

10209 - 100 Avenue NW

To allow for a mid-rise residential building.



Recommendation: That Charter Bylaw 20169 to amend the Zoning Bylaw from (RMU) Residential Mixed Use Zone to (DC2) Site Specific Development Control Provision Zone and Bylaw 20168 to amend the Capital City Downtown Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Increases development intensity on an underdeveloped site within the Downtown that is well situated among a variety amenities, services and alternative modes of transportation; and
- Conforms to the City Plan by increasing residential density in the Centre City within a mid-rise built form that is compatible with surrounding land uses.

Application Summary

This application was accepted on March 12, 2020 from Dialog on behalf of ProCura. The application proposes to rezone a site within the Downtown, formally known as Dwayne's Home, to allow for the development of a mid-rise residential building. The site is well suited for increased intensity as the area is already supporting dense forms of development and is served by a variety of amenities within walking distance.

CHARTER BYLAW 20169 will amend the Zoning Bylaw, as it applies to the subject site, from (RMU) Residential Mixed Use Zone to (DC2) Site Specific Development Control Provision Zone which will allow for a mid rise residential building with the following characteristics:

- a maximum height of 35 metres (approximately 6 storeys from 100 Avenue NW);
- a maximum of 215 dwellings;
- a maximum Floor Area Ratio of 4.0; and
- site access from the existing north-south lane.

The proposed DC2 Provision is similar to the existing RMU Zone, with the exception of the maximum allowable density. The DC2 Provision will allow for approximately 75 more dwelling units than what would be allowed under the current RMU Zone.

This application generally aligns with the Capital City Downtown Plan, which designates the subject site and surrounding area for higher density and mixed use development. However, one map related to street activity will be required to be amended to reflect the proposed rezoning.

BYLAW 20168 will amend *Figure 10: The Urban Design Framework for Downtown Streets* within the Capital City Downtown Plan. The amendment will change the designation of a portion of 100 Avenue NW from a neighbourhood street with a commercial emphasis to a neighbourhood street with a residential emphasis.

Both the proposed rezoning and amendment to the Capital City Downtown Plan are in alignment with the goals of the City Plan for the Centre City to have the highest density and mix of land uses.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed development is very similar in scale to what is already allowed under the existing zoning. Additionally, advanced notification was sent to surrounding landowners twice, with zero feedback or correspondence from surrounding landowners.

The Basic Approach included the following techniques:

Pre-Application Notification Letter, January 22, 2020

- Number of recipients: 80
- Number of responses: 2
 - 2 phone calls were reported by the applicant. One caller expressed a desire to see the new development integrate with 100 Avenue through active uses and complementary aesthetics. The other caller expressed support for the redevelopment of this site. No concerns were reported.

Advance Notice, April 2, 2020

- Number of recipients: 80
- Number of responses: 0

Following a lengthy period of time with no activity on this application, Administration sent advanced notices again to re-engage surrounding landowners.

Advance Notice, March 9, 2022

- Number of recipients: 83
- Number of responses: 0

Webpage

- edmonton.ca/downtownplanningapplications

Site and Surrounding Area

The subject site is approximately 0.28 hectares, located along 100 Avenue NW, west of Bellamy Hill, within the interior of the Downtown neighbourhood. Vehicular access is through the north-south lane, located along the western edge of the site.

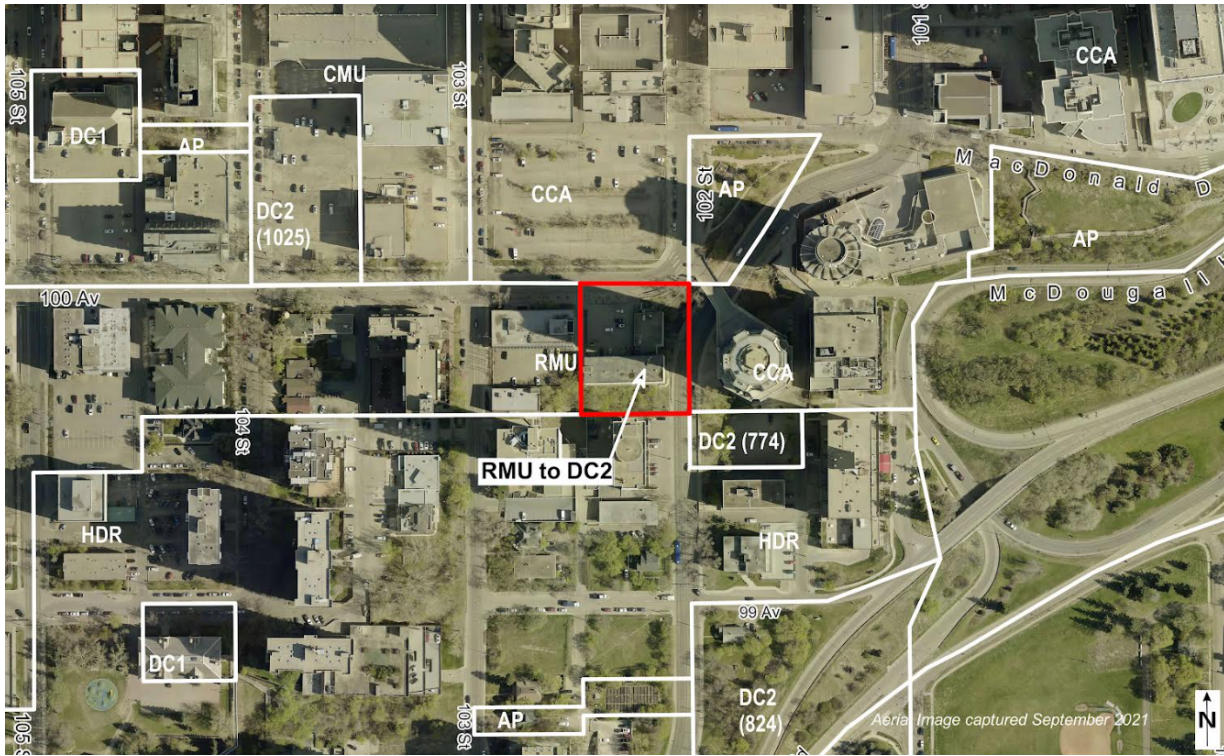
The site currently supports a vacant building, known previously as Dwayne's Home, and a surface parking lot. As a result of a significant change in grade, the height of the building varies, depending on whether it's viewed from 100 Avenue (approximately 3 storeys) or Bellamy Hill (approximately 7 storeys). This is illustrated in the site images below.

The site is surrounded by a mix of uses. To the south and east are high rise residential buildings, to the west is a low rise office building, and to the north is a surface parking lot. This site is well connected to alternative modes of transportation that are within walking distance, including:

- the Bay/Enterprise Square LRT station;

- frequent bus service along Jasper Avenue and Bellamy Hill; and
- bike lanes along 100 Avenue and 102 Street.

The site also has excellent access to a wide variety of commercial and retail services along Jasper Avenue, and within the general Downtown area.

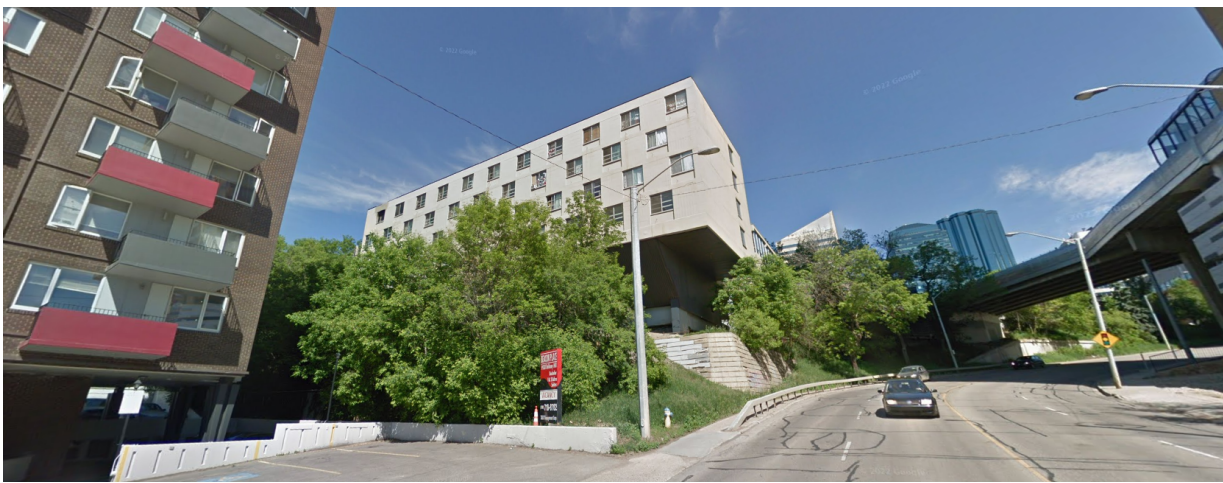


Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMU) Residential Mixed Use Zone	Vacant hotel / supportive housing (Dwayne's Home)
CONTEXT		
North	(CCA) Core Commercial Arts Zone	Surface parking lot
East	(CCA) Core Commercial Arts Zone	High rise residential tower (Edmonton House)
South	(HDR) High Density Residential Zone	High rise residential tower (Beacon Place)
West	(RMU) Residential Mixed Use Zone	Office building



View of the site looking south from 100 Avenue NW



View of the site looking northwest from Bellamy Hill NW

Planning Analysis

The application will allow for a mid-rise residential building that is similar in scale to what is allowed under the existing zoning, with the exception of an increase in allowable density (allowing 215 units versus 140 under the RMU Zone). Increasing density within Downtown is considered appropriate, as the area serves as a major regional employment centre, supporting Edmonton's broadest mix of commercial, office and institutional uses and is well connected via alternative modes of transportation. As such, higher density residential development is well supported by readily accessible amenities and services.

