

10015 - 113 Street NW

To allow for a medium rise residential building.



Recommendation: That Bylaw 20370 and Charter Bylaw 20371 to amend the Oliver Area Redevelopment Plan and the Zoning Bylaw from (RA9) High Rise Apartment Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Continues to allow for the redevelopment of an underutilised site that is complemented by nearby transit services and commercial amenities along Jasper Avenue;
- Provides a medium rise built form that is suitably located amongst land zoned for high rise development; and
- Aligns with the Oliver Area Redevelopment Plan City Plan which supports medium rise development at this location.

Application Summary

CHARTER BYLAW 20371 will amend the Zoning Bylaw, as it applies to the subject site, from (RA9) High Rise Apartment Zone to (DC2) Site Specific Development Control Provision for the purpose of accommodating a medium rise residential building with the following characteristics:

- a maximum of height of 23 meters (approximately 6 storeys);
- a maximum Floor Area Ratio of 3.7; and
- a maximum density of 95 Dwellings.

This application generally aligns with the neighbourhood plan in effect, the Oliver Area Redevelopment Plan, which designates the subject site for high density development contained in mid and high rise built forms. A zoning map will be required to be amended to reflect the proposed rezoning.

BYLAW 20370 will amend Map 10 (Sub Area 4 - Zoning) of the Oliver Area Redevelopment Plan to change the zoning designation of the subject site to reflect the proposed DC2 Provision zoning designation.

This application was accepted on October 13, 2022, from Green Space Alliance on behalf of West Pacific Corp.

Both the proposed rezoning and amendment to the Oliver ARP are in alignment with the goals of the City Plan which identifies this site as being within the Centre City Node, Edmonton's distinct cultural, economic, institutional and mobility hub which has the highest density and mix of land uses. This application supports the continued development of this node.

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 this application generally complies with the Oliver ARP and represents a reduction in allowable development intensity than the existing RA9 Zone.

The Basic Approach included the following techniques:

Advance Notice, October 18, 2022

- Number of recipients: 24
- Number of responses: 4

Feedback obtained through the Advance Notice was largely positive, with most residents stating support for a medium rise building, as opposed to a high rise building currently allowed at the existing RA9 Zone. Other comments received included pedestrian safety, desire for a project that is of a higher design quality, and a desire for commercial space at this location.

Webpage

- edmonton.ca/oliverplanningapplications

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 at the northeast corner of 100 Avenue NW and 113 Street NW within the Oliver neighbourhood. The site is mostly vacant with the exception of two single detached houses which occupy the southwest and southeast corners of the site. These houses are in poor condition and demolition permits have been issued for each.

The surrounding area consists of single detached houses, medium rise apartments, and high rise apartment buildings with development rights for a 35 storey mixed use tower across the lane to the east of the site. High frequency transit is accessible from both Jasper Avenue approximately 100 metres to the north, and the Government Centre LRT Station less than 400 metres to the south east on 110 Street NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA9) High Rise Apartment Zone	Partially vacant (2 single detached houses remain)

CONTEXT		
North	(RA9) High Rise Apartment Zone	Multi-unit Housing (4-dwelling house)
East	(DC2.1094) Site Specific Development Control Provision	Vacant lot - Development Permit application submitted for a 35 storey residential tower with commercial at grade (under review) Development Permit application also submitted for a 1-year temporary surface parking lot (under review)
South	(DC1) Direct Development Control Provision - Area 3 of the Oliver ARP	9 storey residential tower Character two storey single detached residential buildings (converted to commercial uses)
West	(RA9) High Rise Apartment Zone	Surface parking lots and the Connelly-McKinley Funeral Home



View of the site looking southeast from 113 Street NW



View of the site looking north from 100 Avenue (existing house in the southwest corner of the site)



View of the site looking north from 100 Avenue (existing house in the southeast corner of the site)

Planning Analysis

The current RA9 Zone allows for high-rise residential development with limited commercial opportunities. The proposed DC2 Provision allows for a smaller-scale building in the form of a medium rise residential building. Though the proposed rezoning represents a decrease in development permissions, a medium rise residential building at this location still conforms with the land use direction of the Oliver Area Redevelopment Plan (see further analysis below). Moreover, the proposed DC2 Provision allows for a comparatively larger medium rise building when compared to the (RA8) Medium Rise Residential Zone which is the standardised zone for this scale of development, through increased Floor Area Ratio and reduced setbacks.

The subject site is well positioned to handle a larger medium rise building, as proposed, given the surrounding context is characterised by either existing high rise buildings or land that is zoned for high rise development. Additionally, a sun/shadow study is attached as Appendix 1 to this report, and indicates substantially less shadow impacts on surrounding properties when compared to the RA9 Zone.

The remaining regulatory components of this proposed DC2 Provision remain generally consistent with expectations for medium rise residential development to ensure appropriate integration with its surroundings, such as:

- individual entrances for ground level dwellings with enhanced amenity areas and landscaping;
- design techniques such as articulation and materiality of building façades, to minimize the perception of massing and provide visual interest; and

- reduced amenity space projections along the site's northern edge, to minimize overlook onto the adjacent property where a small scale 4-dwelling house exists.

Zoning Comparison Summary

	RA9 Current	DC2 Proposed	RA8 Comparable
Principal Building	High-rise residential with limited commercial opportunities	Medium-rise residential	Medium-rise residential
Maximum Height	60.0 m	23.0 m	23.0 m
Maximum Density	550 units/ha (114 units)	95 units	n/a
Floor Area Ratio	4.3	3.7	3.0
Setbacks			
North	7.5 m	3.0 m	7.5 m
West - 113 Street	3.0 m	3.0 m	3.0 m
East - Lane	4.5 m	3.0 m	3.0 m
South - 100 Ave	3.0 m	3.0 m	4.5 m

Oliver Area Redevelopment Plan (ARP)

This site is located within Sub Area 4 of the Oliver ARP which centres around Jasper Avenue and extends south to 100 Avenue NW. Supported development within this Sub Area include residential development in medium and high rise built forms. As this application proposes a medium rise residential building, it is in alignment with the land use direction of the Oliver ARP.

While this application conforms with specific policy in the Oliver ARP, an amendment is required to update Map 10 showing zoning in Sub Area 4 to reflect the proposed rezoning.

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 over the next several decades. 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. To this end, 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. As an overall guide, it states that the desired overall 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 allows for mid-rise residential development in an area already supporting high density development.

Edmonton Design Committee (EDC)

Since 2020, the EDC has reviewed two separate mid-rise residential projects on this site, both of which are very similar to what is being proposed through this DC2 Provision. The first project was reviewed through an older DC2 Provision, and the second project was reviewed under the current RA9 Zone. With these two previous projects being so similar to what is proposed through this DC2 Provision, Administration decided it was not necessary to undergo another review through this rezoning. Should the rezoning be supported, this current project will be re-evaluated by the EDC at the Development Permit stage.

Technical Review

Transportation

All vehicular access, loading, and waste collection shall be serviced from the rear lane. The north-south lane will require upgrades to a paved commercial standard.

Secure bicycle parking is to be provided at a rate 40 percent higher than would be required by the Zoning Bylaw. This increased rate is recommended for central locations near the existing and future bike network. 100 Avenue between 110 Street and 116 Street is identified as a future bike route within the Bike Plan. Bike network upgrades are expected to be planned and implemented through the Neighbourhood Renewal Program for Oliver.

Council Report CR_7989 100th Avenue Corridor Analysis was presented to the Urban Planning Committee on October 13, 2020. This report provides information on how the infrastructure needs of new Oliver neighbourhood residents will be met, including transportation, in response to a significant number of rezonings recently approved in the 100 Avenue area. Neighbourhood Renewal is planned to begin in Oliver during the 2026-2028 budget cycle. Though an arterial road, 100 Avenue will be included in the scope of this work as it proceeds.

Drainage

Storm sewer servicing is proposed to be provided through the installation of a new storm sewer main along the lane to the east, at the owner/developer's cost. The development will also be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its

impact on the existing drainage infrastructure. Sanitary sewer servicing is to be provided from the existing combined sewer main within 113 Street NW.

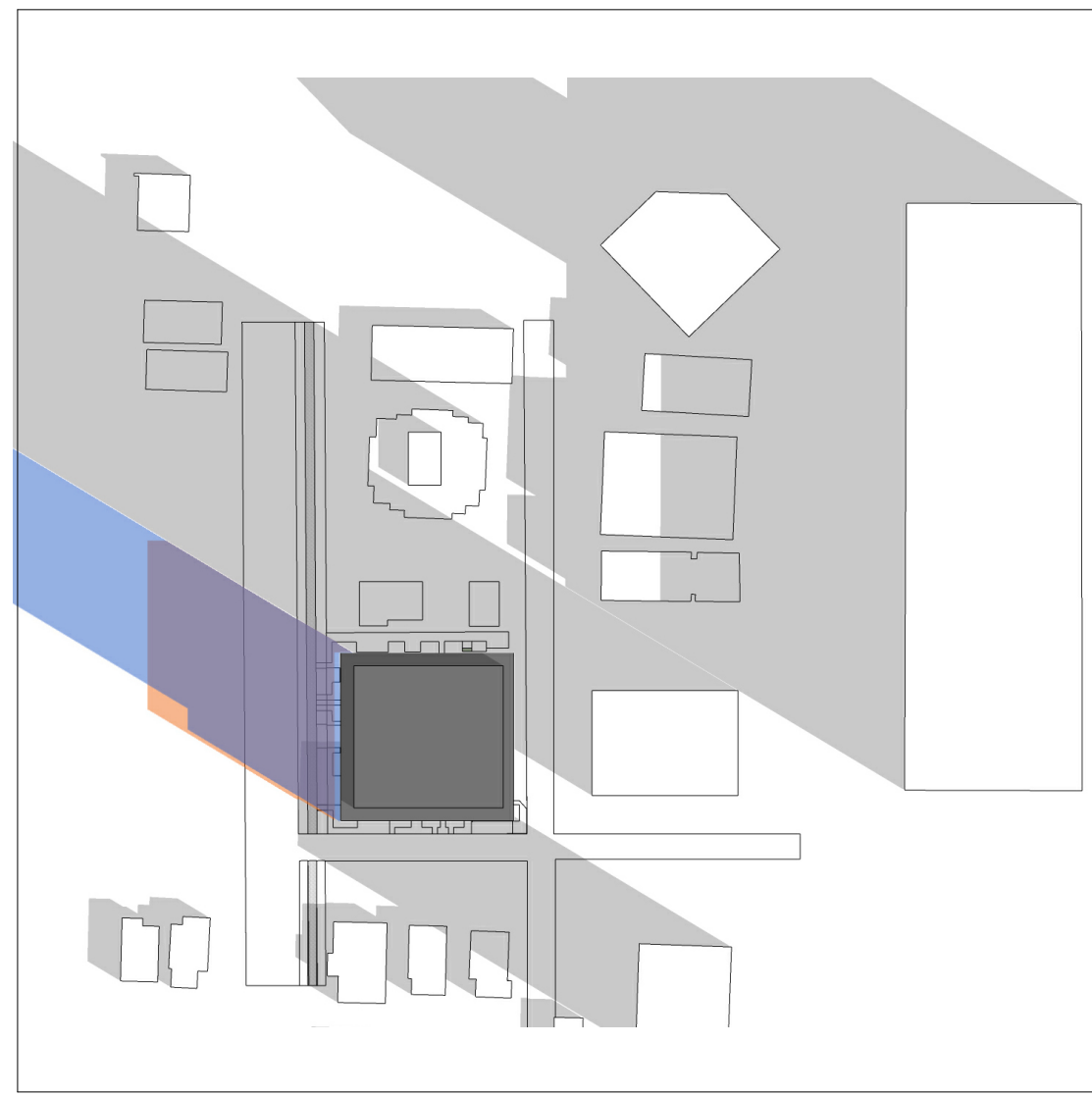
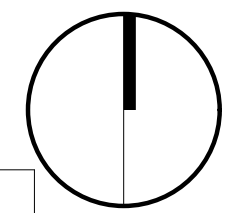
EPCOR Water

Water services are available to this site from an existing 350mm water main within 113 Street and a 150mm water main within 100 Avenue. Upon redevelopment, the applicant will be required to construct one new hydrant for fire protection.

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

Appendices

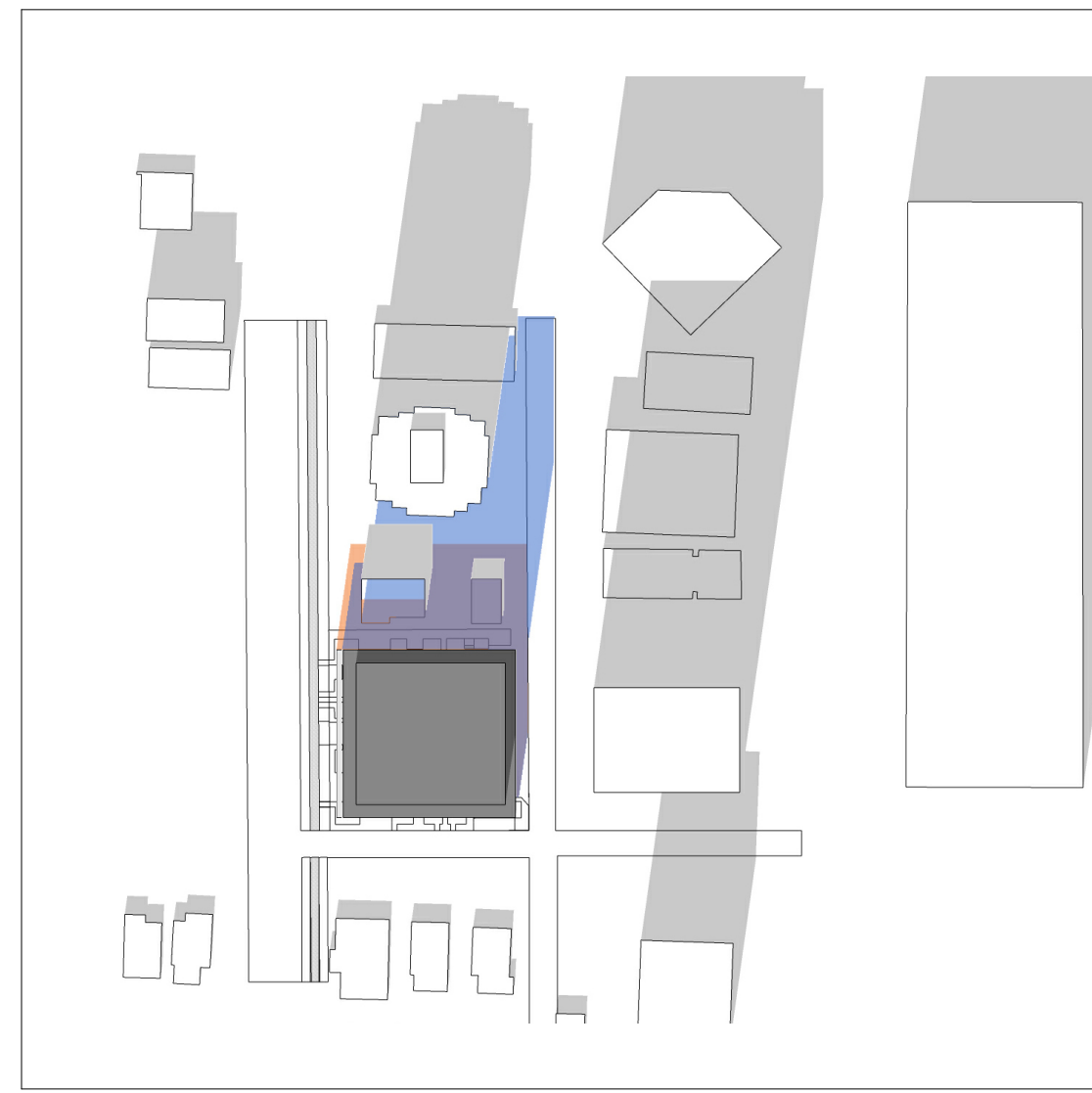
- 1 Sun/Shadow Analysis
- 2 Application Summary



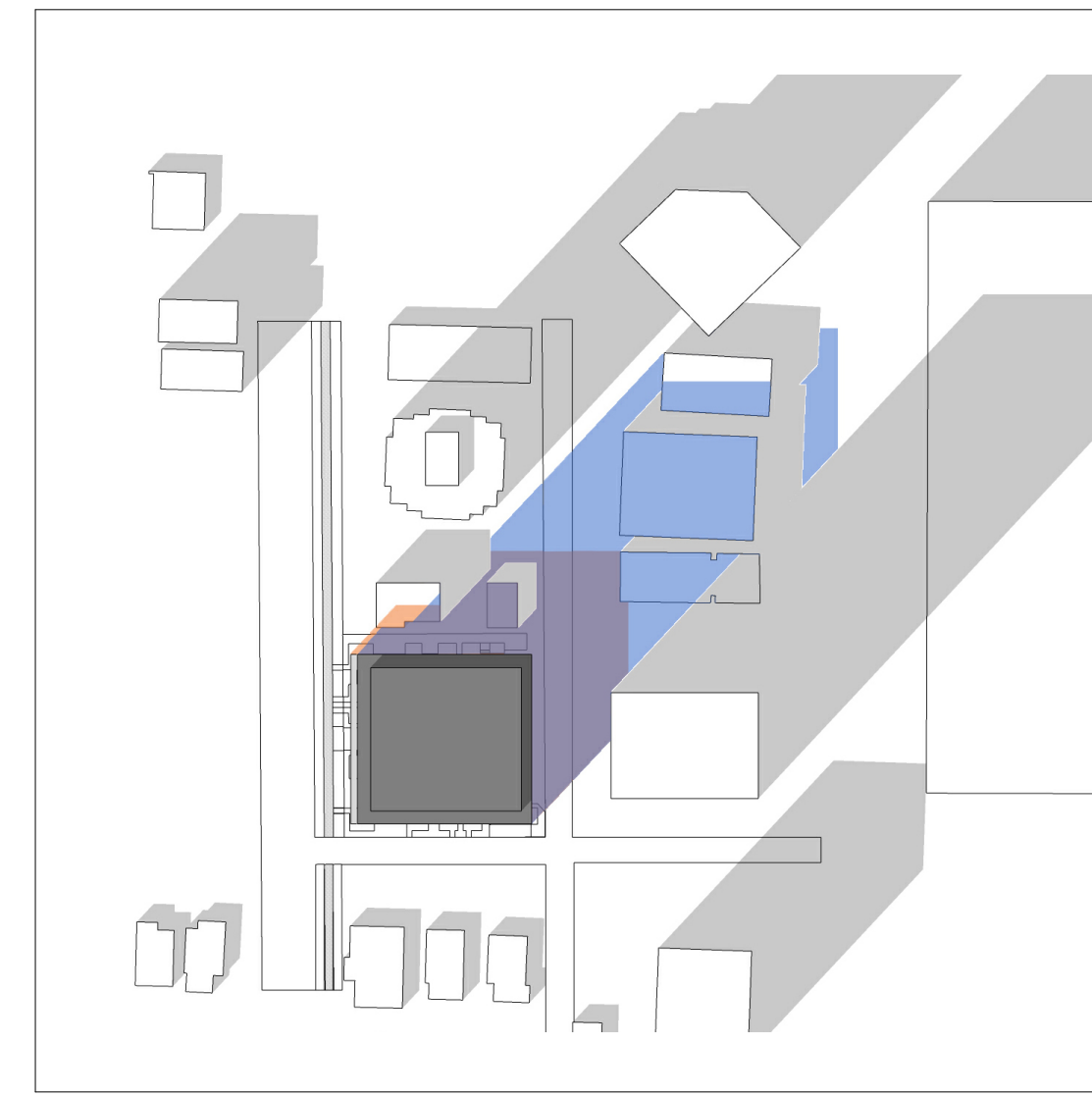
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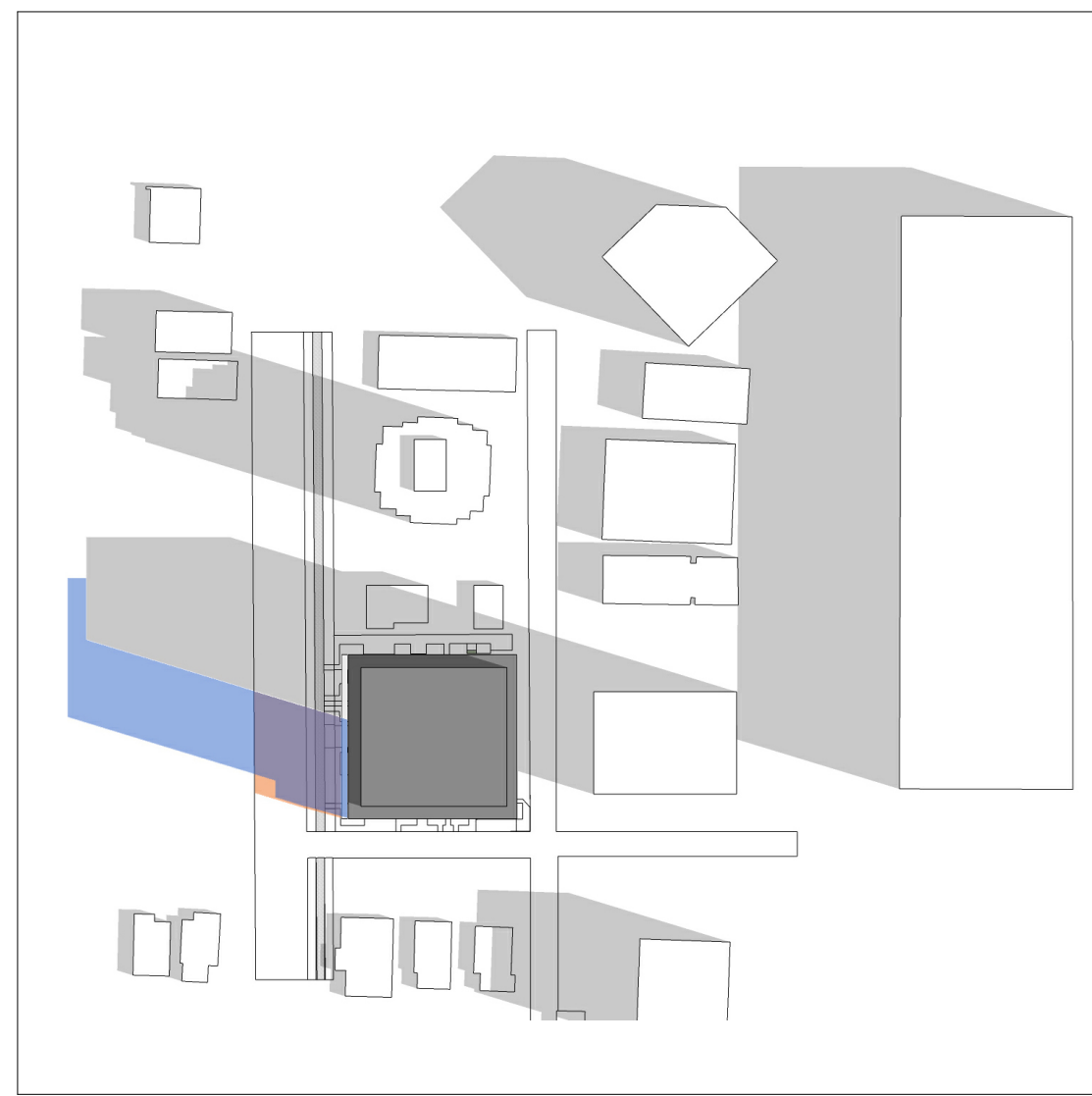
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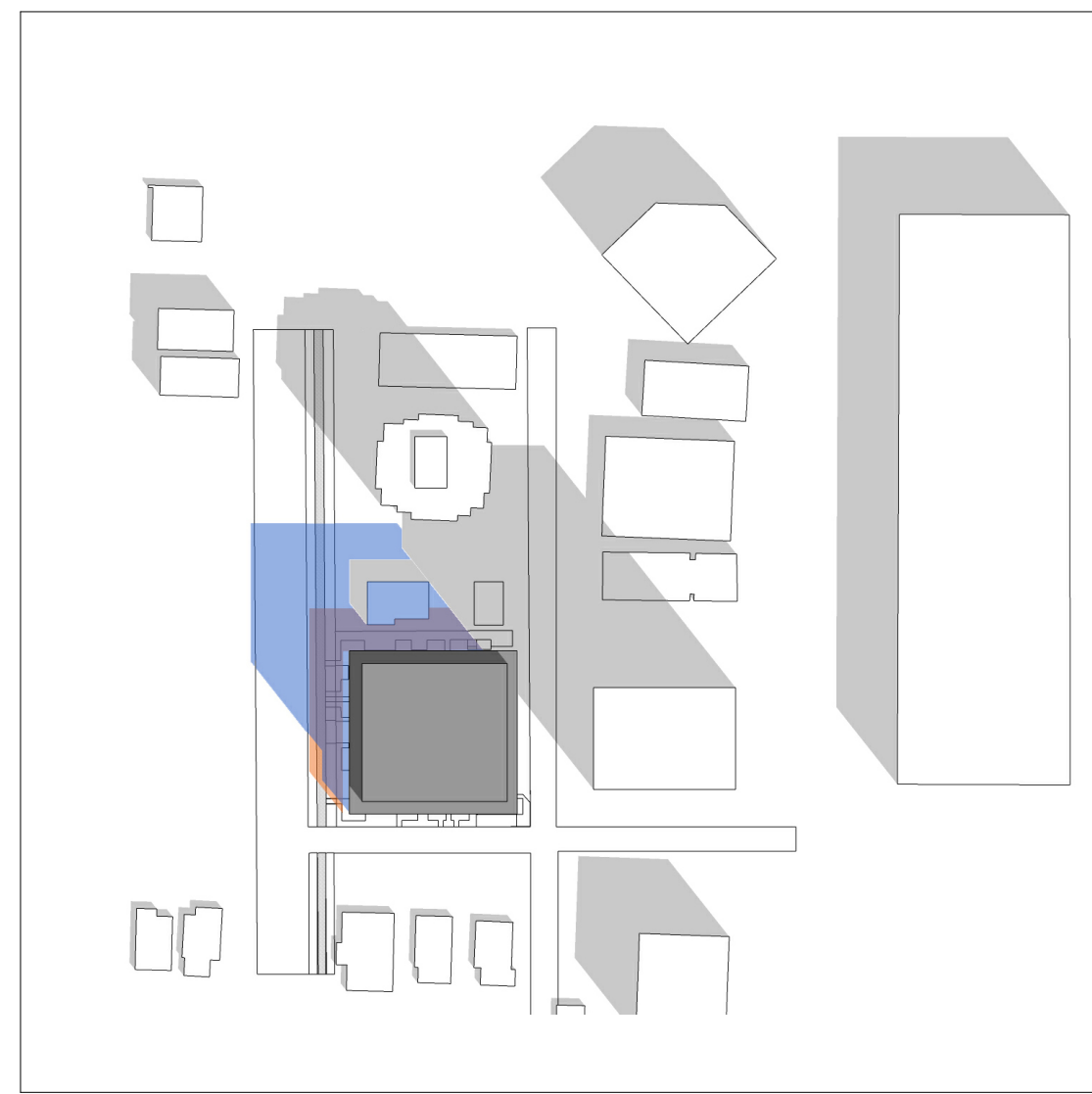
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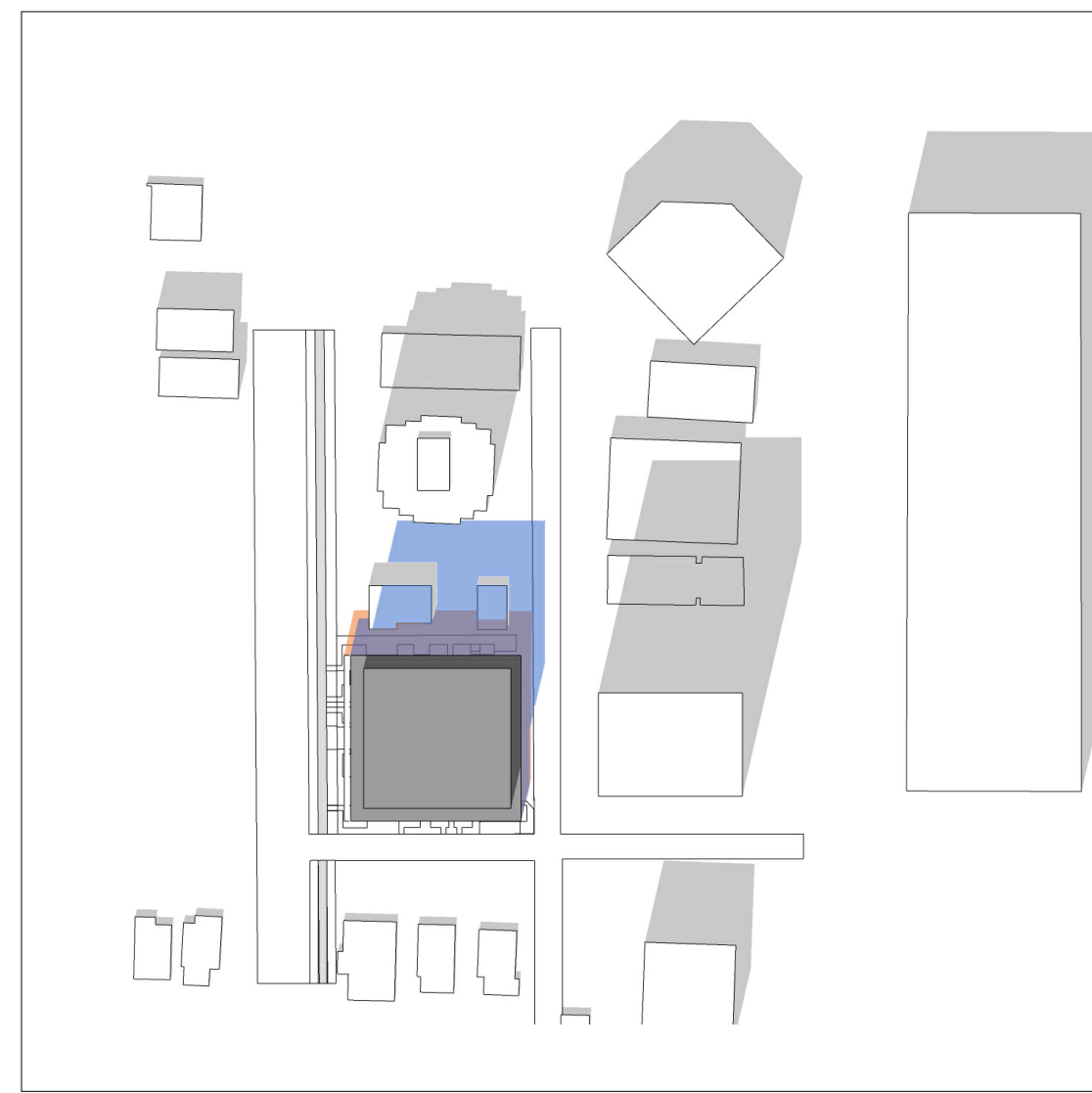
March/September 21st 16:00 p.m



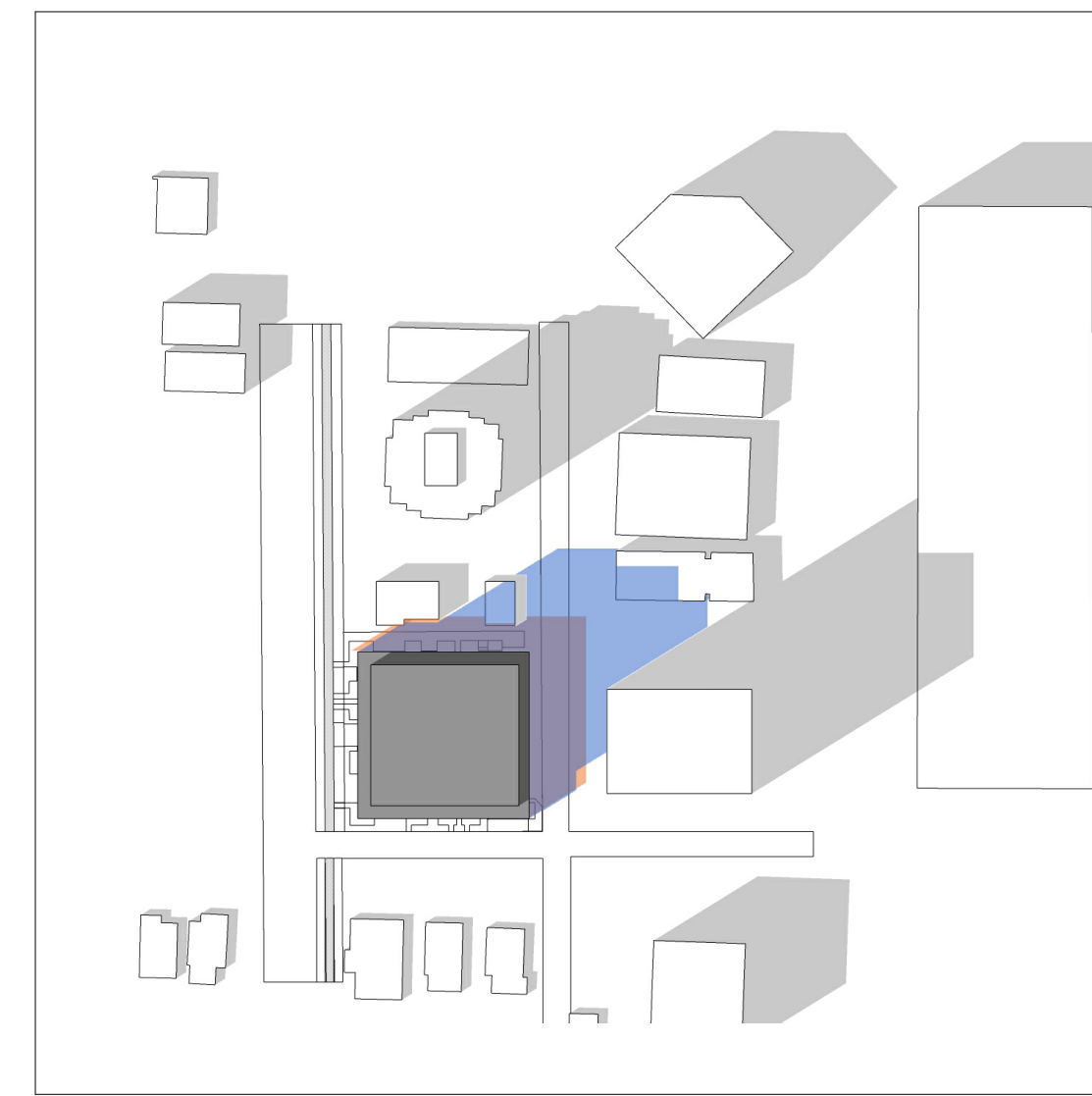
Jun 21st 10:00 a.m



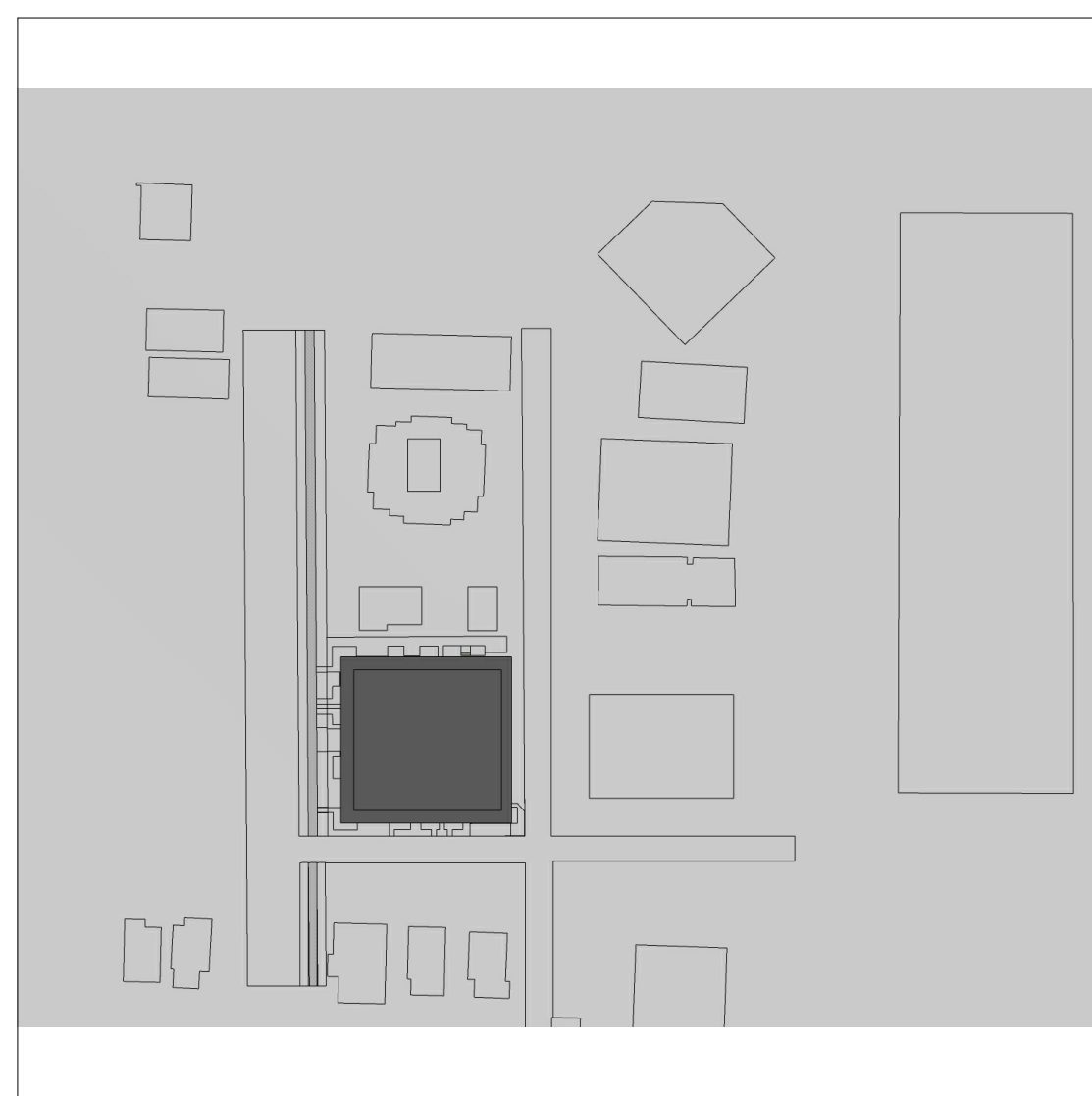
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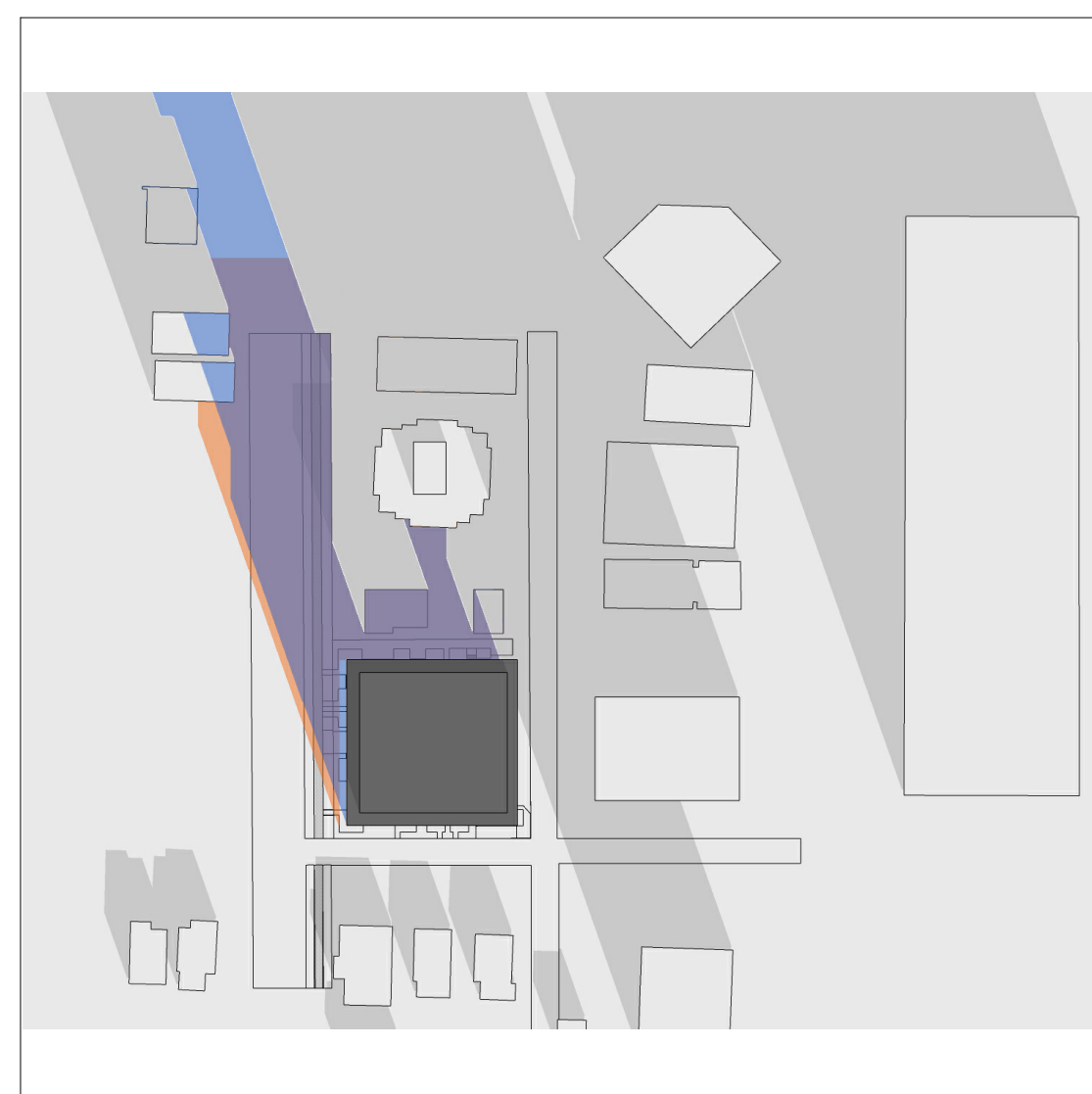
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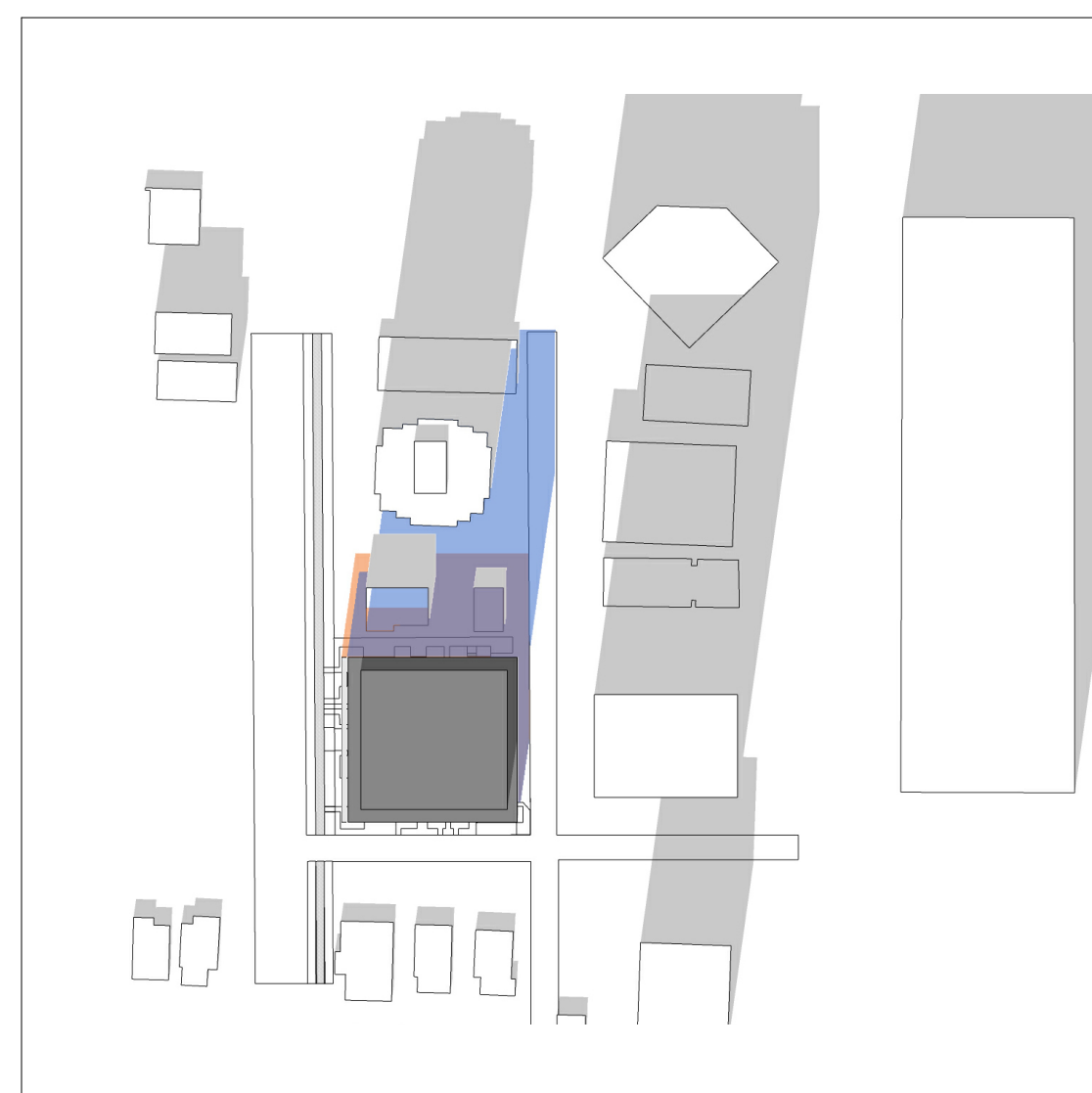
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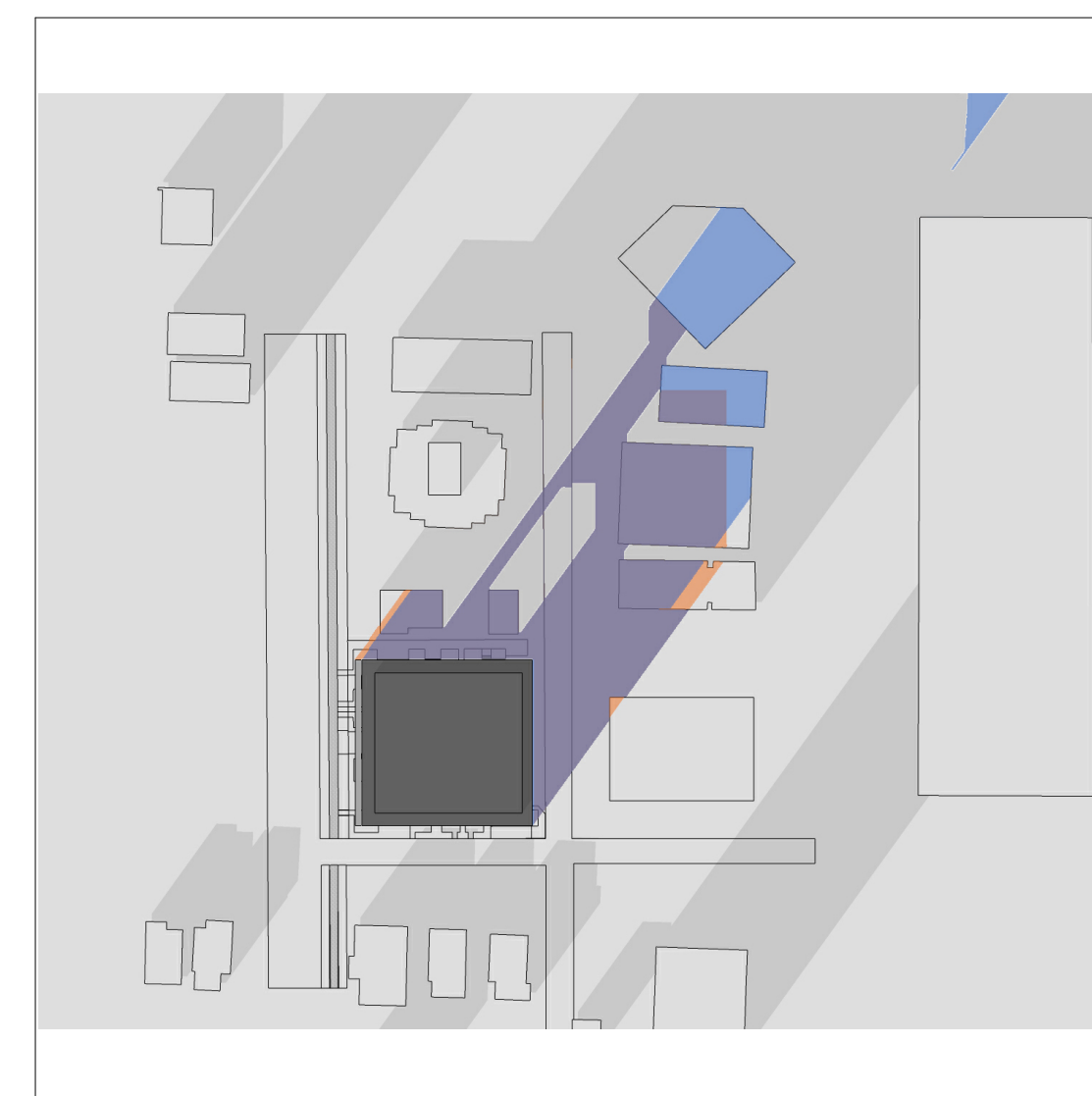
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December 21st 12:00 p.m



December 21st 14:00 p.m



December 21st 16:00 p.m

Shadow Impacts RA9

Shadow Impacts Proposed DC2

Overlap between DC2 and RA9

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those **assumed** on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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NO.	REVISION	DATE
		MM/DD/YYYY

ISSUED FOR:	DATE
DEVELOPMENT PERMIT	02/28/2022

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PROJECT:
G4 MULTI-FAMILY DEVELOPMENT

10015 113TH STREET,
EDMONTON AB

CLIENT:

WESTRICH
PACIFIC CORP.
CONSULTANT:

DRAWN BY: Designer	SEAL:
DATE: JANUARY, 2022	
SCALE:	
JOB NO.:	2014

SHEET TITLE:
SHADOW STUDY

DRAWING NO.:	REVISION No.:
A-0.5	

Application Summary

Information

Application Type:	Plan Amendment & Rezoning
Bylaw & Charter Bylaw:	20370 & 20371
Location:	Northeast corner of 113 Street NW and 100 Avenue NW
Address:	10015 - 113 Street NW
Legal Description:	Lot 45B, Block 12, Plan 2120958
Site Area:	2,084 m ²
Neighbourhood:	Oliver
Ward:	O-day'min
Notified Community Organization:	Oliver Community League
Applicant:	Green Space Alliance

Planning Framework

Current Zone:	(RA9) High Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	None

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