residential density similar. A maximum overall Floor Area Ratio of 10.0 is proposed which Administration considers appropriate given the amount of land and its surrounding context and other regulations in the zone that adequately restrict other aspects of built form and transitions when it is needed.



Applicant Rendering of Proposed CMUV Zone (subject to change)

Built Form and Transitions

While this rezoning will result in more buildings and more commercial opportunities than is currently allowed, the CMUV Zone also introduces contemporary best practices in tall building design, such as restrictions on tower floor plates and tower spacing. More detailed regulations like setbacks and stepbacks are also reflective of today's expectations for streetscape interface and transitions, and many of these pieces in the proposed CMUV Zone are based on the Main Streets Overlay.

The proposed CMUV Zone also improves the transitioning of this higher intensity area down to the lower intensity residential area to the north by restricting heights to a mid-rise form within 20 metres of 106 Avenue NW. The existing DC1 (Area 5) Provision allows for 3 high-rise towers on 106 Avenue NW. Only one of these will remain in the portion of land along 106 Avenue NW remaining zoned as DC1 (Area 5).

This application also includes approximately 2000 m² of land being rezoned to the (AP) Public Parks Zone to become a future Public Park to help ensure the increased intensity of development is supported by amenities and open space. Building heights to the south of this park space are restricted to 26 metres (approximately 6-7 storeys) to help ensure sun access to the future park.



Sun Shadow Impact - March/September 21, 2:00PM (Full Sun Shadow Study is in Appendix 3)

Public Realm and Connections

The proposed direction for the ARP amendments and the proposed CMUV Zone focus on ensuring a high quality public realm and ensuring the site is connected within itself and with the surrounding area for all modes of transportation. Cross sections in the ARP to be implemented through the zone show at least 5 metres between the property lines and the curb of the roadways and building setbacks expand this public realm, in many cases. This space is sufficient to accommodate boulevard trees, benches and other street furniture while leaving space for people to move.

Any buildings taller than 23 metres (approximately 6 storeys) in height are required to take the form of a podium-tower configuration, with tower stepbacks above the podium ranging from 3.0 to 4.5 metres depending on the overall height of the building. Towers above the podium must also be at least 25 metres apart from each other. These regulations help ensure that the tall buildings allowed by the proposed zone do not take away from the enjoyment and use of the public realm.

The proposed CMUV Zone will maintain the existing grid pattern of roads and lanes, while also introducing additional lanes and a Shared Street to have a more fine grained network for movement. The Shared Street is designed to prioritize people walking, wheeling, and cycling while still allowing vehicles, and connects the MacEwan LRT Station Transit Plaza to the proposed new Public Park.



Applicant Rendering of Proposed Shared Street (subject to change)

Past road closures in the area have fragmented the ownership of some of these links, and it is yet to be determined if there will be changes in ownership between the landowner and the City, so the zoning is written to accommodate both scenarios. While this has led to some complexities in writing certain zoning regulations and labelling these connections in the Land Use Concept attached to the proposed CMUV Zone, these connections will all be fully publicly accessible and must be designed and constructed to City standards.



Proposed CMUV Zone Land Use Concept

The City Plan

This land is part of the Centre City in The City Plan. The Centre City is Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. It includes a critical mass of housing, employment and civic activities. In general, it is anticipated that high-rise and mid-rise buildings be developed here with a minimum overall density of 450 people and/or jobs per hectare. The proposed CMUV Zone will have a mix of mid and high-rise buildings, with regulations ensuring each type is in an appropriate place in response to the surrounding context. The proximity of this land to transit and bicycle connections also helps contribute to the City Plan's target of 50% of trips made by transit and active transportation.

Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP)

Central McDougall/Queen Mary Park ARP was initially approved in March 1998 but was significantly amended in June 2005 to incorporate outcomes from the Downtown North Edge Development Study. This Study looked at the land generally bounded by 101 Street NW, 105 Avenue NW, 117 Street NW and 108 Avenue NW. This land was divided into different Precincts, each with different stated Purposes, Objectives and Development Principles, while all contributing to the same Vision for the Downtown North Edge.

The land proposed for rezoning with this application is identified in the ARP as being part of Precinct C: Transit-Oriented Development/High Density Residential Mixed Use. The purpose of this Precinct is:

“to create a livable “urban village” environment and generate an improved sense of place through the introduction of high density apartment housing adjacent to the Downtown area and future high speed transit corridors. Minor local commercial uses will be encouraged at the podium level of high rise buildings.”

To facilitate the proposed Special Area Zoning, this application proposes to amend the ARP, mainly to create the new Precinct H: Urban Village wherein the CMUV Zone would apply. This new Precinct is similar to the existing Precinct C, but includes a unique set of objectives and principles, recognizing how the area has changed since 2005, including the construction of the Metro Line LRT and Rogers Place. The principles of the new Precinct also have a greater focus on people, urban design, high quality public realms and multi-modal transportation connections and include cross-sections for the improvement of the roadways through the Precinct to a Complete Streets Standard. The proposed new Precinct and CMUV Zone comply with the Overall Plan Concept (Map 5) directing this land for “high density, high and medium rise apartments and business uses”.

Heritage

No historic resources are subject to this application; however, the Charles J. Carter Residence is across 106 Avenue NW to the north and the A. Macdonald Building is across 102 Street NW to the east. Both are designated Municipal Historic Resources and the proposed CMUV Zone restricts heights across the streets from them to help transition to them and give space to be recognized and viewed.

Edmonton Design Committee (EDC)

This application was reviewed by the Edmonton Design Committee on March 15, 2022. The Committee provided a letter of support (See Appendix 4), while also making some recommendations for improvement. The applicant was able to address most of these recommendations through adjustments to the zoning, including further restricting tower floor plates and adding more details and regulations for certain public realms and roadways near the proposed public park site. Other recommendations, such as the use or prohibition of certain building materials and locations of future landmarks are more appropriately dealt with at the Development Permit stage when more specific building drawings and site

layouts are known. All Development Permits for new building construction on this land will also need to be reviewed by the Edmonton Design Committee in the future.

Public Contributions

While the proposed Special Area Zone does not trigger any requirements for public contributions through City Policy C599 - Community Amenity Contributions in Direct Control Provisions, the combination of the Area Redevelopment Plan and proposed CMUV Zone require the developer to provide public contributions. These primarily include:

- Reconstructing the roadways and public realms of 102 Street NW, 103 Street NW, the east side of 104 Street NW and the north side of 105 Street NW in accordance with cross sections proposed to be included in the Area Redevelopment Plan.
- Dedication and programming of a new 2000 m² Public Park.
- Creation of a new Shared Street.

Technical Review

Open Space

To allow the City to acquire and provide for open space in Central McDougall/Queen Mary Park, a redevelopment levy directed by the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) applies to portions of the Downtown North Edge. Parcels that are redeveloped are required to provide a cash contribution to the City equal to 8% of their land value at the Development Permit stage. In developing areas, Municipal Reserve can be used to dedicate land for parks during subdivision, but there are limited subdivision opportunities in redeveloping areas like this, and the levy provides an alternative means of supporting park acquisition.

The amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan submitted with this application would allow for park acquisition via subdivision. It also clarifies the relationship between the levy and Municipal Reserve for larger properties that could undergo subdivision, and specifies that only one assessment can be charged. Acquiring land for park use is increasingly challenging in the downtown area and mature neighbourhoods due to increasing land values and the land assembly process. This amendment removes the disincentive to subdivide larger properties, and thereby supports additional opportunities for the City to directly acquire open space via Municipal Reserves.

Additionally, this application proposes to rezone 2000 m² of land to the AP Zone to facilitate a future public park. The acquisition of a 2000 m² park in this location aligns with the ARP's target of a total of 0.75 hectares of open space in Central McDougall, and is located in the approximate area outlined in the Downtown Public Places Plan. The City will acquire this parcel through subdivision when development proceeds.

Transportation

Administration reviewed a Transportation Impact Assessment (TIA) as part of the application. The TIA provides direction for the reimagining of roadways and lanes following the historic road and lane grid pattern to provide access in a safe, walkable, and human-scaled environment. Redevelopment in this area will leverage the City's investments in the LRT and the adjacent MacEwan LRT Station, and recognizes the longer-term investment in mass transit on nearby 101 Street NW.

The existing local roadways within the application area, 102 Street NW, 103 Street NW, and 104 Street NW are presently wide and vehicle-oriented, and are not conducive to a people-oriented public realm. In general, these roads are required to be upgraded by the Owner in a staged manner as the area develops. The proposed amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan would provide policy guidance and conceptual cross-sections for each roadway that will align with Complete Streets standards and prioritise improvements for people walking, wheeling, and cycling. Altogether, these improvements will support the natural progression of multimodal access to new developments within the redeveloping area.

An east-west shared street will extend between 102 Street NW and 104 Street NW, generally along a historic east-west lane alignment. This shared street will be designed to accommodate all modes of travel, with an emphasis on active modes. Vehicle access and speeds will be functionally limited by design elements like pavement material and entry features to make it clear that shared streets are primarily designed for people walking, wheeling, and cycling. The design of the shared street will be further explored at the Development Permit stage such that it can be totally integrated with the adjacent developments, and incorporate emerging best practices.

Vehicular access to new buildings will be required to be from an abutting lane, and these lanes will be required to be constructed to a commercial standard.

Past road closures in the area for 102 Street NW and some of the lanes between 102 Street NW and 103 Street NW have fragmented the ownership of these links, as shown in Appendix 1 of the CMUV Zone. As such, the CMUV Zone is written to accommodate scenarios where these road alignments remain private or should they become public. In each case, the road or lane will remain fully publicly accessible and must be designed and constructed to City standards.

Temporary Surface Parking

While preparing the land for redevelopment, the proposed CMUV Zone allows for temporary surface parking on some parcels closest to Rogers Place, and directs Development Permits for this parking to expire by December 31, 2025. A special parking provision is also provided to accommodate the continuation of an existing City parking lot for exclusive use by the Office of Emergency Management located nearby on 105 Street NW. Before, during, and after complete build-out of the land, this parking is required to be provided, though it may eventually be moved into an underground parkade.

Environmental Review

Numerous Phase 1 and Phase 2 Environmental Site Assessments were submitted and reviewed with this application. Several sites of historical contamination were found, primarily due to the proximity to the former CN Railway and associated industrial activities. These locations have been mapped and a 30 metre buffer has been created around them where the proposed CMUV Zone requires additional Environmental Site Assessment work, Risk Management Planning and/or Remediation at the Development Permit stage.

Drainage

A Drainage Servicing Report was submitted and reviewed with this application. Sanitary and storm sewer servicing is proposed to be provided through the installation of new sanitary and storm sewer mains provided by the developer. The development will also be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the receiving drainage infrastructure.

EPCOR Water

There is a significant deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to these lands. City of Edmonton Standards require hydrant spacing of 90 metres for the proposed zoning, but some existing spacing around these lands range from 109 metres to 175 metres. To resolve this, the developer/owner is required to construct approximately 175 metres of new water mains on 104 Street NW and four new hydrants; one on the east side of 104 Street NW, two on the east side of 103 Street NW and one on the west side of 102 Street NW. The developer/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.

Edmonton Fire Rescue Services can perform an Infill Fire Protection Assessment at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrade requirements, assuming certain criteria are met.

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

Appendices

- 1 "What We Heard" Public Engagement Report (July 2019)
- 2 "What We Heard" Public Engagement Report (April 2022)
- 3 Sun/Shadow Analysis
- 4 EDC Letter
- 5 Application Summary

WHAT WE HEARD REPORT

ICE District Phase II - Public Engagement (LDA19-0253)

PROJECT ADDRESS: Land north of Rogers Place bounded by 105 Avenue NW, 106 Avenue NW, 104 Street NW, and the lane east of 102 Street NW

PROJECT DESCRIPTION: Rezoning from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision Zone to allow for a high density, mixed use development with multiple residential towers, publicly accessible open space and pedestrian oriented streets.

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/ice-phase-2-rezoning.aspx

EVENT TYPE: Public Engagement Session

MEETING DATE: Thursday, July 11, 2019

NUMBER OF ATTENDEES: 29

ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during the July 11, 2019 Public Engagement Session. This report is shared with everyone who provided their email address during the event on July 11, 2019. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing this report will be included in the information provided to City Council.

MEETING FORMAT

The meeting format was an open house style event where attendees were able to view display boards with project information and ask questions of City Staff, the applicant, architect and developer. Participants were invited to share their feedback on “Graffiti walls” by offering general feedback by answering two questions;

- What do you like about this application?
- What do you not like about this application?

The City received 3 feedback forms with written comments and 24 sticky note responses on the “Graffiti walls”. The comments & questions received, including verbal comments noted at the event, are summarized by main themes below.

Planning Coordination
CITY PLANNING



FEEDBACK FORM COMMENTS

Residential Units

- Concerned about the affordability of units.
- Would like to see family housing which would:
 - Support schools;
 - Increase incentive to stay in the neighborhood and;
 - Provide ownership within the neighborhood.

Parking

- Concerned about adequate parking and preventing spill over into the surrounding neighborhood.

Amenities

- Would like to see a grocery store included within the commercial space.
- Would like to see an emphasis on local businesses - restaurants, shops, artists, events, etc.
- Would like to see more of a focus on a gathering area.
- Would like to see the promenade resemble the highline in New York, for example.

Other

- Concerned about safety.
- Concerned about the area adjacent to the MacEwan LRT Station and existing safety issues (noted the proposed development may provide improvements to the current situation).
- Concerned that the proposal is “too much”.
- Representatives of Central McDougall are not happy about the potential bus service change in this area and argue that the reduced service does not support the proposed TOD concept.
- Concerns about the range of building heights (i.e. 15 - 28 storeys):
 - Community members want more clarity on where the tall towers would be and hope that reasonable height transition can be controlled by the proposed DC2.

GRAFFITI WALL FEEDBACK

What do you Like?

- The mixed-uses and parks.
- Hill - great for all types of activities.
- Design that is show stopping and iconic! Maybe add some curves, no blocks.
- DC text should include family oriented units and pedestrian oriented crossings.
- Green roofs.
- Mixed housing - need more housing for families to support community and to build “ownership”.
- I like the green roof sloping over the community centre.

- Conceptualized design is very good. Having multiple rental properties in this area, this development will bring great benefits to the area. The only thing I would say are doing a more complex and accurate wind study and considering more thoughtful and diverse designs for the buildings.
- Love the promenade/mixed use spaces. We need even more of this!
- I like the Vancouver style architecture.
- “Hill” good idea - great for sledding in winter or just running up and rolling down all seasons.

What do you Dislike?

- Too much surface parking.
 - More neighbourhood historical significance reflected in design and character.
 - Encourage the applicant to have snacks. Proper engagement strategy.
 - Leave old school buildings alone.
 - The podiums don't look like they are connected.
 - It would be great to have a massive elevated park.
 - Not enough parking for residences - will spill over to the rest of the community.
-

ANSWERS TO QUESTIONS

- **Are the green roofs publicly accessible?**

At this time, that level of detail is not something that is known. There will be requirements for each building and unit to have a certain amount of Amenity Area allocated to it. This could take the form of indoor or outdoor space, including the green roof areas shown. On the south of the site, the intent is to have a publicly accessible park space, potentially on top of a 1 storey community focused building.

- **Wind study - what is considered low and high? Do I need a sweater/windbreaker for low? What does a wind scale of “sitting” to “uncomfortable” mean?**

Typically, there are 5 categories for comparing wind speed with comfort level. Whether someone wants to wear a sweater or windbreaker is a personal choice and also depends on the air temperature. The 5 categories are:

- Sitting (≤ 10 km/h): Calm or light breezes desired for outdoor seating areas where one can read a paper without having it blown away.
- Standing (≤ 14 km/h): Gentle breezes suitable for main building entrances and bus stops.
- Strolling (≤ 17 km/h): Moderate winds that would be appropriate for window shopping and strolling along a downtown street, plaza or park.

- Walking (≤ 20 km/h): Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering.
- Uncomfortable: None of the comfort categories are met.

- **Where's the missing middle?**

Generally speaking, this application is not proposing what would be considered "missing middle", but instead opting for high-rise towers. However, some of the shorter towers on the north of the site, may be in the "missing middle" range. The City will work with the applicant to determine these exact heights during upcoming zoning negotiations.

- **Townhousing in podium; why all apartments?**

There are opportunities contemplated for ground oriented apartment units that would take on the appearance of townhousing along the street. The City will work with the applicant to address this level of detail during upcoming zoning negotiations.

If you have questions about this application please contact:

Andrew McLellan, Planner

780-496-2939

andrew.mclellan@edmonton.ca

What We Heard Report

Village at ICE District

LDA19-0253

Edmonton

Public Engagement Feedback Summary

| | |
|-----------------------------|---|
| Project Address: | Lands north of Rogers Place, between 105 Avenue and 106 Avenue and from the lane between 101 street and 102 street to 104 street. |
| Project Description: | <p>Proposed rezoning from two existing (DC1) Direct Development Control Provisions to a new Special Area Zone called the (CMUV) Central McDougall Urban Village Zone and the (AP) Public Park Zone. A portion of the existing DC1 Provision (Area 5 - Precinct C) would remain on the north edge of the rezoning area.</p> <p>The proposed rezoning would allow for the development of a high-density, mixed-use urban village containing a maximum of 2,500 new residential units, retail and commercial space as well as a new public park of at least 2000 m². Development of the area would happen over many years and include a variety of buildings, with maximum allowable heights of between 26 and 90 metres (approximately 6 to 25 storeys) and a maximum overall floor area ratio of 10.0</p> |
| Project Website: | <p>https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/ice-phase-2-rezoning</p> <p>The application's project webpage can be found in this link.</p> |
| Engagement Format: | https://engaged.edmonton.ca/VillageAtIceDistrict |
| Engagement Dates: | April 4 - April 24, 2022 |
| Number Of Visitors: | <ul style="list-style-type: none">• Engaged: 24• Informed: 212• Aware: 511 <p>See "Web Page Visitor Definitions" at the end of this report for explanations of the above categories.</p> |

About This Report

The information in this report includes summarized feedback received from April 4 - April 24, 2022, through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councilor and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis and how feedback informed that analysis will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

The Engaged Edmonton web page included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

Feedback Summary

This section summarizes the main themes collected.

Number of Responses: 24

In Support: 13

In Opposition: 4

Mixed: 7

The most common **concerns** heard were:

Displacement of people experiencing houselessness: Respondents are concerned about how the proposed development might affect this vulnerable population. The intended development does not comprehensively address how they will be accommodated.

The most recurring comments of **support** heard were:

Mixed-use development and increase in density: Respondents who provided supportive comments firmly believe that the proposed development will facilitate mixed-use development and increase the density in the downtown area.

: Respondents believe that the intended development focuses on utilizing vacant parking lots and making the neighbourhood safe, livable and pedestrian friendly.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets.

Reasons For Opposition

Affordable Housing/Houselessness

- The intended development does not address affordable housing and houselessness (2x)

Other

- The proposal will not improve pedestrian experience in ICE District (1x)
- Engagement is a “farce” (1x)

Reasons For Support

- Mixed-use development and increase in density (6x)
- Vibrant, livable and safe neighbourhood (3x)
- Utilizing vacant parking lots in downtown (3x)
- Proximity along the LRT station (3x)
- Pedestrian and bike friendly (3x)
- Entertainment opportunities for downtown residents and MacEwan students (2x)
- Adjacent residential developments will benefit from the proposal (1x)
- A park/gathering space for the residents (1x)

Suggestions For Improvement

- Collaborate with Boyle Street Community Services and draft a plan to assist the population they service, which can be affected from the proposed development (2x)
- A percentage of taxes generated from new development can be dedicated to new shelter programs supporting the houseless population (2x)
- Greater focus on environmental impacts in the design process (2x)
- If condos are proposed, it should consist of moderate size units, larger units and multiple bedrooms for different household sizes to address the shortage of larger units (2x)
- Some condo options should be dedicated to students and low-income people (2x)
- Half of the residential units should be dedicated to rental units (1x)
- Increase the height at the south end and reduce it on the north end (1x)
- Improve pedestrian experience on 105 ave (1x)
- More retail options should be considered throughout the area, especially on 104 ave (1x)
- No need for more luxury condos or cramped studios and one bedroom apartments (1x)
- 50 per cent affordable housing, including supportive housing, should be included in the proposal (1x)

- Provide low levels of vehicle parking (1x)
 - Surrounding bike infrastructure should be upgraded (1x)
 - Safe bike lanes and transit connections are needed in the neighbourhood (1x)
 - A geoexchange system similar to Blatchford should be included in the proposal (1x)
 - A food forest with permaculture principles should be considered (1x)
 - Elevated park should be a priority in the first phase of the development (1x)
 - Climate resilient and native plant species should be included (1x)
 - Respect the surrounding area (1x)
 - Historical elements should be included in the proposed development (1x)
 - Consider public places such as basketball courts and garden/green space with accessible washrooms (1x)
-

Questions & Answers

1. Are vulnerable people being pushed out to make way for this proposal or will they be accommodated?

The land subject to this rezoning is mostly vacant and not commonly used for any purpose by vulnerable people or anyone else. Some of this vacant land is used for vehicle parking, and there is one small church and one office building that are included in the rezoning area. There are no formal residential uses of the land currently and no buildings that provide services or shelter to vulnerable people. As such, redevelopment of this land is not seen as having any kind of displacement effect in this area.

2. Where does this proposal address the Boyle Street Community Center and the people to whom it provides services?

The Boyle Street Community Services building is outside of the rezoning area and nothing is proposed to change for it or the people it serves with this application.

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council and Administration makes a recommendation of Support or Non-Support:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
 - Once the Council Public Hearing Agenda is posted online, members of the public 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.
 - Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
 - Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).
-

If you have questions about this application please contact:

Andrew McLellan, Planner
780-496-2939
andrew.mclellan@edmonton.ca

MARCH 21



8:00 AM



10:00 AM



12:00 PM



2:00 PM



4:00 PM



6:00 PM



8:00 PM

JUNE 21



8:00 AM



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SUNSET - 10:07 PM

SEPTEMBER 21



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NOTE: No images are shown for December 21, as the shadows are too long and extensive to be readable and useful when looking at a large area of land at this range



EDMONTON ♦ DESIGN ♦ COMMITTEE

March 17, 2022

Kim Petrin, Branch Manager
Development Services, Urban Planning and Economy
3rd Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Ms. Petrin:

Re: **Village at ICE (RZ)**
Yolanda Lew- Stantec

As determined by the Edmonton Design Committee at the meeting on March 15, I am pleased to pass on the Committee's recommendation of **Support** for the **Village at ICE** project, located at 10550- 102 Street, submitted by Stantec.

The Committee welcomes this proposed development, and in the interest of ensuring a high standard of urban design recommends the Applicant:

- Include additional direction on the appropriate locations for towers with floor plates larger than 850m², and define a maximum height for buildings with the 2000 sq.m. non-residential floor plate. (Urban Design Principle A3)
- Include more specific development regulations for building design to inform the context and character of the Village of Ice District. The Applicant should provide direction to the Development Officer regarding:
 - Key architectural gestures (Urban Design Principle C1)
 - Materials that are prohibited (Urban Design Principle B4)
- Include additional direction for key urban design gestures such as:
 - Preferred locations for future landmarks (Urban Design Principle C3)
 - Key vistas (Urban Design Principle C3)
 - Mid-block pedestrian connections (Urban Design Principle C3)
 - Privately-owned and publicly accessible open spaces (Urban Design Principle C3)
- Remove Freestanding Signs as a discretionary use
- Include a description of the development requirements for the public realm on the north side of 105 Avenue (Urban Design Principle A3)
- Explore developing the alley on the west side of the proposed park as a shared street. (Urban Design Principle A3)

- Establish preferred ground floor setbacks and identify active frontages adjacent to the established street typologies. (Urban Design Principle A3)

In addition, the Committee recommends that Administration work with the Applicant to develop a holistic concept plan for the streets and public spaces, at a policy level, to avoid a piecemeal approach to implementation and ensure consistent design quality.

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 'A. Benoit', followed by a period.

Adrian Benoit, B.E.Des., M.Arch., Architect AAA, LEED® AP
EDC Vice-Chair

AB/ps

- c. Yolanda Lew- Stantec
Andrew McLellan - City of Edmonton
Claire St. Aubin- City of Edmonton
Edmonton Design Committee

Application Summary

NOTE: The table below reflects only the land proposed for the CMUV and AP Zones

Information

| | |
|--|--|
| Application Type: | Plan Amendment, Text Amendment, Rezoning |
| Bylaw/Charter Bylaw: | 20163, 20164 |
| Location: | Lands generally bounded by 105 Avenue NW, 104 Street NW, 106 Avenue NW and the lane west of 101 Street NW |
| Addresses: | Numerous - See Schedule "B" of Charter Bylaw 20164 |
| Legal Descriptions: | Numerous - See Schedule "B" of Charter Bylaw 20164 |
| Site Area: | 3.82 ha |
| Neighbourhood: | Central McDougall |
| Ward: | O-day'min |
| Notified Community Organizations: | Central McDougall Community League Downtown Community League North Edge Business Association Chinatown and Area Business Association Downtown Business Association |
| Applicant: | Stantec Consulting |

Planning Framework

| | |
|-------------------------|--|
| Current Zones: | (DC1 - Area 1) Direct Development Control Provision (DC1 - Area 5) Direct Development Control Provision (Areas identified in the Central McDougall/Queen Mary Park Area Redevelopment Plan - Map 11) |
| Proposed Zones: | (CMUV) Central McDougall Urban Village Zone (AP) Public Parks Zone (DC1 - Area 1) Direct Development Control Provision (DC1 - Area 5) Direct Development Control Provision |
| Plan in Effect: | Central McDougall/Queen Mary Park Area Redevelopment Plan |
| Historic Status: | None |

Written By:

Approved By:

Branch:

Section:

Andrew McLellan

Tim Ford

Development Services

Planning Coordination