Locating denser and more compact forms of development within the Downtown are reflected in policies within the Capital City Downtown Plan and the City Plan, both of which recognize the area as being able to accommodate the city's densest forms of development.

Though the application does lack some urban design characteristics that would otherwise be required by the existing RMU Zone, the proposal will, on balance, allow for an appropriately scaled building and the redevelopment of an underdeveloped site within the Downtown.

Land Use Compatibility

The current RMU Zone is one of several Special Area Downtown Zones that are intended to accommodate development that aligns with the vision of the Capital City Downtown Plan through the provision of higher density mixed use development. The purpose of the current RMU Zone is to allow for medium to high density residential mixed-use development, with limited commercial, institutional, office and service uses distributed on-site in a manner sensitive to the street environment.

As illustrated on the comparison summary table below, the proposed DC2 Provision allows for development that is of a similar scale to what would be allowed under the existing RMU Zone, with the exception of additional density.

RMU & DC2 Comparison Summary

	RMU Zone Current	DC2 Provision Proposed
Principal Building	Multi-unit Housing Commercial Use opportunities	Multi-unit Housing
Maximum Height	50.0 m	35.0 m
Maximum Floor Area Ratio	5.5	4.0
Maximum No Dwelling Units	140 (500 Dwellings/ha)	215
Front Setback (100 Avenue)	1.5 m	1.5 m
Minimum Interior Side Setback (Lane)	6.0 m	5.0 m
Minimum Flanking Side Setback (Bellamy Hill)	6.0 m	3.0 m

Minimum Rear Setback	3.0 m	6.0 m
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Being located within the Downtown, this site is well situated for the additional density proposed by the DC2 Provision, as it is supported by a wide variety of amenities and services within the area. Overall, the proposed DC2 Provision allows for a building that is of similar scale that would be allowed within the current zoning and is therefore considered compatible built form relative to surrounding land uses and zoning.

Urban Design and Building Transitions

Apart from the key development regulations outlined in the table above, the current RMU Zone, along with other Special Area Downtown Zones, provide urban design regulations to ensure that development is providing a high quality interface with the public realm. The proposed DC2 Provision carries forward some of these regulations, including some new site specific urban design regulations, to ensure that the proposed building will be providing an adequate public realm interface along 100 Avenue and Bellamy Hill.

The building's interface along 100 Avenue is characterized by a canopied principal building entrance and two at-grade dwelling units that provide individual entrances with private amenity areas that transition to the public realm. These features are intended to lend additional activity and vibrancy to 100 Avenue. Additionally, the ground level incorporates higher quality materials such as brick and stone that distinguish this storey from the main body of the building above, in an effort to enhance the building's aesthetics at the pedestrian level.

The building's interface with Bellamy Hill is not quite as strong, though it is recognized that the steep topography along this edge poses a unique challenge, particularly when trying to achieve an active interface with the public realm. As such, this interface of this building along Bellamy is mostly inactive at the pedestrian level. However, to counteract this inactive interface, the use of robust landscaping within the setback area and a requirement that the inactive portion of this facade be wrapped in high quality materials seek to strengthen this interface. From an architectural perspective, the building's south facing facade is its strongest facade, employing a "heritage-style" aesthetic through brick cladding, vertically oriented windows and lintel features. Though not directly facing Bellamy Hill, this "heritage-style" facade will be clearly visible from Bellamy Hill and will help to strengthen the building's overall interface along this edge.

Though the proposed building does provide an adequate interface with its surroundings, there are some noteworthy shortcomings that would have otherwise been required through the existing RMU Zone, including:

- all at grade units along 100 Avenue requiring separate and individual entrances with private amenity space (two at grade units do not);
- an articulated “street wall” along 100 Avenue through the use of a setback;
- 5% of gross floor area as publicly accessible amenity space in the form of atriums and communal open spaces; and
- 6.0 m2 amenity area per dwelling unit that has been reduced to 2.5 m2.

Despite these shortcomings, in addition to unique topographical challenges and the landowner’s stated intent to reuse the footprint of the existing foundation, the DC2 Provision allows for a building that appropriately transitions to its surroundings and provides an adequate interface with the public realm, while adding density within the Downtown.

Capital City Downtown Plan

The Capital City Downtown Plan (CCDP) is in effect for this area. The CCDP designates the subject site as being within the McKay Avenue Mixed Use Area of Downtown. This area is meant to provide a high density and walkable character, served by small-scale restaurants and minor businesses located along 104 Street and 99 Avenue. The proposed DC2 Provision generally conforms with this direction by providing high density development that lends itself to the area's walkability.

As the intent of the DC2 Provision is for a strictly residential building, one map (figure 10: The Urban Design Framework for Downtown Streets) will need to be amended to change the portion of 100 Avenue adjacent to this site from commercial emphasis to a residential emphasis.

The City Plan

Downtown is identified as part of the “Centre City” which 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 minimum density in the Centre City is 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 as it proposes a mid-rise building that is denser than what the current zoning permits.

Edmonton Design Committee (EDC)

On April 21, 2020 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 building 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 and adjustment to text to strengthen language and direction.

Technical Review

Transportation

Administration reviewed the Transportation Impact Assessment (TIA) submitted as part of this application. The assessment concluded that the lane and area roadways are able to accommodate the additional vehicular traffic generated by the proposed development. The development is well situated to take advantage of alternate modes of travel including walking, cycling and transit. Vehicular access to the site will be from the abutting north-south lane; site access will be reviewed in detail at the development permit stage.

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. The vehicular parking supply for this project will accordingly be determined at the development permit stage. Bicycle parking will be provided at a rate higher than what is required by zoning law.

Drainage

Administration reviewed the Drainage Servicing Report submitted as part of this application. Development allowed under the proposed zone will be required to include on-site stormwater management techniques utilizing an engineered outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

EPCOR Water

To service the proposed development, approximately 80 metres of a minimum 250 mm water main must be constructed from the existing 300 mm water main within 103 Street. The applicant/owner will be responsible for all costs associated with changes to the existing water infrastructure required by this application.

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

Appendices

- 1 EDC Letter
- 2 Application Summary



EDMONTON ♦ DESIGN ♦ COMMITTEE

April 23, 2020

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

Dear Ms Petrin:

Re: **Sedona Multi-Unit Development (Rezoning)**
Belinda Morale Smith - DIALOG

As determined by the Edmonton Design Committee at the meeting on April 21, 2020, I am pleased to pass on the Committee's recommendation **of support with conditions for** the Sedona Multi-Unit Development project submitted by DIALOG.

While the Committee supports this type of development, there are some concerns with the proposed design. Without the proposed Direct Control regulation to reference, the Committee has identified that the following considerations, to be included in the development regulations as appropriate:

- **Improvements to the building interface between ground floor units and streetscape along 100 Avenue, including semi-public transitions and appropriately articulated unit entrances (residential or commercial).**
- **Additional architectural treatment of the highly visible northwest and southeast corners of the building.**
- **Enhanced articulation, material variety and / or similar treatments to reduce the visual mass of the building, particularly along 100 Avenue.**
- **Refinement of the landscape treatment at the southeast corner of the building, including better screening of the lower building (ie. parkade). The Committee notes that due to building access concerns, the pedestrian access from Bellamy Hill may not be needed.**
- **Additional consideration of the planning and design of the courtyard. The Committee feels that the space will have limited functionality due to its lack of solar access, and encourages the Applicant to consider relocating or reconfiguring the space, and / or converting the courtyard into a partly- or fully- covered space to facilitate year-round use.**
- **Consideration of a landscape buffer between the laneway parking and 100 Avenue.**

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 'Wes Sims', followed by a period.

Wes Sims
Architect AAA
EDC Chair

WS/ps

- c. Belinda Morale Smith - DIALOG
- Andrew McLellan - City of Edmonton
- Holly Mikkelsen - City of Edmonton
- Travis Pawluk - City of Edmonton
- Edmonton Design Committee

Application Summary

Information

Application Type:	Plan Amendment & Rezoning
Bylaw/Charter Bylaw:	20168 & 20169
Location:	South of 100 Avenue NW and east of 103 Street NW
Address:	10209 - 100 Avenue NW
Legal Description:	Lot 92 - 95, Block 2, Plan NB
Site Area:	2,800 m ²
Neighbourhood:	Downtown
Ward:	O-day'min
Notified Community Organization(s):	Downtown Business Improvement Area Downtown Community League
Applicant:	Dialog

Planning Framework

Current Zone(s) and Overlay(s):	(RMU) Residential Mixed Use Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan in Effect:	Capital City Downtown Plan
Historic Status:	None

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination