



PLAN AMENDMENT AND REZONING APPLICATION OLIVER

9918 – 111 Street NW

9922 – 111 Street NW

To allow for a high rise, high density residential building



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in NON-SUPPORT of this application because it:

- represents an overdevelopment of a small site;
- does not provide appropriate transitions to surrounding properties and the public realm thereby not contributing to the livability of the neighbourhood; and
- constitutes a significant departure from the existing policies of the Oliver Area Redevelopment Plan.

THE APPLICATION

1. BYLAW 18080 to amend the Oliver Area Redevelopment Plan

The proposed amendment to the Oliver Area Redevelopment Plan would exempt the site from policy that currently supports row housing, stacked row housing or low rise apartment development (up to four storeys) in this location.

2. BYLAW 18081 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to a (DC2) Site Specific Development Control Provision.

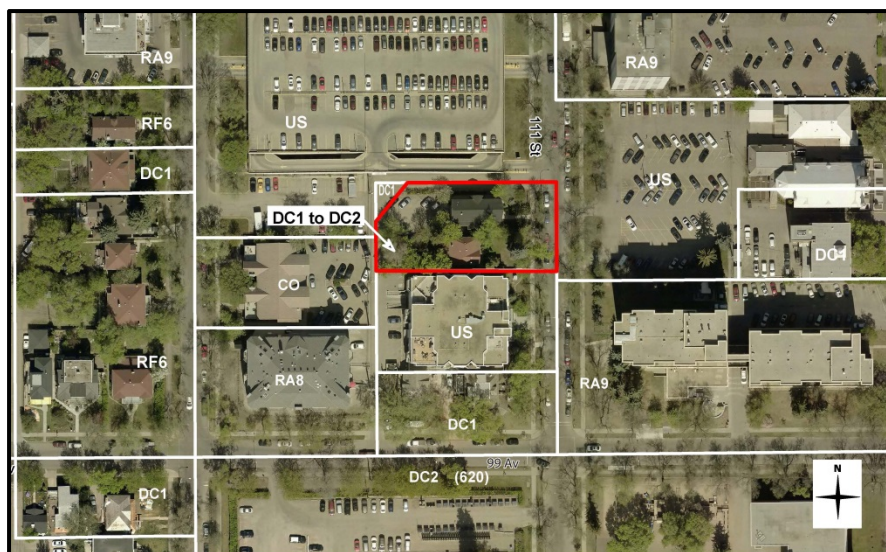
The proposed DC2 Provision has the following key characteristics:

- Maximum Height of 90.0 metres (approximately 30 storeys)
- Maximum Floor Area Ratio of 14.5
- Up to 165 residential dwellings
- A "sunset clause" of 10 years

The existing zone is (DC1) Direct Development Control Provision – Area 2 within the Oliver Area Redevelopment Plan. The purpose of this zone is to provide for an area that encourages the retention and reuse of existing older residential structures, where such structures are isolated on one or two lots between apartment buildings or non-residential uses. This zone currently allows the opportunity for a building of 14m in height with a Floor Area Ratio of 1.5 and approximately 15 dwellings at this location.

SITE AND SURROUNDING AREA

This site consists of two single family lots with a total area of 0.12 ha, is in the interior of Oliver, mid-block along the west side of 111 Street NW north of 99 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	<ul style="list-style-type: none"> • Single Detached House • Single Detached House converted to a Professional, Financial and Office Support Services
CONTEXT		
North	(US) Urban Services Zone	Parking Structure for Edmonton General Hospital
East	(US) Urban Services Zone	Surface Parking Lot
South	(DC2.620) Site Specific Development Control Provision	4 storey Apartment House
West	(CO) Commercial Office Zone	3 storey mixed use building



VIEW OF HOUSE #1 FROM 111 STREET NW



VIEW OF HOUSE #2 FROM 111 STREET NW

House #1, pictured on the left, is a two-storey older character home that is largely original, and generally in reasonable condition on the exterior. While not currently listed on the Inventory of Historic Resources in Edmonton, the building certainly would qualify for evaluation in this regard, particularly given the few remaining historic homes in the Oliver neighbourhood.

PLANNING ANALYSIS

NEIGHBOURHOOD CONTEXT AND EXISTING POLICY

This site is located within Oliver, Edmonton's most populous neighbourhood with over 19,000 people calling it home. Oliver has historically served as an attractive place to live due to its proximity to Downtown, the river valley, transportation connections, commercial retail services, and the overall aesthetics of the neighbourhood. Large boulevard trees and generous planted setbacks give it a true neighbourhood feel which lends to its livability. The site is located in a part of Oliver known as Grandin, which contains a wide variety of building types including older single detached houses and low, medium and high rise apartments mixed and designed together in a compatible manner. The site benefits from being close to the Grandin LRT Station and other major connections and employment centres in all directions.

The policy guiding the site's development is found within Sub Area 6 of the Oliver Area Redevelopment Plan. The current policy works in conjunction with the existing zone to encourage the retention of existing buildings and provides opportunities for medium-density forms of redevelopment to maintain a mix of building typologies within the neighbourhood. The existing land use policy envisions:

- the restriction of redevelopment to a low scale with limits on height to four storeys;
- the ability to build high rise apartments next to the top-of-bank in the existing RA9 zones; and
- architectural designs that allow maximum sunlight penetration to the north.

The existing zone, (DC1) Direct Development Control Provision (Area 2), is applied on various sites throughout the sub area and encourages the retention and reuse of existing older residential structures where such housing is isolated on one or two lots between apartment buildings or non-residential uses.

The subject site fits this description being two isolated lots situated between an apartment building to the south, a parkade to the north, and containing two single detached houses with one of them converted to commercial uses. Both current policy and zoning direct that this site would not be appropriate for high-rise development.

Notwithstanding existing policy in the Oliver ARP, it is recognized that generally, Grandin is a good location for towers and higher density based on the broad criteria found in more recently approved Council Policy and Guidelines which direct densification around major employment centres and transit. However, when considering an amendment to the Area Redevelopment Plan, future buildings must be designed and located on appropriately sized sites to ensure livability is maintained in this already dense neighbourhood. To implement this on a site-specific basis, the layout and building design should ensure compatibility, sensitivity, and appropriate transitions to surrounding development. This current proposal does not achieve these objectives.

LAND USE COMPATABILITY

Particular attention is required on the placement, design, and edge treatment of large towers in established neighbourhoods. New urban forms should ensure a sensitive fit with existing development patterns while focusing on providing appropriate transitions and minimizing negative impacts, such as adverse shadowing, pedestrian-level comfort, and blockage of sky view.

The construction of tall buildings on sites that are too small to implement design practices to accomplish a sensitive fit can result in undue negative impacts on the quality of the public realm, neighbouring properties, the living and working conditions for building occupants, and the overall livability of the community.

As proposed, there are significant concerns and potential negative impacts related to how the building transitions to surrounding properties and the public realm that cannot be properly addressed as a result of the small site (two lots) compared to the scale of the proposed 90 m (approximately 30-Storey) building. As such, the proposal represents an overdevelopment of

the site due to its inability to transition to neighbouring properties appropriately.

Transition to existing development

The abutting site to the south contains a 4-storey apartment development with balconies and rooftop terraces on the north façade directly facing the subject site.



TRANSITION AREA BETWEEN EXISTING BUILDING AND SITE

The existing conditions require that the future development be properly screened, set back, and stepped back to maintain privacy, to properly transition the tower bulk to the existing scale of development, and to maintain the liveability of existing residents. The proposed does not achieve this, and provides a minimal setback that would be considered appropriate for a low rise building, not a high rise building. There are no stepbacks for the building, which will place the full bulk and height of the tower directly adjacent to the existing residence. This close proximity combined with the lack of podium transition also creates a condition where the impacts on wind and airflow caused by the introduction of the tower are borne by the adjacent building, including their amenity areas.

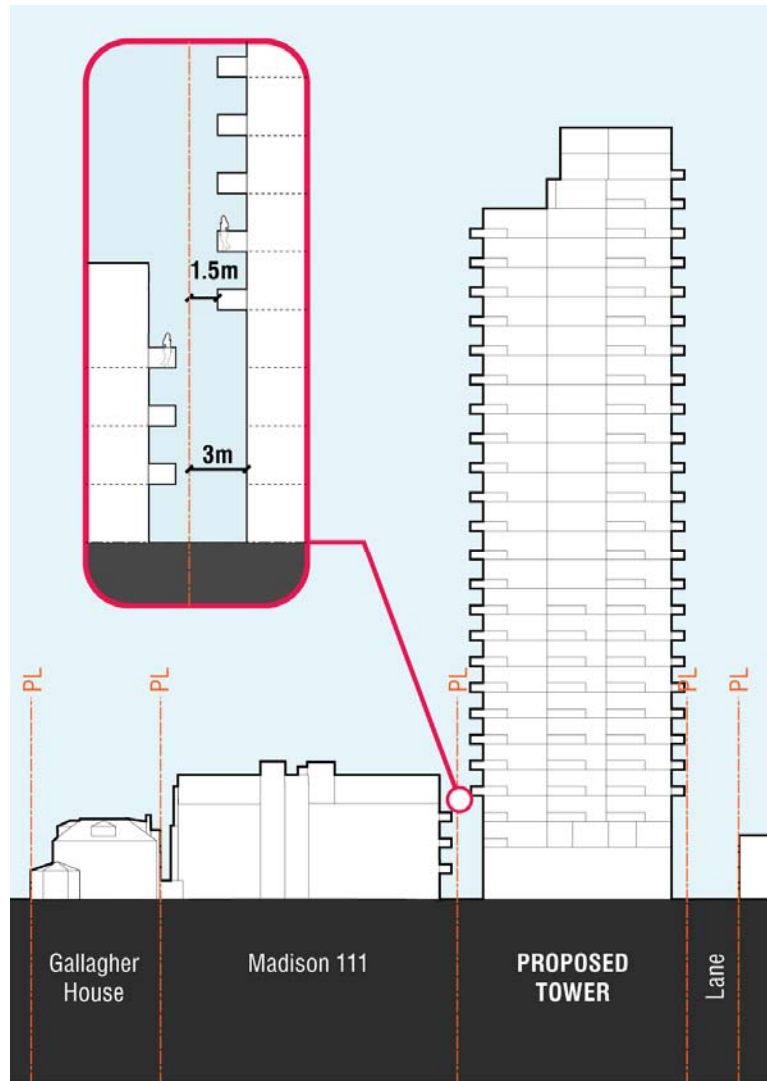


DIAGRAM OF SEPARATION SPACE AS PROPOSED

Appendix 1 to this report contains a more detailed analysis of the nature of this transition.

Transition to public realm

How a building meets the street or transitions down to the public realm is important as it is in this area where the building has the biggest impact on the pedestrian experience and its ability to integrate within the existing urban fabric. The proposed development does not create an edge condition that sensitively integrates with the neighbourhood. It allows a reduced front setback of 3 meters disrupting the pattern of frontages along the street which have a consistent requirement for 6 meter setbacks. More importantly, because there is no requirement for a setback for approximately one third of the building frontage and minimal setbacks for the remainder, the full 90 metres of height is only 3.0 m from the front lot line. This minimal space is further reduced with the ability of balconies to project into the space above this Setback so that only 2.2 metres is maintained between the balconies and the front lot line. This places the tower on the edge of the property line and contributes to the pedestrian perception of the building looming over the public realm.

The City's Residential Infill Guidelines describe a podium tower configuration as one of the most effective ways of integrating a tower with surrounding lower built forms and transitioning the mass of the tower down to the street at a human scale. Adequate tower separation distances from property lines and from other towers combined with an activated base are critical aspects of tall building design in established neighbourhoods. The podium helps define the edges of the streets while maintaining sunlight and sky views for pedestrians and neighbouring properties. This condition is created by pushing or stepping the tower bulk back into the site and away from the edges.

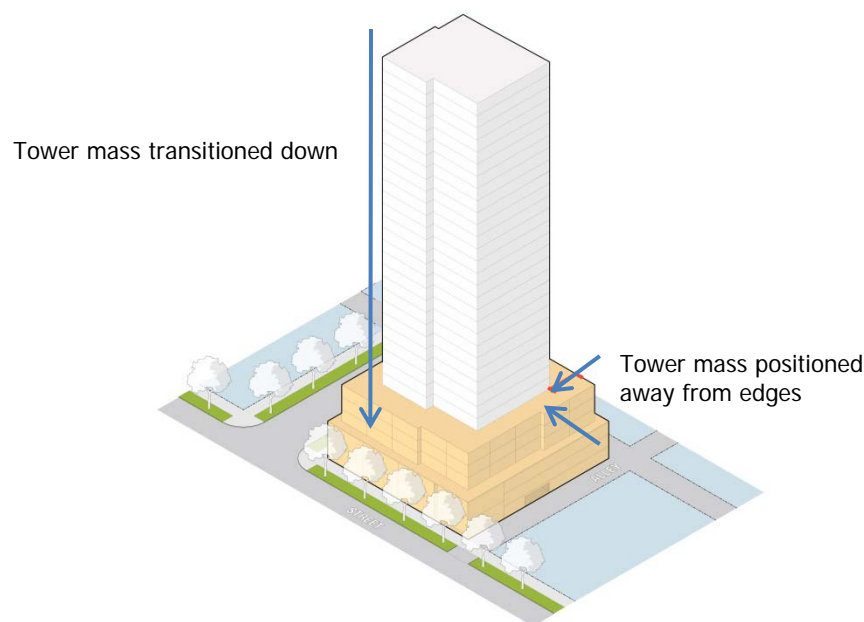


DIAGRAM OF TYPICAL PODIUM / TOWER CONFIGURATION

While not all towers need to be designed with podiums, because of the adjacent existing low rise development, this site context is well suited for tower development to include a strong podium that is pedestrian oriented with the tower placed behind the street wall and removed from the southern edge. Alternatively, if designed without a podium, it is expected that the tower would be sufficiently setback to achieve the same outcomes. This alternative is witnessed by many of the existing high rise buildings in the neighbourhood. The towers are set well back into the property and as a result the area is able to accommodate significant density while maintaining general liveability and a comfortable streetscape for residents and visitors. This proposal is unable to achieve either outcome due to the small site size relative to the scale, size and massing of the proposed development.

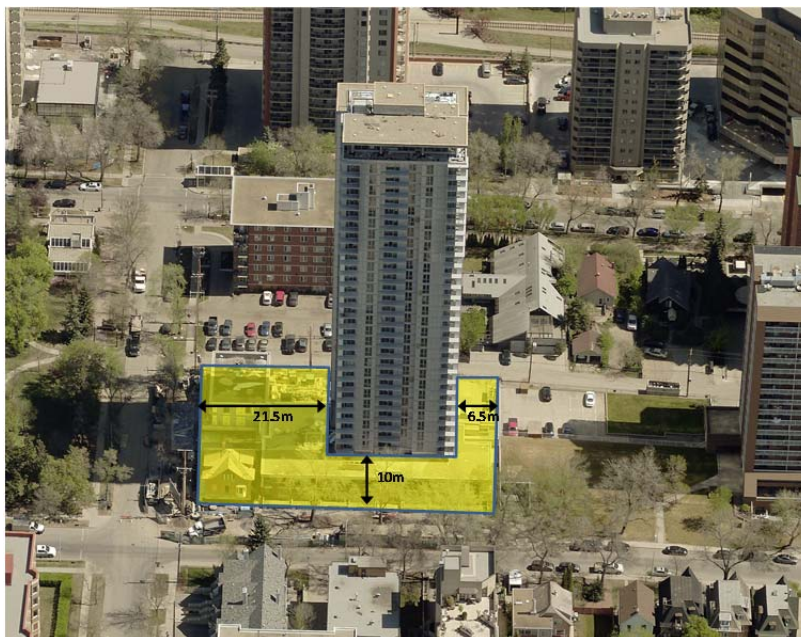
A recent example of tower development which has been able to achieve these outcomes and sensitively integrate into the same existing context, is The Hendrix tower on the corner of 111 Street NW and 98 Avenue NW (a block and a half away), which was approved by City Council in

2014.

When comparing the actual tower portion of both The Hendrix and this proposal, they are very similar in terms of height and floor plate. However, when comparing the site size, context and tower base design, these developments are very different and these differences highlight the incompatibility of this current proposal with the area. The table below provides a comparison of the zoning of the two developments.

REGULATION	THE HENDRIX	PROPOSED DC2
Height	100 m	90 m
Tower Floor Plate	650 m ²	700 m ²
Site Size	2792 m ²	1211 m ²
Floor Area Ratio	6.7	14.5
Density	260 Dwellings (931 dwellings per hectare)	165 Dwellings (1362 dwellings per hectare)
Tower Setbacks (from lot lines)		
Front	10.0 m	3.0 m
Rear	8.0 m	5.5 m
North Side	21.5 m	1.8 m
South Side	6.5 m	3.0 m

The Hendrix was able to provide substantial space between the tower and the edges of the property based on a land size that was twice as large and a floor area ratio that is half as much. This space was used for a podium of townhomes and also included the retention of a designated heritage house and a publically accessible open space on site. All of these features combine to ensure that the addition of significant density in a very urban setting is done with sensitivity and compatibility.

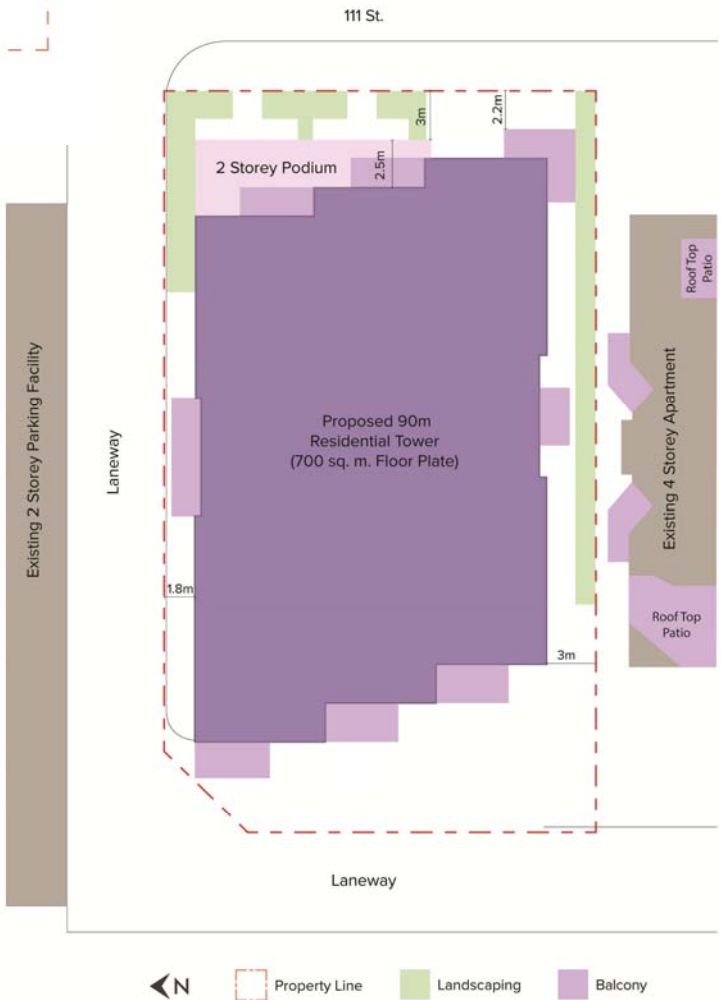


THE HENDRIX WITH TOWER SETBACKS LOOKING EAST



The Hendrix (left) shows how the tower portion is well within an appropriately sized site allowing for sensitive and compatible transitions to adjacent properties and the street.

The proposed tower (right) shows how the tower extends very close to the property lines with very little transition or open space.



FUTURE NEIGHBOURHOOD PLANNING

Oliver, and the Grandin area, already contains significant density and the plan allows for more in certain locations. However, this proposal is six times the height and eleven times the floor area ratio and density compared to the existing zone. The proposed 14.5 floor area ratio is higher than what is allowed in all of the special area downtown zones, including the Arena and Entertainment Zone (floor area ratio: 12.0) which allows the opportunity for the largest and most intense buildings in the City. See Appendix 2 for an explanation of how Floor Area Ratio is related to the size and massing of a building on a site.

An analysis was completed of the Grandin portion of the Oliver neighbourhood which identified approximately 20 similar sized sites that also contain 2 older homes. This is approximately 80% of the older housing stock in Grandin. In addition, when factoring in other potential sites of this size that are parking lots, vacant land or other older structures, the number of potential sites of this size (approximately two single family lots) is more than 80.

While each of these sites would have its own unique context and surrounding conditions that would need to be evaluated independently, allowing this kind of high rise development on sites this small with insufficient transitions to neighbouring properties sets the foundation for a significantly alternate direction for the Grandin/Oliver community. If similar sites were also developed as towers, there is a potential for many densely packed towers with minimal open space or breaks between buildings.

This kind of major shift in the future development potential for the area should be dealt with through a comprehensive review of the ARP to determine if this is an appropriate direction for the neighbourhood. In the absence of such a comprehensive review, in order to continue to have the currently desired mix of housing in Oliver that includes houses and low, medium and high rise development, small sites such as this should continue to be protected from incompatible overdevelopment. For these reasons, a spot re-zoning of this size and at this location is not recommended.

RESIDENTIAL INFILL GUIDELINES

This application does not meet the majority of guidelines for High Rise Apartments relative to built form, site design and streetscape. It does meet the general guidelines related to location and parking. A detailed review of the application relative to the Residential Infill Guidelines is found in Appendix 3 to this report.

EDMONTON DESIGN COMMITTEE

On March 21, 2017, this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of support with the following conditions and the requirement for an administrative walk-on to show how the conditions were being satisfied:

- Create defensible space and grade separation for the townhouses;
- Consider additional landscaping on the north side;
- Provide a more appropriate residential articulation of townhouse facades;
- Provide clarity of setbacks and confirm that drawing appendices adhere to the setbacks

outlined in the text;

- Provide more appropriate urban landscaped space along the 111th Street frontage, consider hardscaping as opposed to artificial turf;
- Identify potential off-site improvements as a part of density bonusing in DC zoning;
- Consider the scale of the entrance lobby in relation to the townhouse volumes and adjacent neighbor to the south to strengthen the podium presence/scale as a uniform two story element; and
- Maintain transparency of balconies in order to reduce apparent massing of the overall structure

While some improvements were made to address these conditions, on May 2, 2017, an administrative walk-on was tabled and not accepted. The Committee noted that while they originally supported this application with conditions, the applicant's response, in the form of a revised DC2 text and illustrative appendices did not sufficiently satisfy the conditions. In addition, the Committee expressed the following:

"The Committee is very concerned that the proposed tower setbacks (now clarified) along the south property line significantly limits development potential on the adjacent property (in order to provide a 20m or otherwise acceptable tower separation), and furthermore sets a problematic precedent for the development of towers on small parcels in this neighbourhood. The Committee recommends the Applicant continue to work with Administration on the development of suitable tower setbacks."

The setbacks have not changed since the EDC review and no additional administrative walk-on or review by the EDC was completed.

PUBLIC AMENITY CONTRIBUTIONS

The contributions proposed by this DC2 Provision are:

- a Developer Sponsored Affordable Housing contribution in accordance with City Policy C582;
- a Public Art contribution at a rate of \$6.95/m² of Floor Area (approximately \$120,000); and
- a requirement for at least 11 Dwellings to be Family Oriented Dwellings.

As a manner of comparison, the previously referenced Hendrix Tower in the same area provided the following contributions:

- Green Building Rating System LEED™, Silver Certification;
- Retention of the John T. Ross Residence and incorporation of it into the site design;
- A publicly accessible pocket garden with a minimum area of 120 m²;
- a Public Art contribution of \$175,000 (\$9.36/m²); and
- a requirement for at least 13 Dwellings to be Family Oriented Dwellings.

TECHNICAL REVIEW

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

A Drainage Servicing Study was reviewed and accepted that requires the building to control outflow to a maximum level in order to not overwhelm the City's infrastructure.

EPCOR Water noted a deficiency in on-street fire flows adjacent to the property. Additional levels of on-site fire protection requirements will be addressed at the Development Permit stage, including the construction, at the developer's cost of a new hydrant.

WIND IMPACTS

A Qualitative Pedestrian Level Wind Assessment was submitted and reviewed which described some potential impacts of the proposed building. It concluded that for the existing balconies on the north facade of the existing building to the south, wind conditions are expected to be suitable for sitting or more sedentary activities during the summer months. However, due to the proximity between the two buildings, there is the potential for downwash from the proposed tower to impact the terraces on the existing neighbouring building, creating somewhat windier conditions than those that presently exist and affecting the use and enjoyment of this amenity space.

While the assessment concluded that the introduction of the tower is not likely to significantly influence wind conditions on the terraces, potential mitigation strategies and additional studies were requested but were not provided by the applicant. The DC2 Provision requires the submission of a more detailed wind study at the Development Permit stage and requires that the balconies and terraces of the adjacent building to the south are shown as comfortable for sitting relative to expected wind levels with any required mitigation measures implemented. However, it remains unclear whether or not such effective mitigation measures actually exist due to the site constraints, and potential wind impacts remains an outstanding concern of the proposal.

SUN SHADOW IMPACTS

Tall buildings will always create shadow impacts on surrounding properties but site context, layout and building design can combine to minimize these impacts as much as possible. This proposal has minimal concerns related to shadow impact as the majority of the land immediately to the west, north and east are parking lots within the (US) Urban Services Zone and not residential or active commercial uses. Due to the height, there are times where the shadow extends further than these parking areas but because it is a slim tower (maximum 700 m² floor plate) and these properties are further away, the shadow will move quickly without any lengthy periods of constant shadowing.

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. Vehicular parking requirements are planned to be

generally aligned with the standard Transit Oriented Development (TOD) requirements within the Zoning Bylaw based on current assumptions about the number of one, two and three bedroom units in the building. Regardless of the number of bedrooms, only one space per dwelling is required so if more three bedroom units are built than currently anticipated, the provided parking may be slightly lower than the Zoning Bylaw TOD requirements.

Bicycle parking is provided at a much higher rate than would be required by the Zoning Bylaw. The DC2 Provision requires 55 spaces for the 165 dwellings while the standard requirements in the Zoning Bylaw would only be 5% of the number of vehicular parking spaces or approximately 8 in this case.

A Transportation Impact Assessment was completed that indicates that the existing roadway network can accommodate the peak hour traffic activity anticipated to be generated by the proposed development at acceptable levels of service. The report also recognizes that due to the high density mixed-use characteristics of the Oliver area, combined with the availability of existing and planned transit and active modes infrastructure, there will be opportunities for residents and visitors to make use of alternative transportation modes, reducing the vehicular demand on the roadway network. The provision of vehicular and bicycle parking also reflects the above locational characteristics and are being proposed at appropriate levels for this site.

PUBLIC ENGAGEMENT

The table below summarizes all consultation steps taken and general topics that were discussed. More details on comments and concerns received are found in Appendix 4 to this report.

PRE-APPLICATION NOTICE September 23, 2016	<ul style="list-style-type: none"> • Number of Recipients: 190 <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"> • Number of responses: 13 • Common comment themes: <ul style="list-style-type: none"> - Traffic congestion impacts - Parking capacity on streets - Too much height - Site too small for development of this scale
ADVANCE NOTICE January 11, 2017	<ul style="list-style-type: none"> • Number of recipients: 190 • Number of responses in support: 0 • Number of responses with concerns: 3 • Common comment themes: <ul style="list-style-type: none"> - Loss of older houses - Too much height and density on a small site - Setbacks not large enough - Traffic and parking impacts in the area
PUBLIC MEETING April 6, 2017	<ul style="list-style-type: none"> • Number of attendees: 31 • Number of feedback forms in support: 1

	<ul style="list-style-type: none"> • Number of feedback forms with concerns: 4 • Common comment themes: <ul style="list-style-type: none"> - Height and Size Impacts - Building Construction, Layout and Design - Infrastructure - Character of the neighbourhood/Area Redevelopment Plan - Land Economics and Demand - Parking, Traffic and Transportation
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The condominium board of the adjacent building to the south has been very active throughout the application process, engaging with the applicant directly and through Sustainable Development. They have provided a letter in opposition to this application citing concerns related to the degree of increase in massing and density and the lack of setbacks, particularly the narrow space between their building and the proposal which they see as having a negative impact on the enjoyment of their amenity areas and access to light.

CONCLUSION

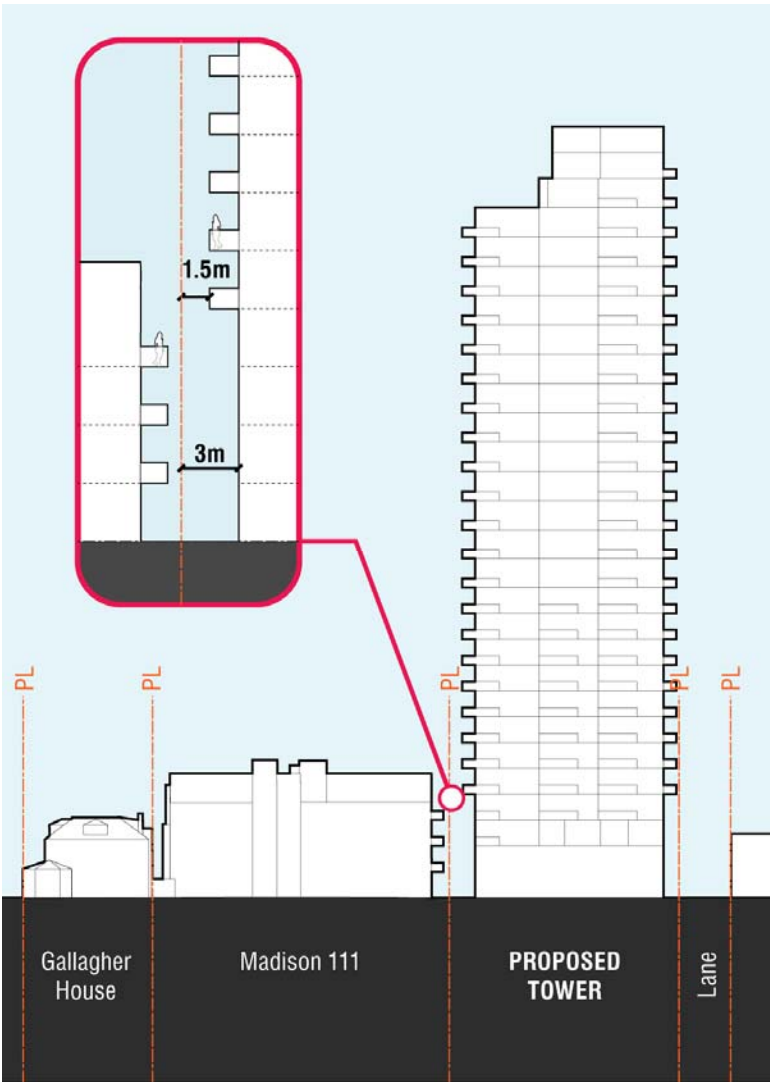
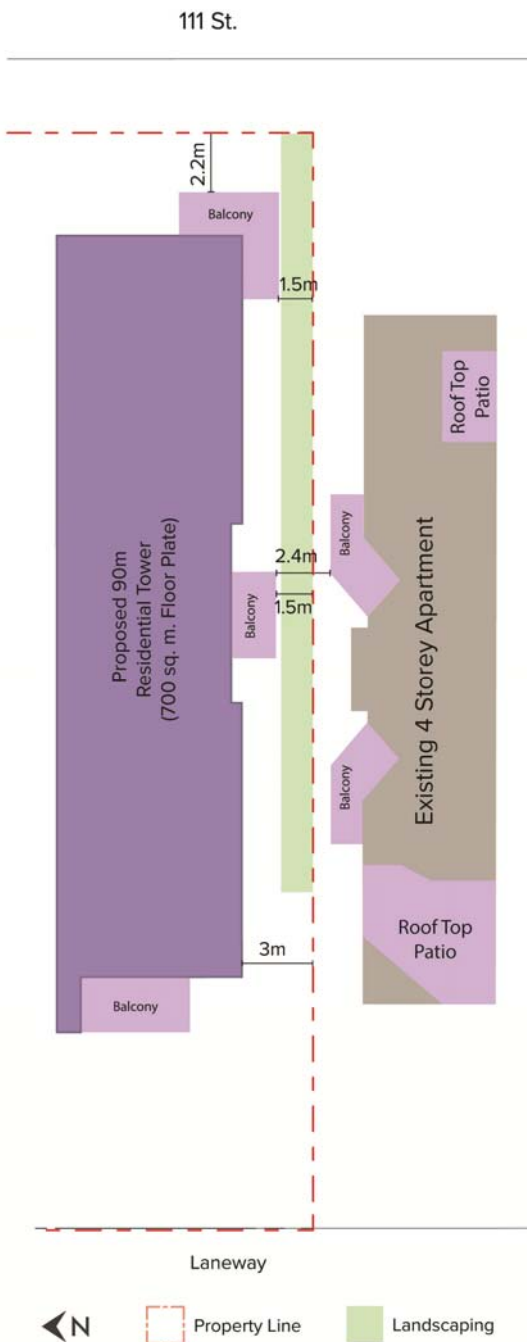
Sustainable Development recommends that City Council REFUSE this application.

APPENDICES

- 1 Building Transition Analysis
- 2 Floor Area Ratio Explanation
- 3 Residential Infill Guidelines Analysis
- 4 "What We Heard" Public Engagement Report
- 5 Application Summary

BUILDING TRANSITION ANALYSIS

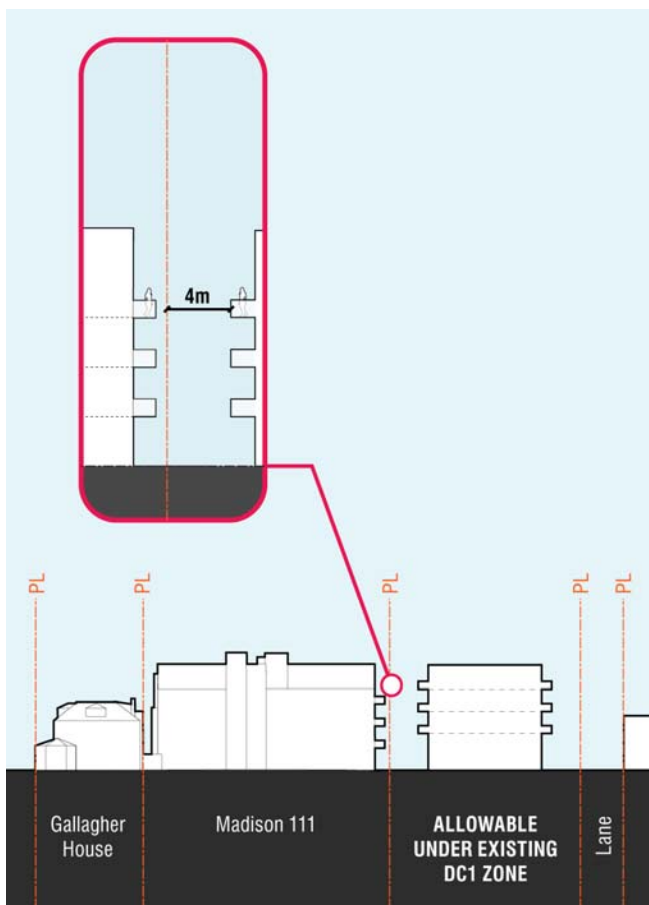
Between the existing and proposed buildings, the DC2 Provision provides landscape screening, restricts balconies below the fourth storey, and requires a 3.0 m Setback from the shared lot line. However, with balconies above the fourth storey being able to project 1.5 m into the Setback, there is only an effective distance of 2.4 m between the existing and proposed building providing an inadequate separation between a four storey building and a 90 m tower. The diagrams below shows the proximity of the two buildings.



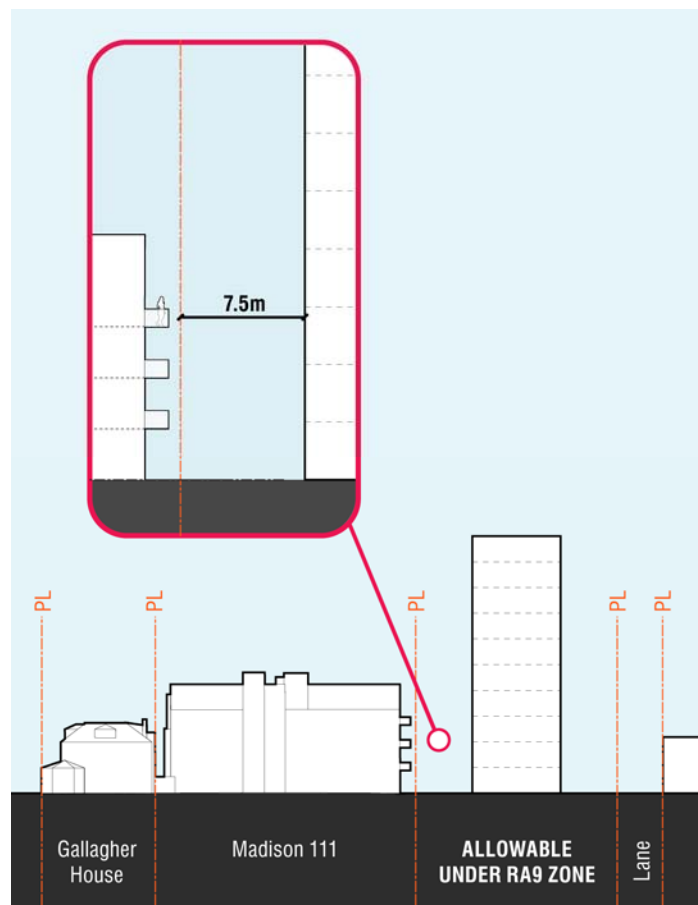
For comparison, if these were two similar 4 storey buildings built within the existing DC1 Zone or the (RA7) Low Rise Apartment Zone, this interface would be similar with the exception of balconies only being able to project 0.6 m into the setback area. However, the (RA9) High Rise Apartment Zone, which allows approximately 15 storeys in height would require a 7.5 m Setback from the shared lot line. This follows the general principle that taller buildings need to do more to address transitions to surrounding lower buildings. The building in the proposed DC2 Provision is twice the height of what the RA9 zone allows but with less than half the setback requirement and a greater projection allowance into the setback.

REGULATION	EXISTING DC1	RA9 ZONE	PROPOSED DC2
Height	14.0 m	45.0 m	90.0 m
Floor Area Ratio	1.3	3.0	14.5
Density (Dwellings per hectare)	124	225	1362
Front Setback	6.0 m	6.0 m	3.0 m
Rear Setback	7.5 m	7.5 m	5.5 m
North Side Setback	4.0 m*	7.5 m*	1.8 m
South Side Setback	4.0 m*	7.5 m*	3.0 m

* Setback requirement varies by number of storeys proposed. Setback number in table assumes maximum height in zone.



TRANSITION IN EXISTING DC1 ZONE



TRANSITION IF SITE WAS ZONED RA9

WHAT IS FLOOR AREA RATIO?

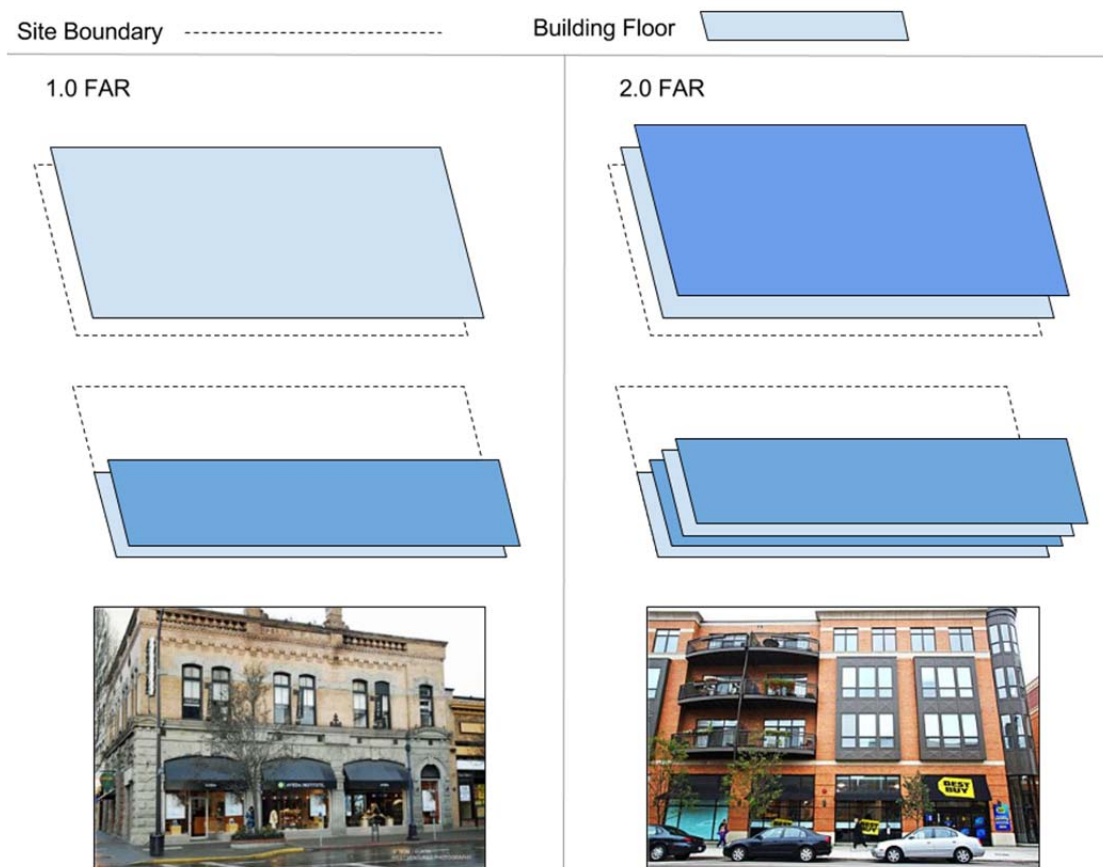
Floor Area Ratio (FAR) represents the total floor area of a building divided by the total area of a site. It is used to limit the overall mass and intensity of a building or development. As the total buildable area allowed, FAR is used to balance the height and scale of the building, controlling the overall mass of the development.

Examples of FAR:

There are many ways developers can use the same FAR value to sculpt buildings as it regulates the total building floor area, not the building's footprint.

If FAR is equal to 1.0 (left diagram), a developer can build a 1,000-square-foot building on a 1,000-square foot lot. Developers have the option to build a 1-storey building on all of the property of the area, or a 2-storey building (each floor 500 square feet) on half of the property area.

If FAR is equal to 2.0 (right diagram), a developer can build a 2,000-square-foot building on a 1,000-square foot lot. Developers may choose to build a 2-storey building on all of the property area, or a 4-storey on half of the property area or any combination that equals a maximum 2,000 square feet as long as the building does not go over the maximum height permitted.



RESIDENTIAL INFILL GUIDELINES ANALYSIS

This application was reviewed for conformance to the recommendations for High Rise Apartments due to the proposed DC2 dealing with a high rise form and being adjacent to a residential neighbourhoods that may be impacted by such issues shadowing, traffic and parking and loss of views. A breakdown of the DC2 Provision is provided indicating if a particular guideline is met or not.

LOCATION AND DISTRIBUTION

Guideline	DC2
High Rise apartments should have direct access to an arterial or collector road or a road with the demonstrated capacity to accommodate the development without undue impact on adjacent areas.	Yes
High Rise Residential Buildings should locate in the City's key activity centres, including the central area of the City (Downtown, the Station Lands, and Downtown North Edge), areas adjacent to LRT Stations and at existing regional or community level shopping centre sites.	Yes
The preferred locations for High Rise Residential Buildings may be further defined through an Area Redevelopment Plan, Transit Oriented Development (TOD) Plan, or Site Vision and Context Plan.	No

BUILT FORM AND DESIGN

Guideline	DC2
High Rise residential towers should be designed with a distinctive expression of a base, middle, and top to better respond to the context of views to and from the tower.	No
High Rise residential towers should be constructed on a podium base that creates a human scale street wall with a minimum height of 3 storeys and a maximum height of 4 storeys.	No
Storeys above the 3rd floor should be stepped back and aesthetically be of a secondary character to the main base form.	Partial
The podium façade should be divided into segments and articulated to support a walkable environment and reduce the building mass	Partial
A sun/shadow analysis should be prepared, including analyses of shade impacts for the spring and fall Equinoxes and the winter Solstice.	Yes
The building should front a street.	Yes
All ground level units with street frontage should have an individual entrance that fronts onto the street and private outdoor amenity space; all other units should be accessed through an entrance hall fronting onto a street.	Partial

The massing of High Rise buildings should be arranged to minimize shadowing of onsite or adjacent amenity space	Partial
The maximum height of High Rise buildings on specific sites should be determined using the Large Site Infill Guidelines.	No
High Rise residential towers should be designed as slender point towers with small floorplates to protect views and maximize access to sunlight for surrounding development.	Yes
High Rise residential towers should be designed with significant shaping to break down the scale of the tower.	No
High Rise residential towers should be designed with floorplates generally no larger than 750 square metres gross.	Yes
The mass of the tower should be stepped back above the base podium by at least 3 metres.	No
The massing of High Rise buildings should be arranged to resolve shadowing, overlook, and loss of privacy issues on adjacent areas in accordance with the "Large Site Infill Guidelines"	No
The massing of High Rise buildings should be arranged to Provide for a transition between the building and adjacent residential areas in accordance with the "Large Site Infill Guidelines".	No
High Rise residential towers should be separated from each other by a minimum of 30 metres if they are offset on the site such that one tower does not directly face the other or a minimum of 35 metres if they face directly on to each other.	No
The width of a High Rise residential tower should not exceed 36 metres.	Yes

SITE DESIGN AND STREETSCAPE

Guideline	DC2
The site should be landscaped in accordance with an approved Landscape Plan which provides for a high standard of landscaping on the site.	Yes
The Landscape Plan should Incorporate the design and planting of public sidewalk and boulevard areas adjacent to the site.	Yes
The Landscape Plan should Illustrate the landscaping of yards and common outdoor amenity areas.	Yes
Upgrading of the adjacent public sidewalks and boulevard areas may be a requirement of development approval if warranted by the existing conditions.	No
Common, outdoor amenity space should be provided on site to accommodate the recreational and social needs of residents, including families with children when family units are proposed	No
The streetscape design, including building features and landscape treatment along street frontages,	Yes

should integrate the new development into the existing neighbourhood by providing entry transitions (e.g. use of steps, fences, gates, hedges, low walls) and semi-private outdoor spaces that create a comfortable relationship between the public realm of the street and the private space of the dwelling units.	
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by providing individual, private front entries and landscaped yards for ground floor units.	Yes
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by maintaining the existing development pattern along the street, including setbacks, treed boulevards and no vehicular access from the street.	No
The site design should, in concert with the design of the building contribute to optimizing sunlight on adjacent properties and on common outdoor amenity areas and maintain the privacy of adjacent homes through the use of fencing, screening, and landscaping.	No
Common outdoor amenity space should be provided on site at a location where there is surveillance, sunlight, and weather protection.	No
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by providing a prominent front entrance to the building.	No
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by using articulated building facades and quality building materials, and creating recessed balconies and roofline features along street fronts.	Partial
The Landscape Plan should include an assessment of mature trees on site.	No
The Landscape Plan should provide for the retention of mature trees to the greatest extent possible.	No

PARKING

Guideline	DC2
All parking should be accessed from the adjacent lane.	Yes
Any surface visitor parking areas provided for High Rise buildings should be developed at the side or rear of the building	Yes

Resident parking should be provided on site in either underground or above ground parking structures.	Yes
Any surface visitor parking areas provided for High Rise buildings should be separated from residential units by landscaped buffers and not impact the street or outdoor amenity areas.	Yes
Any surface visitor parking areas provided for High Rise buildings should be clustered into smaller parking lots and divided with landscaping (including trees).	No

WHAT WE HEARD REPORT

Grandin Tower Redevelopment Application Open House LDA16-0540

PROJECT ADDRESS: 9918 and 9922 - 111 Street NW

- PROJECT DESCRIPTION:**
- Amendment to the Oliver Area Redevelopment Plans (ARP)
 - Rezoning from Direct Development Control Provision (DC1 - Area 2) to Site Specific Development Control Provision (DC2) to allow for the development of a high rise, high density residential building with surface and underground parking.

EVENT TYPE: Open House

MEETING DATE: April 6, 2017

NUMBER OF ATTENDEES: 31

ABOUT THIS REPORT

The information in this report includes feedback gathered during the April 6th, 2017 open house. This report is shared with all attendees who provided their email address during the event. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed Grandin Tower redevelopment application advances to Public Hearing these comments will be summarized in a report to Council prior to them making a decision on the application.

MEETING FORMAT

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

- What does council need to know or understand about this application?
- What opportunities does this application present?

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- What challenges does this application present

We also received 9 feedback forms with written comments. The comments & questions we received are summarized by main themes below.

WHAT WE HEARD

What opportunities does this application present?

- Will bring more people into Oliver, making it more vibrant
- Height density in downtown core is good
- Good to have more density in transit accessible areas
- Revitalization
- Underutilized site
- Landscaping looks decent
- Family units = more kids in school
- The location is ideal for more family friendly units given proximity to Grandin School
- Have developer work with Edmonton General to move adjacent parkade underground and extend development out to the north instead of up
- To support a smaller development (12 stories or less)
- Concerned that this tower may be too dominant for the current landscape; Opportunity for something closer to 15 stories.

What challenges does this application present (by theme)?

Height and Size Impacts

- Building is too tall for immediate surrounding
- Floor Area Ratio, Density and Height too much (11 times existing)
- Too tall for that block - less light, not consistent with current 4 storey buildings
- Building is TOO tall for this small footprint. Scale down building to a reasonable height
- Concerned that the hospital and surrounding buildings will be losing sunlight
- Concerned new tower's shadow will unavoidable stress residents of Edmonton General which is 11 storeys height from sunlight at Winter time. Concerned about height and width ratio of building (seems like a significant change for the area)

- Would prefer existing zoning (ex. 4 stories) and a multi-purpose, family friendly building given the proximity to Grandin School.
- Should be 12 storey building (that would work)
- Opportunity for a smaller size building would be allowed by current zoning regulations and will not affect to such extent the quality of life for people who currently reside in this neighbourhood
- Level of density is extremely high for the space with no view!
- Blocks my sky!

Building Construction, Layout and Design:

- Concerned about building aesthetics. The facade is too plain; doesn't contribute to the skyline of the area. Make the top look less like an army bunker (UGLY)
- Building too bulky for the lot. The site is too small for a development this large
- Look of the building not aligned with the look of the brick buildings in the area.
- Could move north more to increase setback to be south
- Setbacks not large enough - reduces aesthetics of the area and impacts other buildings too much.
- Concerned about noise be an issue (no info was provided)
- Impact on neighbour during construction (i.e. foundation, hoarding, dirt, traffic)
- Ongoing construction!! + noise pollution
- Privacy - this tower will be built next to 4 storey building to the south
- Proposed design has serious lack of privacy for both residents and neighbours
- Concerned new tower will affect structure problems of the Madison III
- Opportunity to provide better landscaping - concerned the south wall for the underground parking facing south above ground should have a tree & planters to block the cement curve.
- None of the renderings reflect the current density of the community. Renderings look like there is a lot of open space & that is not the case
- Renderings appear to present open spaces, not the claustrophobic sensation of 30 curbside stories.

Infrastructure

- 165 units on sewers will cause already overloaded system problems
- Please do this the right way round

- 1. Make sure there's water pressure
- 2. Redesign the garbage chute

Character of the neighbourhood/Area Redevelopment Plan:

- The building does NOT fit into the feel, esthetic of the neighbourhood
- This building will ruin the charm and feel of my neighbourhood
- Quality of life for current neighborhood residents will be affected negatively
- Neighbourhood is already dense
- The development does not respect the character of the neighbourhood given the height and floor area ratio.
- The Area Redevelopment Plan is dated and that is why developer's try to do this.
- Zoning for this area should NOT be changed.
- This is a perfect example of "vertical sprawl"
- Why do we have to change to DC2? Too tall! I agree with the current ARP!
- ARP matters to us
- Oliver is a very residential neighborhood and we welcomed good density. It feels like a community. This type of building does not respect the community.
- This is an area with density, has a mix of schools, residence and a long-term care facility. A 30 storey building does NOT fit into this block in Grandin. Generally not opposed to rezoning but something that fits into the character of Grandin neighbourhood.
- Crime
- A 4 storey building would be better because it wouldn't affect the sites of the condos in the area

Land Economics and Demand

- Demand is not there. There are lots of complete/proposed other builds that are having problems selling all of the units in the building
- There are already high level of vacancy in apartments, can the City wait to determine if a high rise residence is needed with 160 units
- Proposed builder has a poor track record for completion timelines. 4 years to build the Ultima = 4 years living in construction site

Parking, Traffic and Transportation:

- Acerbates existing parking issues. We are addicted to cars. People will have 2 cars/unit. Make sure there is more parking for residents. One to one parking ratio seems inadequate

- Only 10 visitor parking spaces seems inadequate. Residents guests will most likely drive to site.
- There is no on-street parking in the area.
- Not enough bicycle parking spaces (only 38)
- Area is over congested already. Impossible to find a parking spot at daytimes anywhere close to this area
- Increase in noise and air pollution from vehicles.
- Elementary/junior school nearby, seniors residence, nursing homes, mobility/accessibility issues, hard of hearing and seeing individuals and the increased traffic congestion this tower will create. It will add dangers for children, elderly and disabled.
- Emergency vehicles (which are called to this area) will be unable to an individual in time because of increased congestion/traffic on street.
- Back alley access already congested & unsafe for 2-way traffic (line of sight very poor)
- Digging down at least 6 levels (or more) might have an impact on the LRT underground
- Will seriously increase traffic congestion on 111 st. Traffic is already congested during rush hour & people going to high level bridge, etc...
- Conflicts with future & current residence standard of living. Too much traffic, increased density & not enough street parking.

What you would like your Councillor to know about this application:

- Plenty of surface lots with better footprint space to accommodate 30 stories. This development should go to those sites.
- Changes to proposal could result in a win-win
- Palliative & retirement homes deserve quiet, sun & less traffic
- I agree with the current ARP and see no need for rezoning. Respect the ARP. I like the current ARP. I can see benefit of increased density. But 30 stories is a little much.
- Does not feel consistent with the area. All other buildings are much shorter. It is out of character with other buildings, that are set back from the street. The neighbourhood feels residential. This will detract from that.
- BAD rendering of proposed building makes it look shorter and wider than it is.
- Building design is good, not really appropriate for neighbourhood.
- Area is congested with traffic already. You cannot find spot for parking at daytime anywhere close to this area. There is a school nearby, seniors, residence and nursing home (Edmonton General) to the south. Number of people with mobility problems live around. Increased traffic congestion will create additional dangers for children in school, elderly and disabled with decreased hearing and vision. Air pollution will increase. There is a

number of people with lung problems in Edmonton General and specialized unit to treat lung problems. Construction of new massive tower right next to the existing 4-storey building Madsion III would exacerbate congestion problems and integrity of this neighbouring building in addition to problem existing before

- Traffic: 111 St is already very busy being a shortcut to the High Level Bridge. Adding the extra traffic, as well as the traffic from the other developments further north will make the area congested and difficult to navigate.
- Impact: How does this enhance the area? The developer has been late on other projects. What are the guarantees that this is not over time or simply left unfinished (see Stony Plain Rd & 145)
- The proposed rezoning does NOT reflect any of the feedback the residents provided to Stantec. There was NO accommodation of this space.
- Unclear what need there is for a 30 storey building that doesn't fit into the neighbourhood.
- No info provided to date, by the builders/engineers have explained the benefits of this development
- Where are the benefits to the community? How will it help our schools, bring green space into the area. Developers really don't care about the space & it's impact on the community. They haven't even taken the time to communicate this

ANSWERS TO QUESTIONS

There are a number of new developments already approved; why is there a need for another 30 storey building - who can afford this and where does this population come from?

- The economics of the development are not something that the City considers as part of our planning analysis. Whether there is a need or not is something that the developer would have considered prior to making an application and presumably concluded there was a market for this development. The City's review and recommendation to Council is based on land use compatibility and other planning rationale.

Where are the benefits to the community?

- At the time of the Open House, the applicant had not decided on what public contributions to make in conjunction with their application. The following has since been added into the proposed DC2 Provision:
 - a Developer Sponsored Affordable Housing contribution in accordance with [City Policy C582](#);
 - a Public Art contribution at a rate of \$6.95/m2 of Floor Area (approximately \$120,000); and
 - a requirement for at least 11 Dwellings to be Family Oriented Dwellings.
-

If you have questions about this application please contact:

Andrew McLellan, Planner

780-496-2939

andrew,mclellan@edmonton.ca

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APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw(s):	18080, 18081
Location:	North of 99 Avenue NW and west of 111 Street NW
Address(es):	9918 – 111 Street NW, 9922 – 111 Street NW
Legal Description(s):	Lots 62-63, Block 11, Plan NB
Site Area:	1211 m ²
Neighbourhood:	Oliver
Ward - Councillor:	6 – Scott McKeen
Notified Community Organization(s):	Oliver Community League
Applicant:	Stantec Planning

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision: DC1 Area 2 within the Oliver ARP
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Oliver Area Redevelopment Plan
Historic Status:	None

Written By:	Andrew McLellan
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination