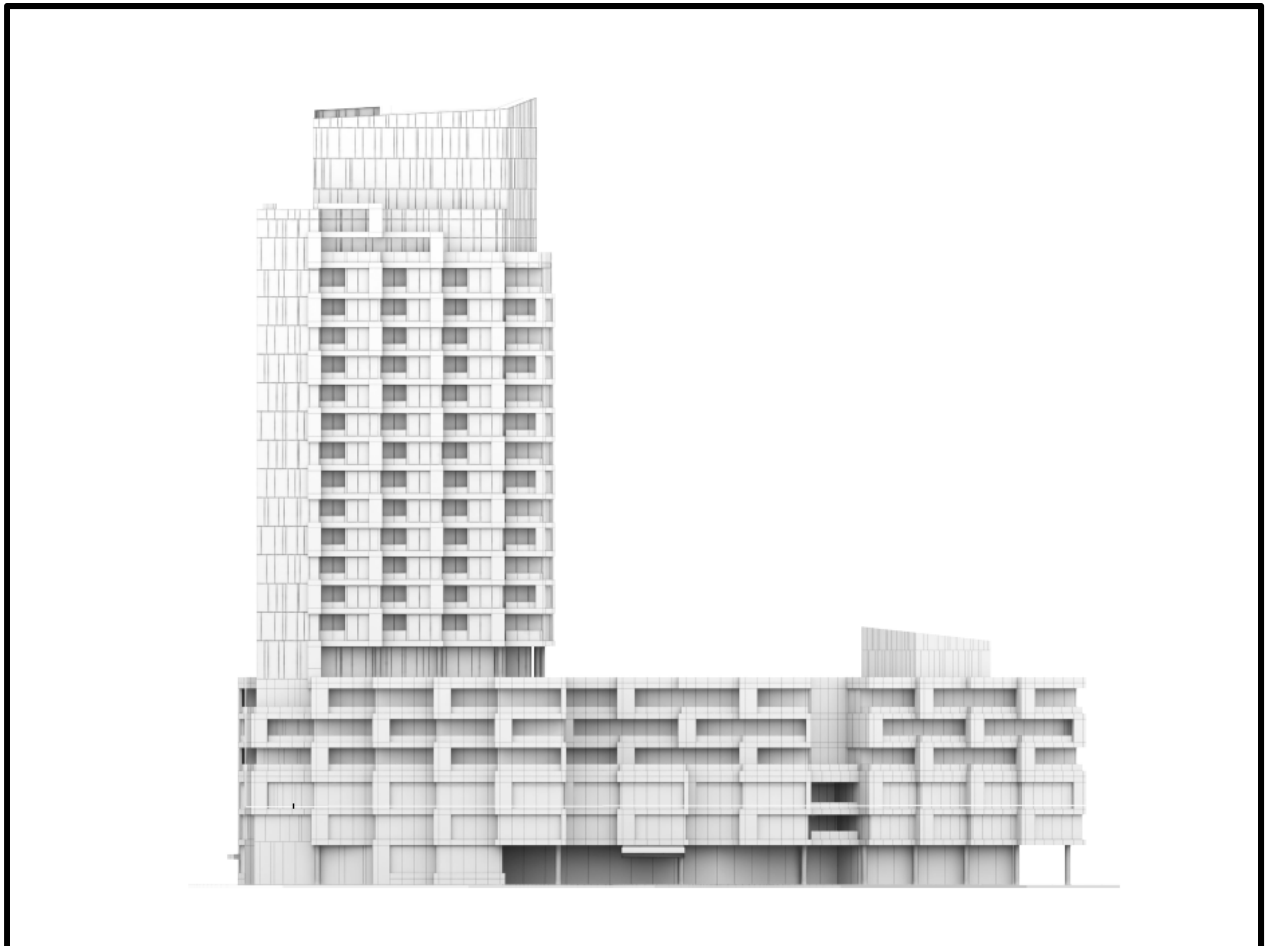




PLAN AMENDMENT AND REZONINGS WESTMOUNT

Multiple sites adjacent to Clifton Place NW.

To allow for high density residential development with the opportunity for assisted living and an a park site.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it allows for high quality infill redevelopment of underutilized sites
- it adequately constrains development through regulations to ensure the potential negative impacts of infill tower development are appropriately mitigated

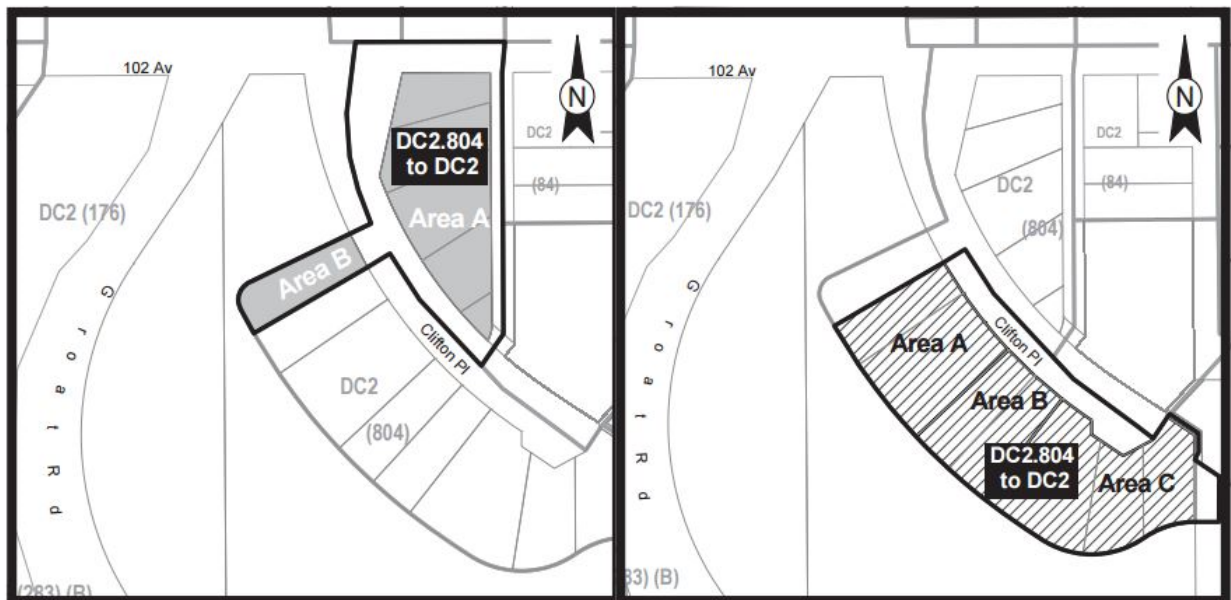
THE APPLICATION

1. RESOLUTION to amend the Groat Estates Implementation Plan to change policy related to the properties adjacent to Clifton Place and to update the Land Use Concept map to reflect new zones.
2. BYLAW 18110 to amend the Zoning Bylaw to rezone from existing DC2 development to a new DC2 Provision to allow for a high-rise residential podium Tower and adjacent park site.

The previously approved DC2.804 has 5 sub areas (A,B,C,D,E), this rezoning application proposes to remove area A & B from DC2.804 and create a new DC2 to allow for an increase in density, and the retention of the originally proposed Publicly Accessible Private Park. The remaining areas C, D, & E will be renamed in an additional DC2 zone to areas A, B, & C with the original development regulations for these areas remaining unchanged.

The proposed new DC2 Provision has the following key characteristics:

- Increasing the maximum allowable Height from 84 meter to 85 meters (approximately 28 storeys)
- Increasing the maximum number of units to 175 residential
- Allowing an increase to 290 total units and a maximum Floor Area Ratio of 6.5 if units are provided as supportive living
- Increasing the maximum Tower floor plate from 650m² to 800m²
- Eliminating Row Housing uses
- Retaining the Publicly Accessible Private Park
- Change in vehicular circulation, opening lane onto Clifton Place
- Sunset clause, requiring construction within 10 years



SITE AND SURROUNDING AREA

The 1.25 hectare site is located on both sides of Clifton Place Road south of 102 Avenue NW and west of 125 Street NW. The subject site currently consists of five vacant lots and eight residential lots with developed single detached houses. Further east is a pedestrian-oriented commercial street, 124th Street, which is primarily zoned CB1 and DC2 and contains numerous retail, office, and service uses. The River Valley and Groat Road are located to the south and west of the subject site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.804) Direct Control Zone 	5 vacant lots & 8 residential lots with single detached dwellings
CONTEXT		
North	<ul style="list-style-type: none"> (CB1) Low Intensity Business Zone (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> Single storey commercial building Vacant land
East	<ul style="list-style-type: none"> (DC2.84(2)) Direct Control Zone (DC2.283(B)) Direct Control Zone 	<ul style="list-style-type: none"> Single storey commercial building Apartment Housing (10 Storey – Properties on High Street)

South	• (A) Metropolitan Recreation Zone	• Groat Ravine
West	• (A) Metropolitan Recreation Zone	• Groat Ravine

PLANNING ANALYSIS

Approved Bylaw 15776 allowed for the redevelopment of Clifton Place into a site with row housing and high rise apartment housing. The proposed rezoning of this site retains the high rise residential tower component and removes the row housing uses on the northern portion of Clifton Place. The row housing is replaced with an enlarged six storey podium which has the opportunity to accommodate assisted living uses. Massing effects from the proposed increase in size and height of the podium are mitigated through regulations that require a high degree of architectural articulation along the buildings facades and the use of setbacks and stepbacks. The podium extends south beyond the tower and includes a rooftop amenity space to maximize sunlight exposure.

The proposed height of the residential Tower is increased by one additional meter from the original approval. The tower component is located at the northern edge of the site, adjacent to 102 Avenue NW, maximizing separation distance between adjacent existing and zoned towers.

The location of this proposed development is adjacent to 102 Avenue NW, a major arterial and is therefore capable of accommodating the larger podium without significantly altering the original vision of this enclave, while still providing an active and pedestrian oriented development.

Given the regulations and restrictions in the proposed DC2 Provision, the proposed development has been designed to be compatible with surrounding land uses.

NEIGHBOURHOOD CONTEXT

This site is located on the edge of the neighbourhood of Westmount at the visual extension of the Jasper Avenue high density corridor.

Continued development in the city's core neighbourhoods, including infill redevelopment of underutilized sites, is an established goal in Council approved policy and guideline documents including the Municipal Development Plan. As neighbourhoods transition and evolve to accommodate these objectives, it is important that new development proposals contribute thoughtfully and sensitively to the ongoing growth and change of the surrounding neighbourhood. This area is particularly well-suited for ongoing, high quality, redevelopment as it is located near an established main street it's well supported by transit and other modes of transportation, and it is connected to a wide variety of places, spaces and uses that serve many different needs and community interests.

PLANS IN EFFECT

The Groat Estates Implementation Plan applies to this application. The application proposes to redesignate the area on the plans context map intended for DC2.804 zoning to reflect the new DC2 rezonings, associated figures will be updated accordingly. Two policies are also proposed to be amended to facilitate the proposed changes.

PUBLIC CONTRIBUTIONS

The contributions proposed by this DC2 Provision are:

1. Provide the City of Edmonton the option to purchase 5% of the proposed number of residential Dwellings at 85% of the market price.
2. Provide a contribution to Public Art at a rate of \$6.95/m² of floor area. The art must be provided on site or in abutting public realms with the appropriate agreements for maintenance.
3. Development and maintenance of a Publicly Accessible Private Park site. The Park shall serve as high quality amenities for peoples of all ages and during all seasons and may include public art, hard and/or soft landscaping, seating areas, play structures and/or bicycle facilities.

TECHNICAL REVIEW

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

A drainage Servicing Report was submitted for review and no concerns were raised. Construction and upgrading of storm sewers located within the Clifton Place roadway will be required at the developer's expense.

A Phase 1 Environmental Site Assessment was submitted and reviewed with this application. No remediation work is required.

PARKING, LOADING AND VEHICULAR ACCESS

Vehicular parking requirements are consistent with the requirements of the Zoning Bylaw. Any accessory commercial uses will generally not require any vehicular parking spaces.

A Transportation Impact Assessment was submitted and reviews for this application and no concerns with the proposed level of parking and intensity of development were raised relative to the impacts on surrounding streets and lanes.

The application proposes to open the lane onto Clifton Place, with an expected increase in vehicular use for those needing to travel westbound on to 102 Avenue NW. The effect of opening the lane to Clifton Place is mitigated by the requirement for two raised table crossings, slowing vehicles down to maintain the original intent of a pedestrian friendly environment.

PUBLIC ENGAGEMENT

In addition to the required public notification processes, the applicant held meetings with the Groat Estates Residents Association on July 6 & 18, 2016 and with the existing property owners along Clifton Place on July 19 & 26, 2016.

PRE-APPLICATION NOTICE July 5, 2016	<ul style="list-style-type: none"> • Number of Recipients: 118 <u>As reported by applicant</u> <ul style="list-style-type: none"> • Number of responses: 2 • Comments included: <ul style="list-style-type: none"> ○ Impacts from additional proposed uses ○ Impacts from change in Height ○ Parking considerations
PRE-APPLICATION OPEN HOUSE February 7, 2017	<ul style="list-style-type: none"> • Number of attendees: 8 <u>As reported by applicant</u> <ul style="list-style-type: none"> • Number of attendees: 7 • Comments included: <ul style="list-style-type: none"> • Meeting minimum parking requirements, staff parking for assisted living component of development • Loss of sight lines due to the increase in podium height • Opening of laneway onto Clifton Place, increasing traffic flow on street
ADVANCE NOTICE February 23, 2017	<ul style="list-style-type: none"> • Number of recipients: 107 • Number of responses: 3 • Number of responses in support: 0 • Number of responses with concerns: 3 • Common comments included: <ul style="list-style-type: none"> ○ Potential negative impacts from increased density and traffic ○ Change in traffic flow and congestion along Clifton Place ○ Future development impacts on the remainder of Clifton Place ○ Emergency access to site
PUBLIC OPEN HOUSE May 4, 2017	<ul style="list-style-type: none"> • Number of attendees: 17 • Number of feedback forms in support: 0

	<ul style="list-style-type: none">• Number of feedback forms with concerns: 3• Common comments included:<ul style="list-style-type: none">o Lack of above grade parkingo Noise from mechanical unitso Disappointed that the development will be done in a piece meal fashiono Strong pedestrian connections should be part of the development
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CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Application Summary

WHAT WE HEARD REPORT

Clifton Place Open House

LDA17-0057

PROJECT ADDRESS: 10123, 10127, 10131, 10135, 10136, 10137, 10142, 10143, 10148, 10149, 10152 & 10156 - Clifton Place NW

- PROJECT DESCRIPTION:**
- Amendment to the Groat Estates Implementation Plan
 - Rezoning from (DC2.804) to (DC2) Site Specific Development Control Provision to encourage opportunities for aging-in-place by introducing new uses such as Extended Medical Treatment Services, Group Homes, and Lodging House uses
 - increase the size of the building and how much area it takes up
 - increase the number of units

EVENT TYPE: Open House

MEETING DATE: Thursday, May 4, 2017

NUMBER OF ATTENDEES: 17

ABOUT THIS REPORT

The information in this report includes feedback gathered during the May 4, 2017 open house. This report is shared with all attendees who provided their email address during the event on May 4, 2017. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning and road closure application advances to Public Hearing these comments will be summarized in a report to Council.

MEETING FORMAT

Planning Coordination
CITY PLANNING



The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as by answering the following questions:

- What opportunities does this application present?
- What challenges does this application present?
- What would you like Council to know about this application?

3 feedback forms with written comments were also received. The comments & questions we received are summarized by main themes below.

WHAT WE HEARD

Building Construction, Land Uses, Layout and Design:

- Contributes to 99 Street being walkable and having services by foot.
- Disappointed that the area is being developed in a piecemeal fashion rather than being coordinated. Construction will drag on for many years before it is all built out.
- Opportunity to build stairs from Groat Road SW to museum area by SW corner of 102 Ave bridge all Mckinnon Ravine to back of museum
- New Public Park
- Seniors - more rentals not life lease
- Glad to see seniors are becoming more “main stream” thinking Re: housing
- Public access to Top of Bank

Parking, Traffic and Transportation:

- Concerned with guest parking height requirements - does not fit personal trucks.
- Opportunity to provide guest parking for overnight use rather than a few hours.
- Concerned about trucks idling in area before city construction hours.
- Concerned about emergency access - what will be done to sure this won’t be an issue?
- Concerned about enough visitor parking for holidays
- Extra pressure for parking on 125 st between 102 & 103 Ave

Microclimate Impacts:

- Air Handling units should be ultra quiet

Developer/Contractor:

- Good developer & contractor will exceed City standards for construction noise, parking and long term air handling noise.
- Opportunity to refurbish old, empty office buildings and use them for rentals

WHAT YOU WANT YOUR COUNCIL TO KNOW

- Create walking/cycling access to Top of ravine. It is a citizen's right
 - Extremely dense development considering all the other proposed buildings in area.
-

ANSWERS TO QUESTIONS

Who makes the decision to build the building or not?

- Once the application review is complete the rezonings and plan amendment can be scheduled for Council. Council may decide to accept or refuse the rezonings and amendment or send it back to administration to make changes. If the rezoning is approved, the applicant can apply for permits (development and building) which are reviewed by a Development Officer and Building Safety Codes Officer.

Concerned about emergency access - what will be done to ensure this won't be an issue?

- This application has been reviewed by Edmonton Fire Rescue Services. A critical review of the provisions for firefighting will be conducted with the development permit application review.

How will large personal vehicles (i.e. trucks) fit/park if everything is underground? Parking height (especially in visitor spots) usually restricts these types of vehicles?

- The minimum dimensions and configuration of parking spaces and drive aisles are proposed to be in accordance with the Zoning bylaw.
- The amount of parking being provided is being reviewed by the City's Transportation engineers. The final amount of parking that is required will be determined from that review taking into account the other modes of transportation that are available in the area.

What happens for residents of Clifton Place (does this mean we have to move)?

- The approved land uses for the existing properties on Clifton Place will remain unchanged.
- The residents of Clifton Place will not be displaced in relation to the proposed rezoning.

How do you ensure compatibility between the two DC2's?

- Submitted technical studies take all properties along Clifton Place into consideration.

If you have questions about this application please contact:

Fiona Hamilton, Planner

780-423-7495

fiona.hamilton@edmonton.ca

Planning Coordination
CITY PLANNING



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw(s):	18110
Location:	South of 102 Avenue NW and west of 125 Street NW
Address(es):	10123, 10127, 10131, 10135, 10137, 10142, 10143, 10145, 10148, 10149, 10152 & 10156 - Clifton Place NW.
Legal Description(s):	Lots 7-10,14, Block 39, Plan 557MC, and Lots 1-8, Block B, Plan 2955EO
Site Area:	1.25 Hectare
Neighbourhood:	Westmount
Ward - Councillor:	6 – Scott McKeen
Notified Community Organization(s):	Glenora Community League, Oliver Community League, Westmount Community League, 124 Street and Area Business Revitalization Zone
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2.804) Site Specific Direct Control Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Direct Control Zone
Plan(s) in Effect:	Groat Estate Implementation Plan
Historic Status:	None

Written By:	Fiona Hamilton
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination