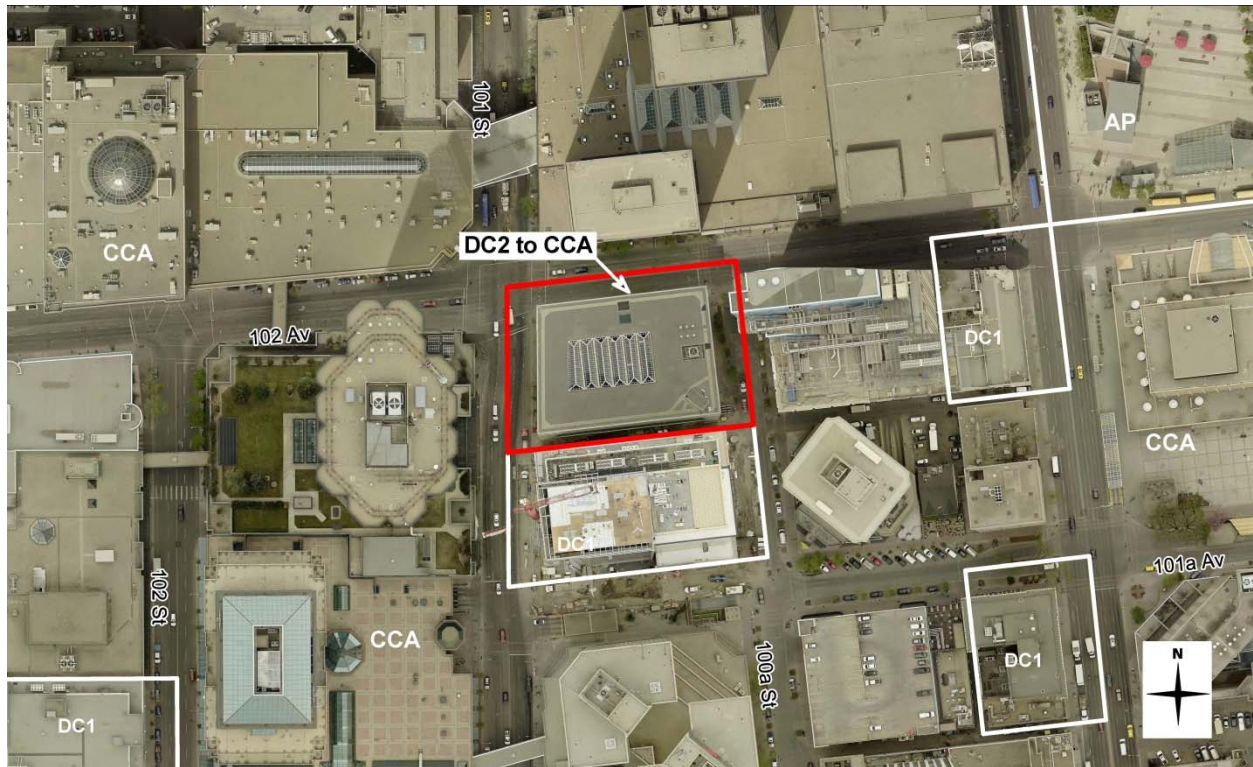


REZONING APPLICATION DOWNTOWN

10199 – 101 STREET NW

To provide the opportunity for a high density and quality development that accommodates office, retail, service, institutional, residential, arts and entertainment uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- Conforms to the Capital City Downtown Plan,
- Allows for consistent zoning with the surrounding core area, and
- Supports redevelopment which could add to the vibrancy of the Downtown Core.

THE APPLICATION

BYLAW 18095 proposes to rezone land from (DC2) Development Agreement to (CCA) Core Commercial Arts Zone in the Downtown Core, at the southeast corner of 101 Street NW and 102 Avenue NW.

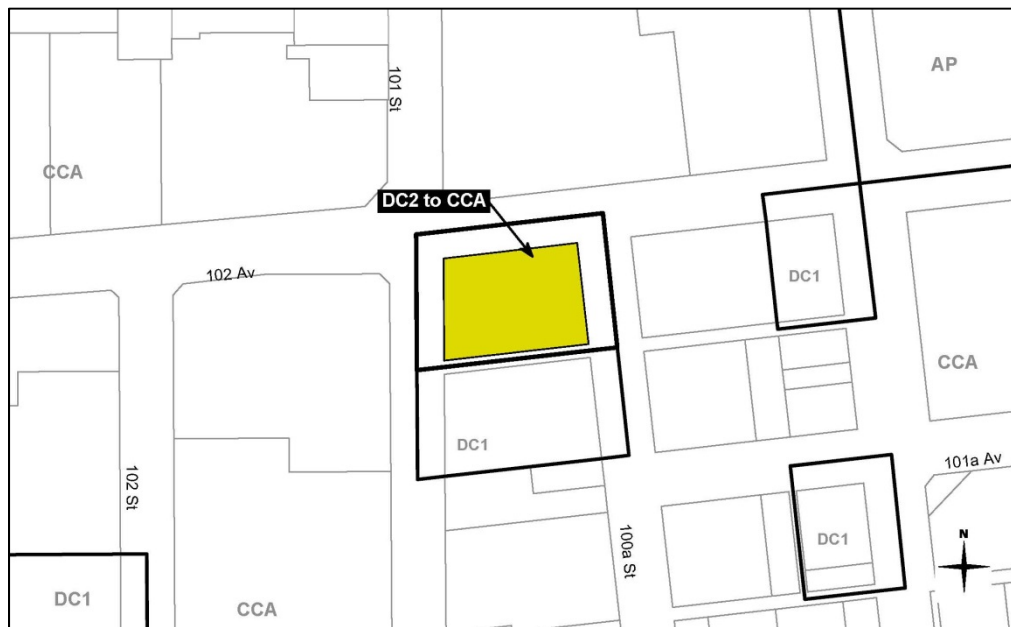
This Bylaw will also update Appendices I-III of Section 910 of the Edmonton Zoning Bylaw to reflect the rezoning.

SITE AND SURROUNDING AREA

The 0.28 ha site is situated in the Downtown Core at the intersection of 101 Street NW and 102 Avenue NW. Currently, the Bank of Montreal occupies the existing six storey building.

The site is surrounded by a number of prominent buildings including Manulife Place, Enbridge Centre and City Centre Mall. It abuts the popular pedestrian walkway of Rice Howard Way to the east and the future Valley Line LRT line and associated bicycle lanes to the north.

AERIAL VIEW OF APPLICATION AREA



	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Development Agreement	Bank of Montreal Building
CONTEXT		
North	(CCA) Core Commercial Arts Zone	City Centre Mall
East	(CCA) Core Commercial Arts Zone	Telus Toll Building
South	(DC1) Direct Development Control Provision	Enbridge Centre Tower
West	(CCA) Core Commercial Arts Zone	Manulife Place



LOOKING SOUTHEAST FROM 102 AVENUE NW



LOOKING WEST FROM 102 AVENUE NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

This site is guided by the Capital City Downtown Plan. As part of the Commercial Cultural Core area of the Plan, the site and surrounding area proposed to contain a concentration of high-density commercial uses. All but one of Downtown's major office towers (25 storeys or greater) are located here.

The plan also looks to strategically increase retail opportunities in the downtown core and this rezoning would further strengthen the Downtown's central area by providing the potential for retail uses at grade level, enhancing arts and entertainment activities, accommodating residential uses and making the core more pedestrian friendly.

Currently, the site is surrounded by high rise office towers. The existing Bank of Montreal building which occupies the site is one of the smallest buildings at approximately six storeys in the immediate vicinity. The site is underdeveloped compared to surrounding development in the CCA zoning.

The current zoning for the subject site restricts development to comply with a smaller floor area and height. This zoning was established nearly 30 years ago, and did not change when the recent Capital City Downtown Plan was brought into effect in 2009. By rezoning the site in conformance with the Plan, there is an opportunity to realize its full potential in terms of urban design, height, density, architectural significance, and floor area.

HISTORY OF THE SITE

This site was the location of the historic seven storey office building known as the Tegler Building. The Tegler Building was constructed in 1912 and was a designated historical building. After council rescinded the designation, the building was demolished in December of 1982.

The Bank of Montreal purchased the site in 1978 and subsequently rezoned from its existing zoning of (CMX) Commercial Mixed Use District to a DC2 Development Agreement, to allow for the development of the current six storey granite clad Bank of Montreal building in 1983.

TECHNICAL REVIEW

Any proposed development on the site will require the owner to submit a storm and sanitary sewer servicing report that provides details of the required current and proposed condition for the area. There may be constraints in the drainage infrastructure and the owner of the site is advised that at the time of development, upgrades to the adjacent infrastructure, or alternative methods of servicing will need to be addressed.

Comments from all other affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 31, 2017	<ul style="list-style-type: none">• Number of recipients: 128• One response of individual seeking more information.
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CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18095
Location:	On the southeast corner of the 101 Street NW and 102 Avenue NW intersection.
Addresses:	10199 – 101 Street NW
Legal Descriptions:	Lots 43-46, Plan F
Site Area:	0.28 ha
Neighbourhood:	Downtown
Ward - Councillor:	6 – Scott McKeen
Notified Community Organization:	Downtown Edmonton Community League and Downtown Business Association
Applicant:	Der and Associates Architecture

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2) Development Agreement
Proposed Zone(s) and Overlay(s):	(CCA) Core Commercial Arts Zone and Special Downtown Area Overlay
Plan(s) in Effect:	Capital City Downtown Plan
Historic Status:	None for current building

Written By:	Mark Harrison
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination