

## 10135 - 118 Street NW

To allow for a high rise residential building.



**Recommendation:** That Charter Bylaw 20346 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Continues to allow for the development of a high rise residential building that is well connected to amenities;
- Maintains compatibility with the surrounding context which is largely characterised by high rise development; and
- Aligns with direction from both the Oliver ARP and The City Plan which support high rise built forms in the Centre City.

## Application Summary

**CHARTER BYLAW 20346** will amend the Zoning Bylaw, as it applies to the subject site, from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for minor regulatory and design adjustments to a site specific zone that allows for a high rise building. Key adjustments include the following:

- an increase in Floor Area Ratio from 6.0 to 6.5;
- an increase in the tower floor plate from 650 m<sup>2</sup> to 675 m<sup>2</sup>;
- site access re-oriented from the east-west lane to the north-south lane; and
- changes to the building's appearance and materiality.

Changes are also proposed to modernise the DC2 Provision's text and organisation.

This application was accepted on July 14, 2022, from Next Architecture (Ian Morgan) on behalf of Centurion Property Associates.

This application aligns with the neighbourhood plan in effect, the Oliver Area Redevelopment Plan, which designates the subject site and surrounding area for residential uses contained in medium and high rise built forms.

This application also aligns with the goals and policies of The City Plan which identifies this site as being within the Centre City Node. This application will support the continued development of this node which is Edmonton's densest area characterised by medium and high rise built forms.

## 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 application is proposing minor regulatory and design adjustments, while the overall scale and building orientation remain very similar to what is already allowed.

The Basic Approach included the following techniques:

**Pre-Application Notification Letter**, March 14, 2022

- Number of recipients: 210
- Number of responses with concerns: 2

**Advance Notice**, August 3, 2022

- Number of recipients: 210
- Number of responses with concerns: 2

**Common comments heard throughout the various methods include:**

- This proposal will not provide enough parking, resulting in further congestion on the surrounding road network.
- The existing allowable Floor Area Ratio of 6.0 is sufficient and should not be increased.
- The area already supports enough high rise development and this proposal is not needed.
- There will be increased noise from construction.

No formal feedback or position was received from the Oliver Community League at the time this report was written.

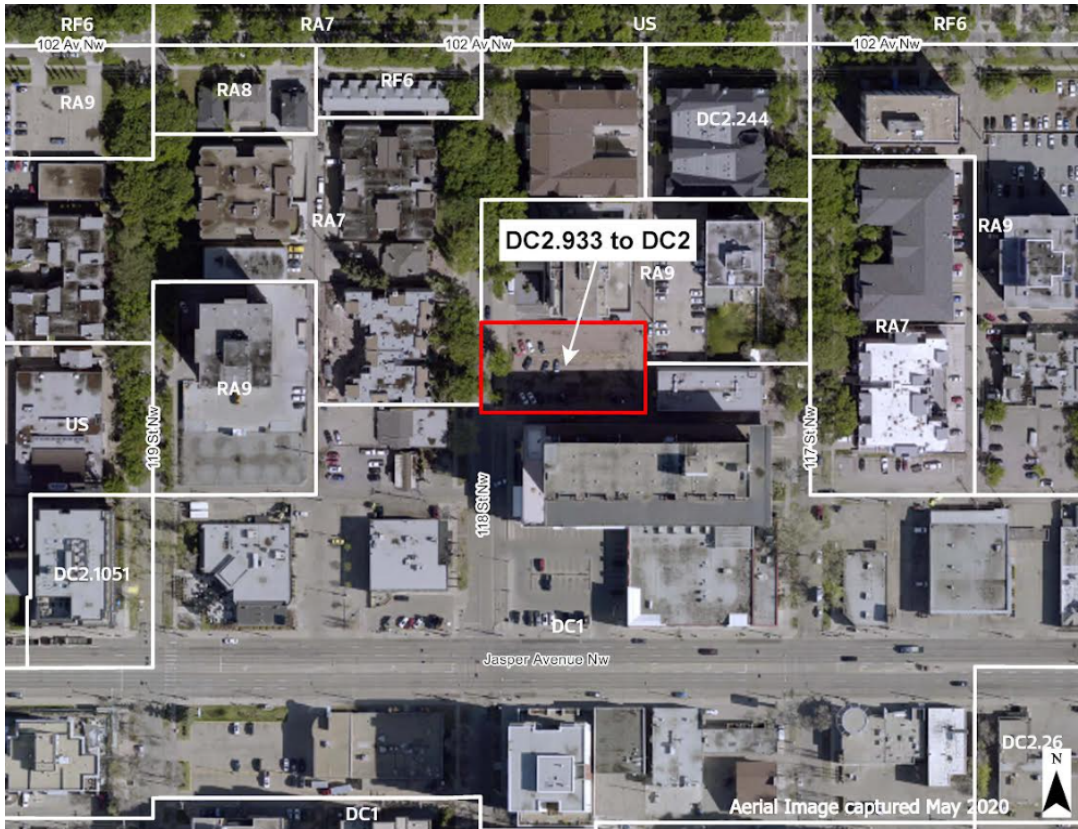
**Site and Surrounding Area**

The subject site is located along the east side of 118 Avenue, north of Jasper Avenue, and is currently used as a surface parking lot. The surrounding area is characterised by a mix of housing types, from low rise apartments to high rise buildings.

This site is well connected to alternative modes of transportation with:

- frequent bus service along Jasper Avenue;
- a bike lane along 102 Avenue; and
- the future Yards/116 Street LRT stop less than 600 metres from the site.

The site also has excellent access to a wide variety of commercial and retail services along Jasper Avenue.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Surface parking lot
<b>CONTEXT</b>		
North	(RA9) High Rise Apartment Zone	High rise apartment building (11 storeys)
East	(DC1) Direct Development Control Provision - Area 8	Commercial building (3 storeys)
	(RA9) High Rise Apartment Zone	High rise apartment building (17 storeys)
South	(DC1) Direct Development Control Provision - Area 8	Mixed use apart building (17 storeys)
West	(RA7) Low Rise Apartment Zone	Low rise apartment building (4 storeys)



*View of the site looking southeast from 118 Street NW*



*View of the site looking northeast from 118 Street NW*

## **Planning Analysis**

This application will allow for minor regulatory and design adjustments to an existing DC2 Provision that allows for a high rise residential building. The general building configuration of a podium/tower remains the same.



*Comparison of West Elevations (facing 118 Street) of current and proposed DC2 Provisions*

The key adjustments proposed by this DC2 Provision can be summarised as follows:

- an increase in Floor Area Ratio from 6.0 to 6.5;
- an increase in the tower floor plate from 650 m<sup>2</sup> to 675 m<sup>2</sup>;
- site access re-oriented from the east-west lane to the north-south lane; and
- the building's appearance and materiality.

As the current DC2 Provision was approved in 2016, administrative updates are also proposed to modernise text and organisation.

These adjustments are considered to be minor in nature and, as such, there are little to no additional impacts anticipated to surrounding properties with this proposal. A Sun Shadow Study was submitted as part of this application and is attached as Appendix 2 to this report. The study indicates limited changes to shading impacts on surrounding properties.

This site continues to be an appropriate location for a high rise residential building, as proposed, as the surrounding area is already largely characterised by high rise buildings and is well served by readily accessible amenities such as transit, bike lanes and retail services.

A comparison between key development characteristics of the existing and proposed zones is provided in the table below. A more detailed summary of changes to the DC2 Provision, including comparisons of the site plan and elevations, are attached as Appendix I to this report.

### Zoning Comparison Summary

	<b>DC2.933 Current</b>	<b>DC2 Proposed</b>
<b>Principal Building</b>	Multi-Unit Housing	Multi-Unit Housing
<b>Maximum Height</b>	45.0 m	45.0 m
<b>Floor Area Ratio</b>	6.0	6.5
<b>Number of Units</b>	108	110
<b>Setbacks</b>		
North	1.5 m	1.5 m
Lane - South	1.5 m	1.5 m
Lane - East	5.5 m	5.5 m
118 Street - West	6.0 m	6.0 m
<b>Tower Setbacks</b>		
North	3.5 m	3.5 m
Lane - South	3.5 m	3.5 m
Lane - East	7.5 m	7.5 m
118 Street - West	7.5 m	7.5 m
<b>Tower Floorplate</b>	650 m <sup>2</sup>	675 m <sup>2</sup>

### The City Plan

The City Plan describes the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors. Oliver is identified as part of the Centre City district which is the central node of the metropolitan region.

Specifically, Centre City is Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses and the typical massing/form is high-rise and mid-rise buildings. This

application is in alignment with this direction as it proposes a high-rise building that is well connected to amenities such as transit, park space and retail services.

### **The Oliver Area Redevelopment Plan (ARP)**

This site is located within Sub Area 4 of the Oliver ARP which directs redevelopment to be high density residential contained in medium and high rise built forms. As the proposed DC2 Provision allows for the development of a high rise residential building, it is in alignment with the direction of the ARP.

### **Edmonton Design Committee (EDC)**

On September 20, 2022 this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of support with feedback related to public realm interface/connectivity and sustainability targets which can be found in Appendix 3 of this report. In response to the EDC's feedback, the site plan was modified to include improved connectivity for the lane-oriented units to 118 Street and clearer delineation of the semi-private amenity areas. Sustainability targets were noted, and will be handled through the Building Permit review process.

### **Public Contributions**

A contribution of \$28,640 is required for this proposal to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. Other changes to amenity contributions are proposed to bring the proposed DC2 Provision in alignment with the current policy and practice. The details of these changes can be found in Appendix 1 of this report.

## **Technical Review**

### **Transportation**

Vehicular access to this site shall be from the abutting north-south lane only. Upon redevelopment, both the east-west and north-south lanes will require resurfacing.

The DC2 Provision includes several transportation demand management measures intended to encourage residents to make fewer trips by vehicle. These measures include providing 40% more residential bike parking stalls, constructing a bike wash, repair, and maintenance facility within the building, and allocating two on-site parking spaces for use by a car share program.

### **Drainage**

Development allowed under the proposed DC2 Provision would be required to include on-site stormwater management techniques utilizing a controlled 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**

The applicant/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.

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

## Appendices

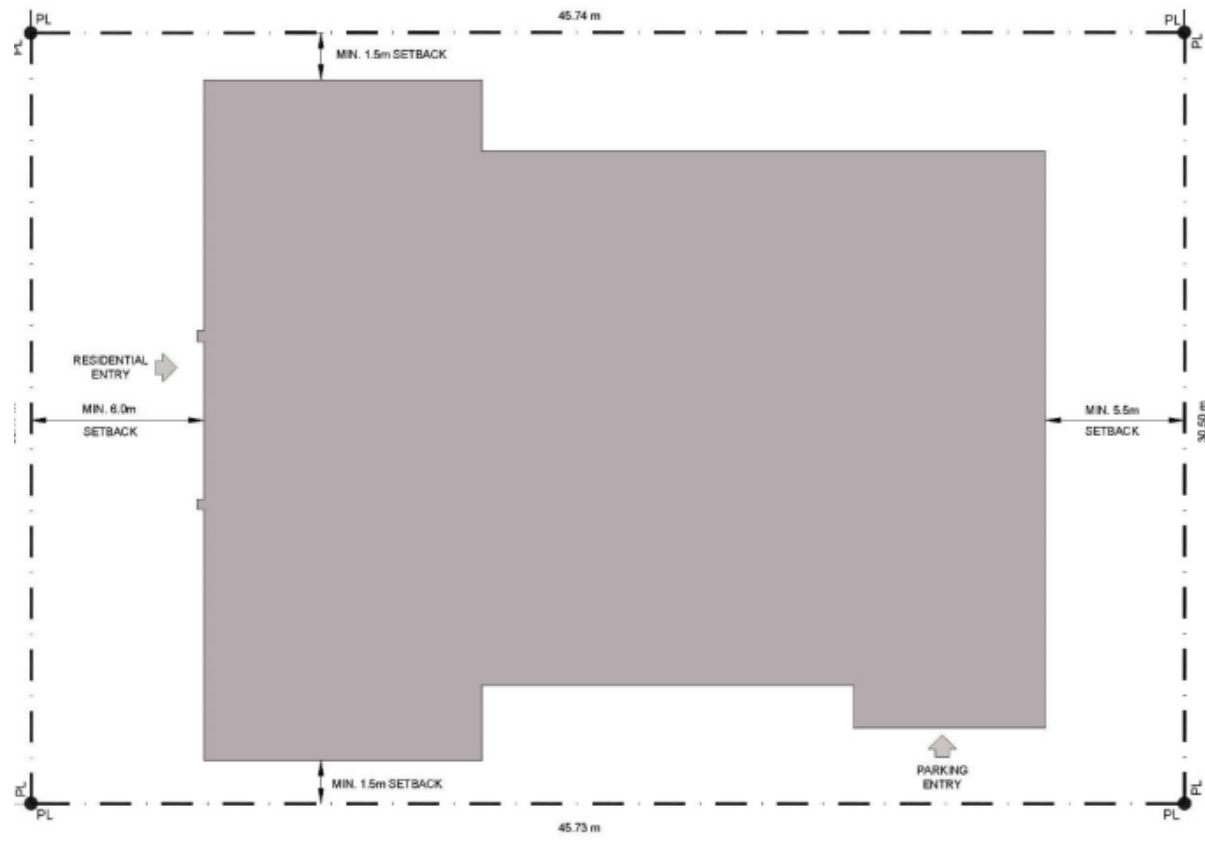
- 1 DC2 Comparison Summary
- 2 Sun/Shadow Study
- 3 EDC Letter
- 4 Application Summary

## DC2 Comparison Summary

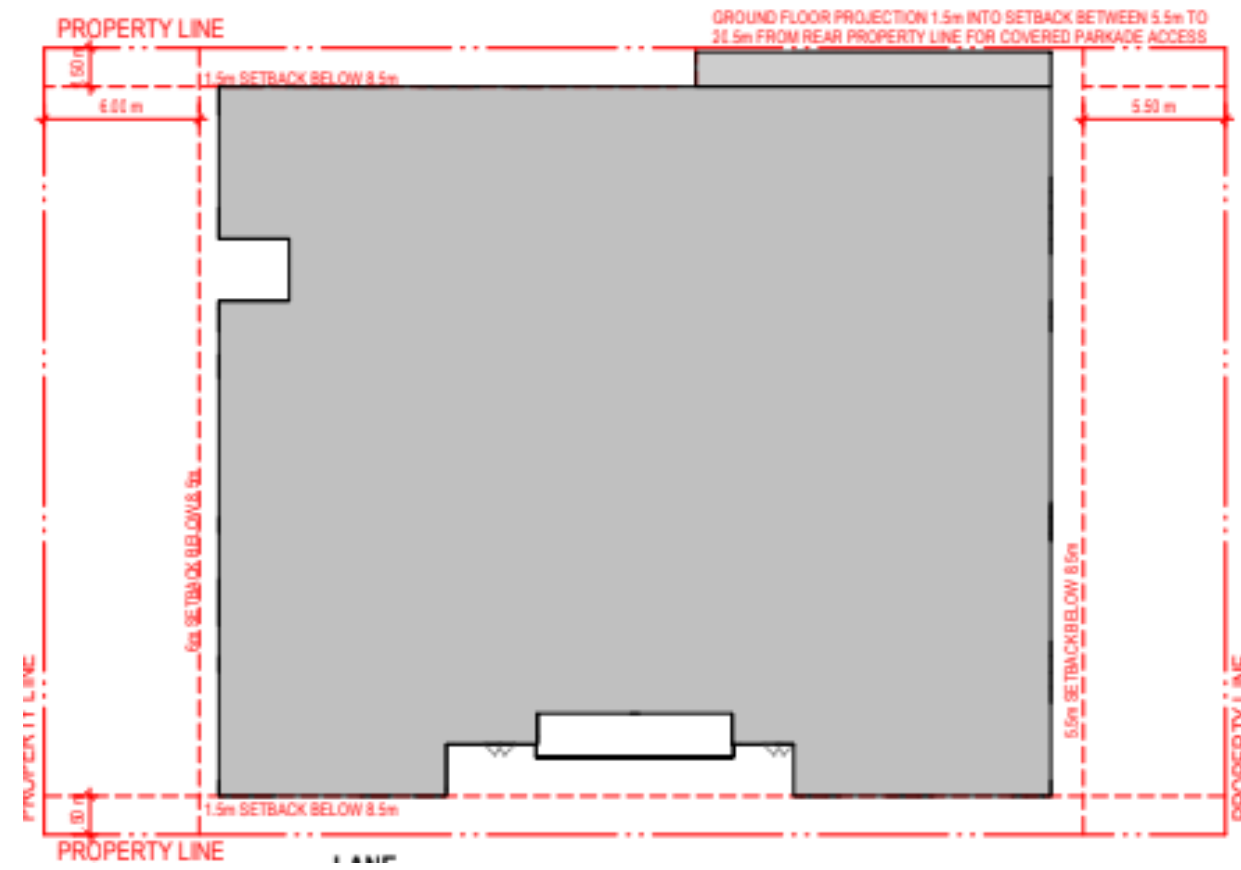
Typically, for applications that propose adjustments to an already approved building via a DC2 Provision, a Track Changes document is appended to the Council Report so that the adjustments between the current and proposed DC2 Provisions are clearly identified. With the current DC2 Provision having been approved in 2016, significant changes to standards for language and organization have occurred since then, making the inclusion of a traditional Track Changes impractical. In place of this, a detailed summary is provided below of key regulatory adjustments, additions and removals, followed by a comparison between key site plan and building elevation appendices.

<b>Adjustments</b>	<b>Additions</b>	<b>Removals</b>
<ul style="list-style-type: none"> <li>● Updating listed Uses (i.e. adding Multi-unit Housing in place of Apartment Housing and Row Housing).</li> <li>● Increasing maximum Floor Area Ratio from 6.0 to 6.5.</li> <li>● Increasing maximum number of Dwellings from 108 to 110.</li> <li>● Parkade access re-oriented to the north-south lane.</li> <li>● Decreasing the sunset clause from 10 years to 5 years.</li> <li>● Aligning vehicle parking regulations with Open Option Parking.</li> <li>● Adjusting the public art contribution to reflect the requirements of Policy C599, based on the requested uplift in proposed Floor Area Ratio.</li> <li>● Adjusting site plans and building elevations to reflect the building's change in appearance and functionality (i.e. re-orientation of parkade entrance, waste room, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>● Adding supportive housing uses (i.e adding Lodging Housing and Supportive Housing as listed uses).</li> <li>● Addition of at-grade units facing the east-west lane, with a sidewalk connection to 118 Street for improved public realm interactions and connectivity.</li> <li>● The requirement for a bicycle wash, repair and maintenance station, in accordance with Transportation Demand Management strategies.</li> <li>● Metal cladding, cementitious cladding panels and acrylic stucco added to the list of acceptable building materials.</li> </ul>	<ul style="list-style-type: none"> <li>● Removing Zoning Bylaw redundancies (i.e. reference to Sections which already apply such as Landscaping and Separation Space).</li> <li>● Sustainability targets (i.e. references to Green Building Rating System LEED and efficient building/construction, which is more appropriately handled through the Building Code, not the Zoning Bylaw).</li> <li>● Removal of the required 11 Family Oriented Units                         <ul style="list-style-type: none"> <li>○ with a requirement of only 2 bedrooms per unit with direct access to amenity space (i.e. balcony), these units do not meet the current standards for Family Oriented Units set forth by Policy C599, which would require a minimum of 3 bedrooms and a variety of other development criteria for families).</li> </ul> </li> </ul>

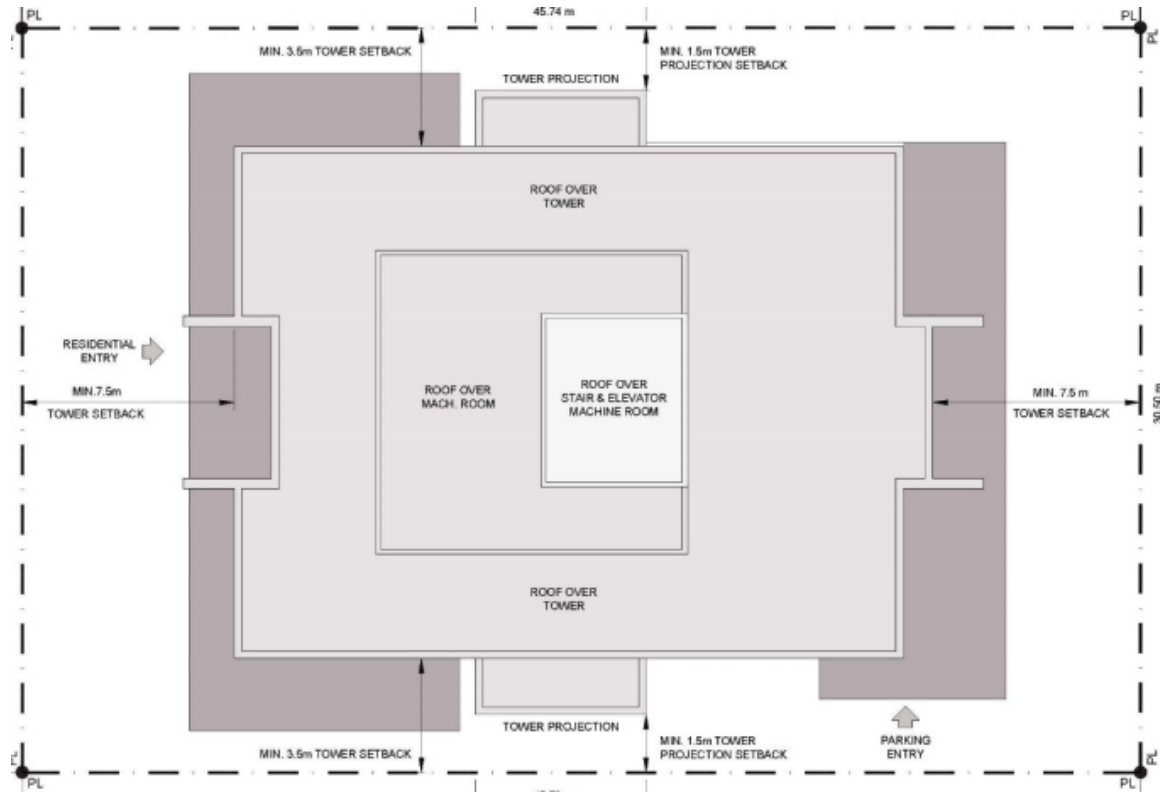
### Appendix - Podium Outline & Setbacks - Current



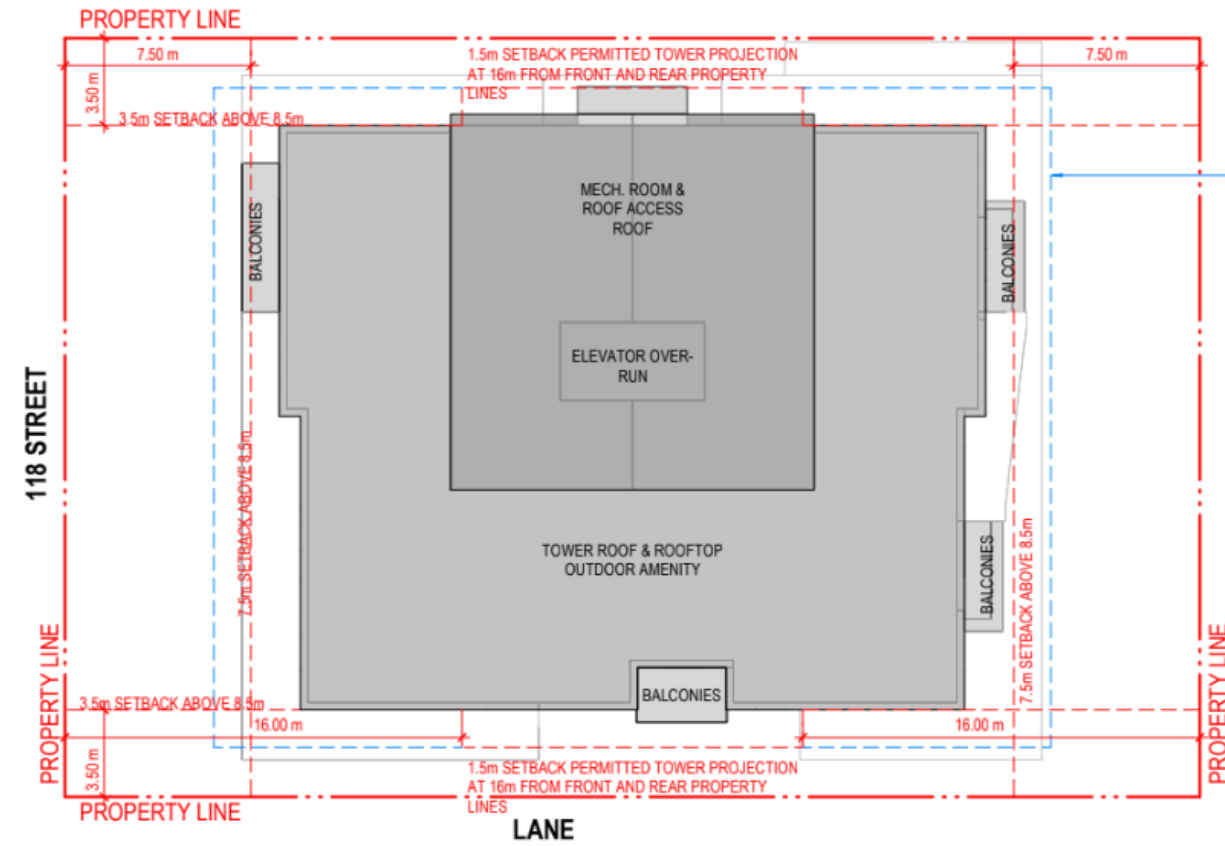
### Appendix - Podium outline & Setbacks - Proposed



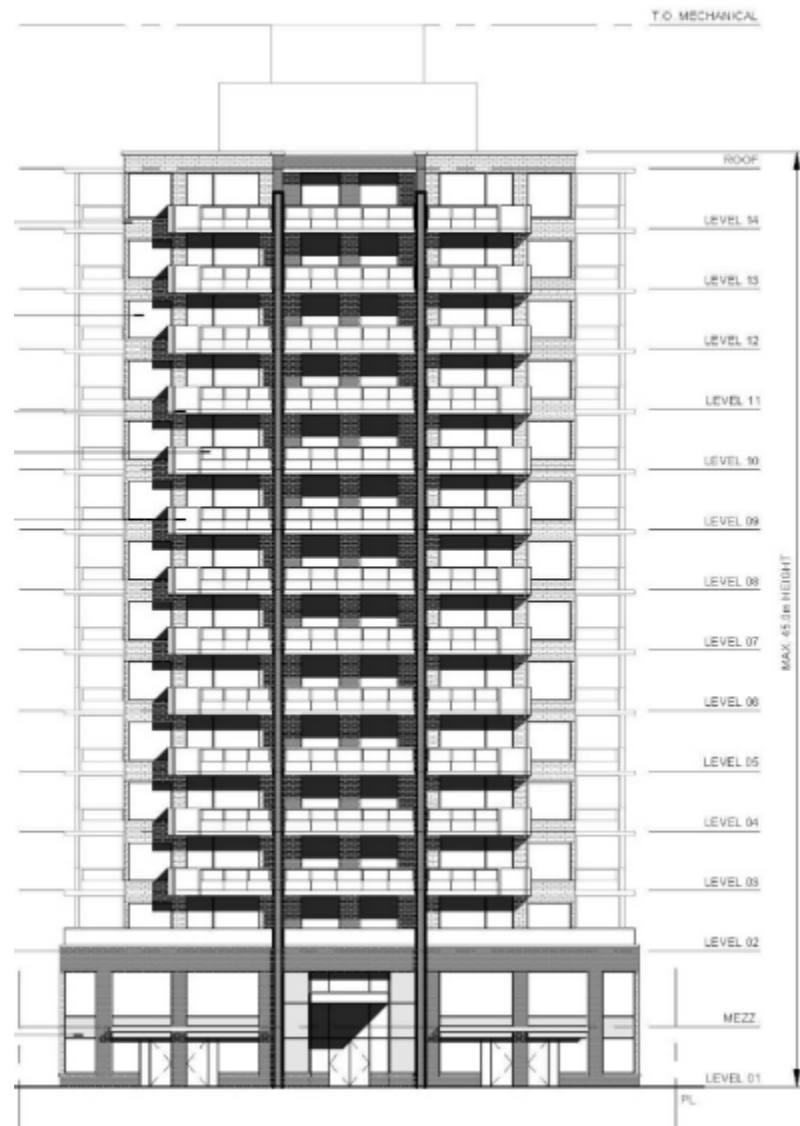
### Appendix - Tower Setbacks - Current



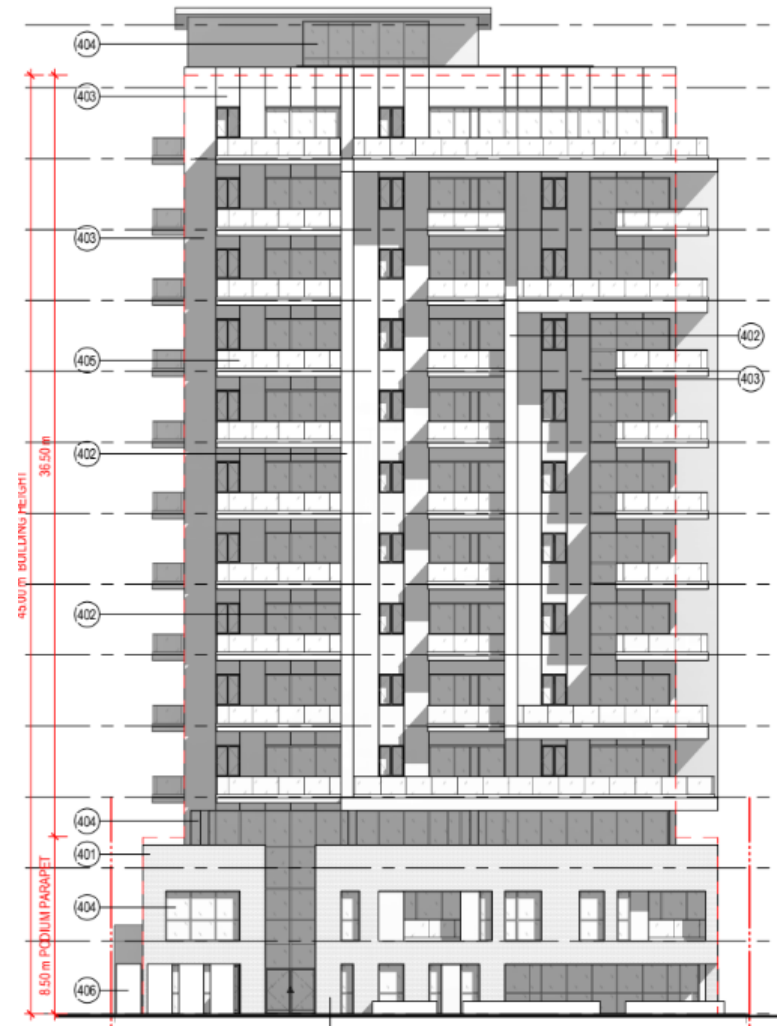
### Appendix - Tower Setbacks - Proposed



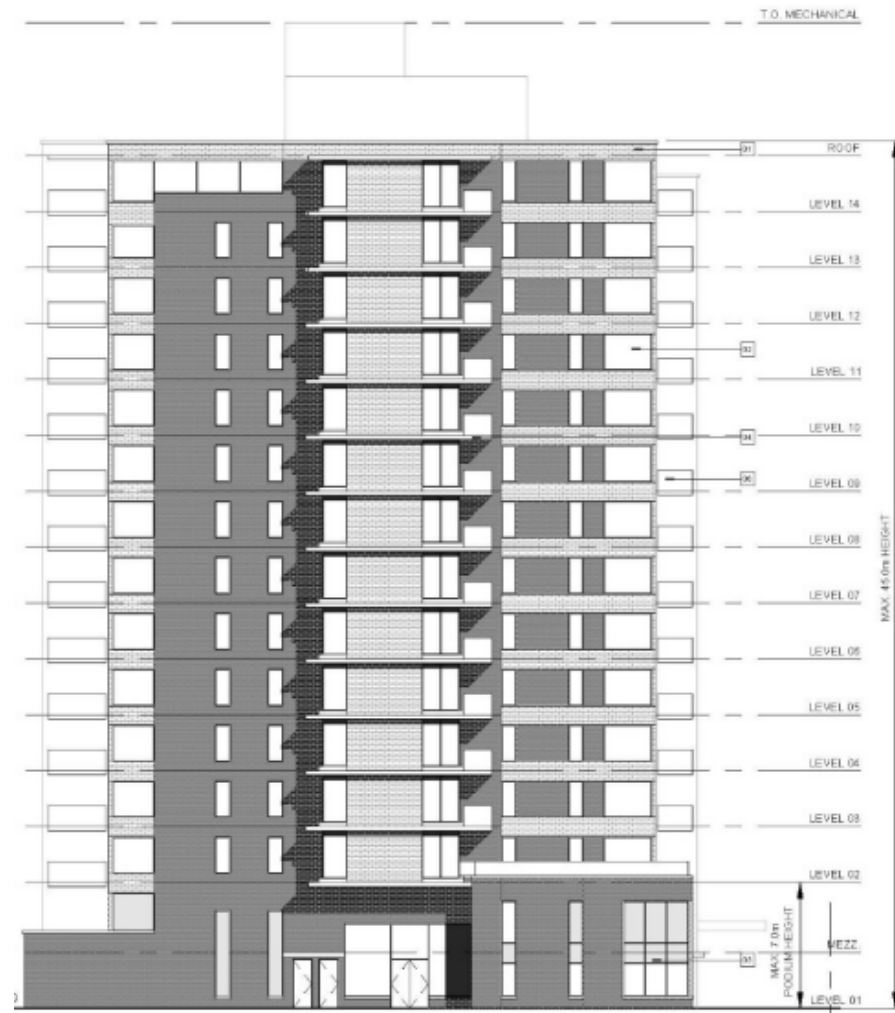
### Appendix - West Elevation - Current



### Appendix - West Elevation - Proposed



### Appendix - North Elevation - Current



### Appendix - North Elevation - Proposed



### Appendix - East Elevation - Current

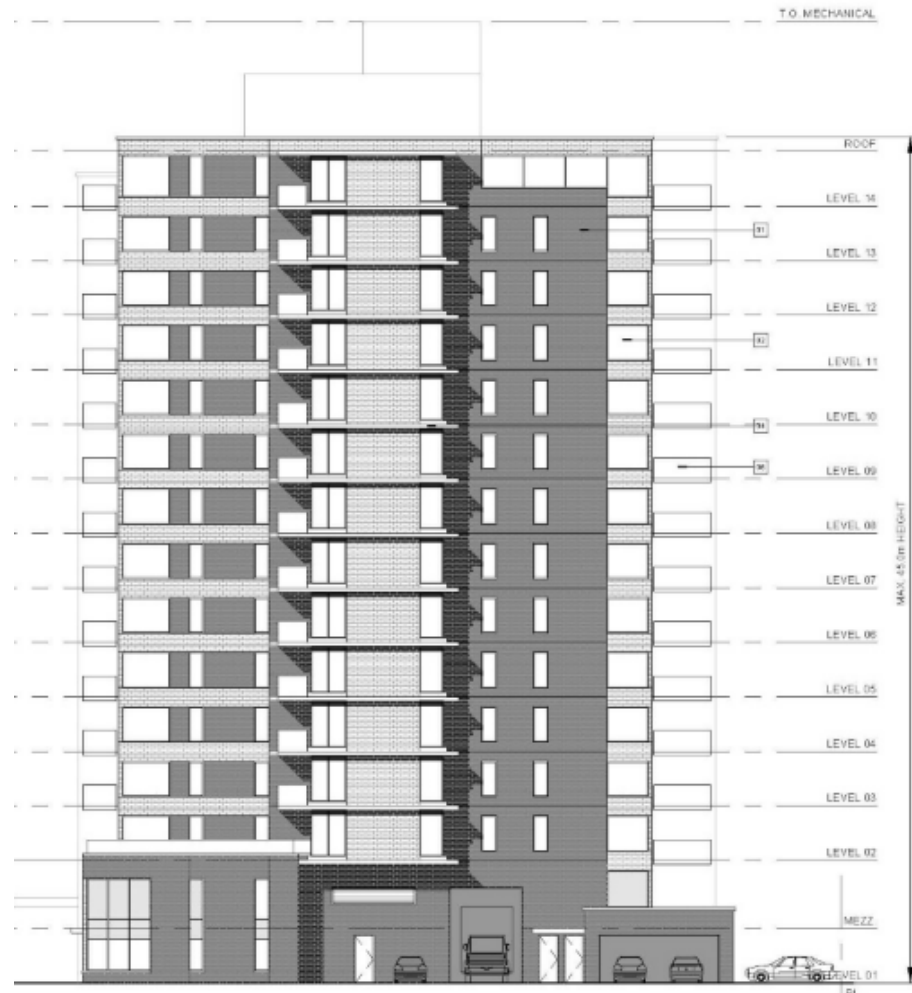


### Appendix - East Elevation - Proposed





### Appendix - South Elevation - Current



### Appendix - South Elevation - Proposed



[ 1 of 8 ] [ December 21, 2021 - 08:56 ]



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[ 2 of 8 ] [ December 21, 2021 - 09:56 ]



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[ 3 of 8 ] [ December 21, 2021 - 10:56 ]



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[ 4 of 8 ] [ December 21, 2021 - 11:56 ]



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[ 5 of 8 ] [ December 21, 2021 - 12:56 ]



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[ 6 of 8 ] [ December 21, 2021 - 13:56 ]



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[ 7 of 8 ] [ December 21, 2021 - 14:56 ]






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[ 8 of 8 ] [ December 21, 2021 - 15:56 ]



1556

-  NEW SHADOWS - ORIGINAL DC2
-  NEW SHADOWS - PROPOSED BUILDING
-  EXISTING SHADOWS

[ 1 of 12 ] [ March 20, 2022 - 06:42 ]



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[ 2 of 12 ] [ March 20, 2022 - 07:42 ]



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[ 3 of 12 ] [ March 20, 2022 - 08:42 ]



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[ 4 of 12 ] [ March 20, 2022 - 09:42 ]



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[ 5 of 12 ] [ March 20, 2022 - 10:42 ]



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[ 6 of 12 ] [ March 20, 2022 - 11:42 ]



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[ 7 of 12 ] [ March 20, 2022 - 12:42 ]



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[ 8 of 12 ] [ March 20, 2022 - 13:42 ]



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- NEW SHADOWS - ORIGINAL DC2
- NEW SHADOWS - PROPOSED BUILDING
- EXISTING SHADOWS

[ 9 of 12 ] [ March 20, 2022 - 14:42 ]



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[ 10 of 12 ] [ March 20, 2022 - 15:42 ]



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[ 11 of 12 ] [ March 20, 2022 - 16:42 ]



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[ 12 of 12 ] [ March 20, 2022 - 17:42 ]



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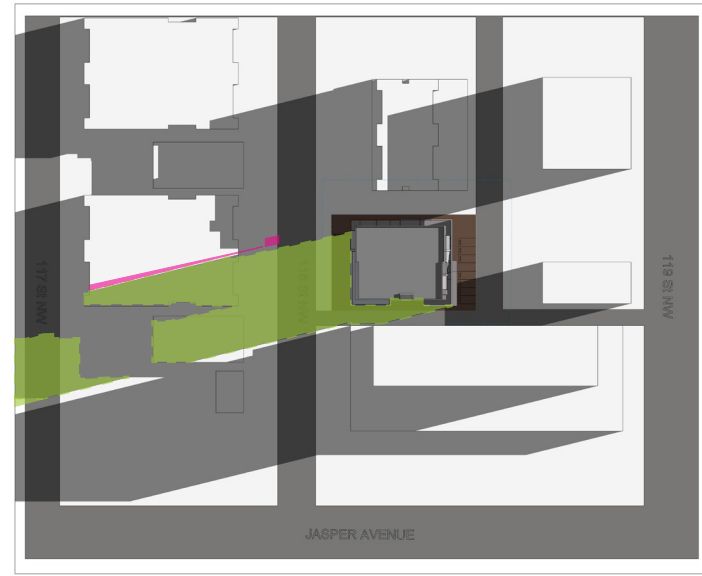
- NEW SHADOWS - ORIGINAL DC2
- NEW SHADOWS - PROPOSED BUILDING
- EXISTING SHADOWS

[2 of 17] [June 21, 2022 - 05:39]



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[3 of 17] [June 21, 2022 - 06:39]



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[4 of 17] [June 21, 2022 - 07:39]



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[5 of 17] [June 21, 2022 - 08:39]



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[6 of 17] [June 21, 2022 - 09:39]



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[7 of 17] [June 21, 2022 - 10:39]



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[8 of 17] [June 21, 2022 - 11:39]



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[9 of 17] [June 21, 2022 - 12:39]



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- NEW SHADOWS - ORIGINAL DC2
- NEW SHADOWS - PROPOSED BUILDING
- EXISTING SHADOWS

[ 10 of 17 ] [ June 21, 2022 - 13:39 ]



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[ 11 of 17 ] [ June 21, 2022 - 14:39 ]



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[ 13 of 17 ] [ June 21, 2022 - 16:39 ]



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[ 14 of 17 ] [ June 21, 2022 - 17:39 ]



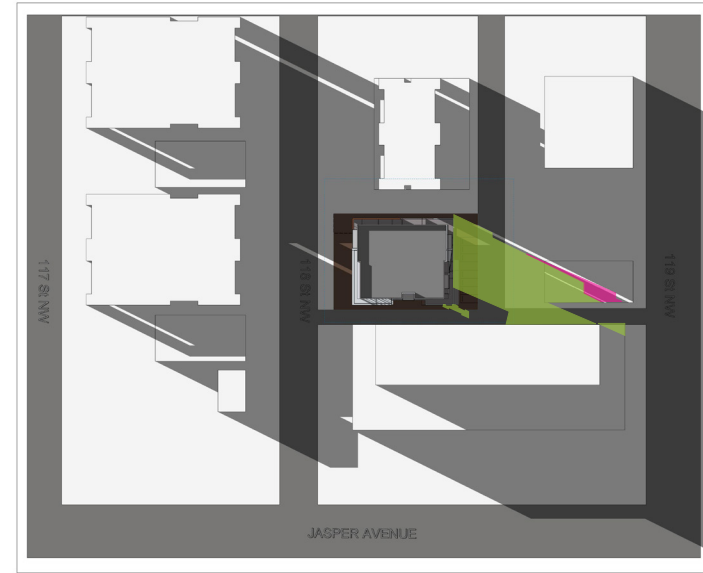
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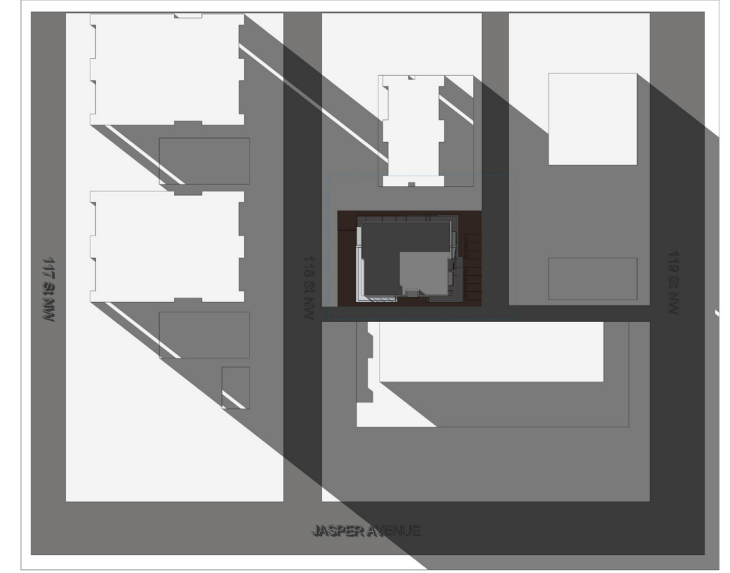
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[ 16 of 17 ] [ June 21, 2022 - 19:39 ]



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[ 17 of 17 ] [ June 21, 2022 - 20:39 ]



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- NEW SHADOWS - ORIGINAL DC2
- NEW SHADOWS - PROPOSED BUILDING
- EXISTING SHADOWS



**EDMONTON ♦ DESIGN ♦ COMMITTEE**

September 22, 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: **Centurion 118 (RZ)**  
**Oliver Edwards- Next Architecture**

As determined by the Edmonton Design Committee at the meeting on September 22, 2022, I am pleased to pass on the Committee's recommendation of **support** for the **Centurion 118** project, submitted by Next Architecture.

The Committee supports this proposal but notes the following items could benefit from further refinement:

- With respect to the Development Regulations & Appendices, there is limited written and graphic information identifying the proposed relationships between ground floor interior spaces, exterior ancillary spaces (e.g., amenity areas, patios and building entries) and the surrounding context (e.g., integration and connectivity to the street, laneways, neighbourhood, etc. (i.e ground level unit access)). These design aspects were part of the previous project rezoning and should be addressed and reintroduced into the current rezoning (DC2) regulations and appendices. (Principles A2, A3, C1).
- The Applicant is encouraged to include some sustainability targets in the zoning, above minimum code requirements (Principle B1).

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,

Janice Mills,  
EDC Chair

Edmonton Design Committee

JM/ps

- c. Oliver Edwards- Next Architecture  
Stuart Carlyle- City of Edmonton  
Claire St. Aubin- City of Edmonton  
Edmonton Design Committee



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20346
<b>Location:</b>	North of Jasper Avenue, along 118 Street
<b>Address:</b>	10135 - 118 Street
<b>Legal Description:</b>	Lot 30A, Block 17, Plan 1721859
<b>Site Area:</b>	1,394 m2
<b>Neighbourhood:</b>	Oliver
<b>Ward:</b>	O-day'min
<b>Notified Community Organization:</b>	Oliver Community League
<b>Applicant:</b>	Next Architecture

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(DC2) Site Specific Development Control Provision
<b>Proposed Zone(s) and Overlay(s):</b>	(DC2) Site Specific Development Control Provision
<b>Plan in Effect:</b>	Oliver Area Redevelopment Plan
<b>Historic Status:</b>	None

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