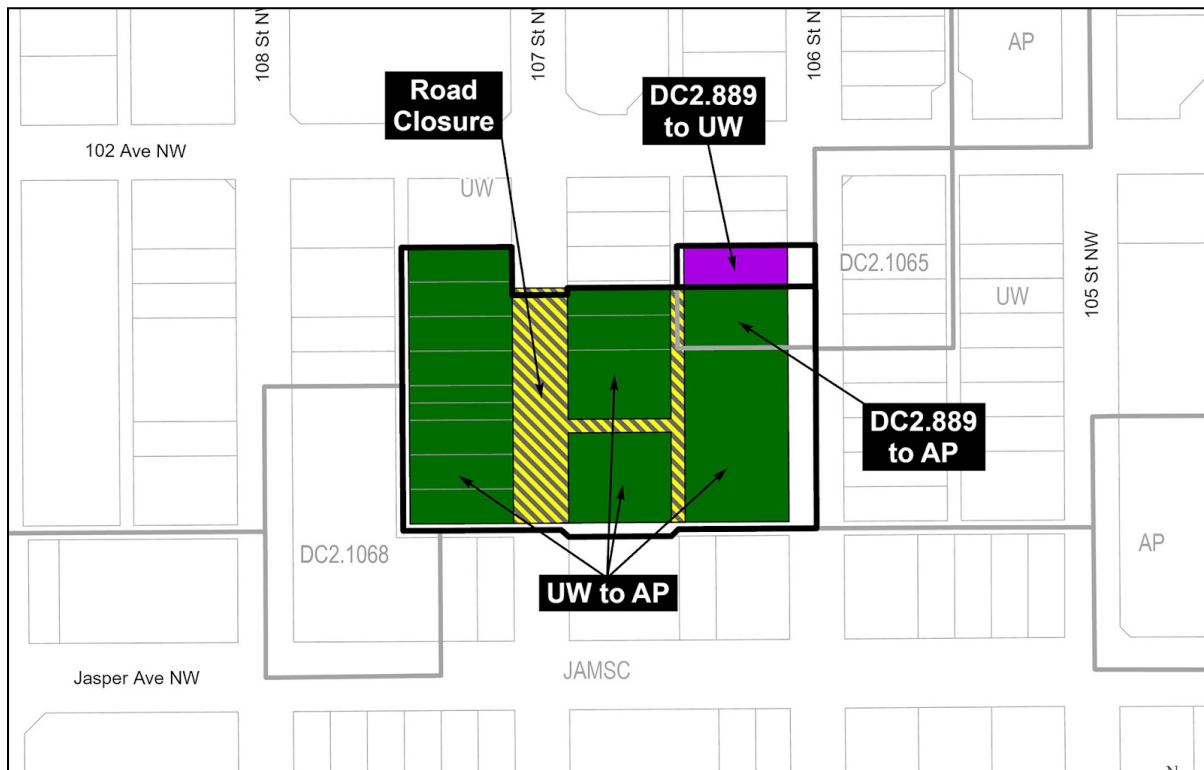


Administration Report Downtown

Edmonton

10126 & 10160 - 106 Street NW, 10130, 10135, 10138, 10144, 10148, 10154, 10161, 10164, 10165 and 10174 - 107 Street NW

To allow development of the Downtown Warehouse Campus Park.



Recommendation: That Bylaw 20502 to allow for the closure of portions of 107 Street NW and adjacent lanes between 107 Street NW and 106 Street NW and Charter Bylaw 20503 to amend the Zoning Bylaw from the (UW) Urban Warehouse Zone and (DC2) Site Specific Development Provision to the (AP) Public Park Zone and (UW) Urban Warehouse Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity recreational and open space needs as a major amenity for existing and future surrounding developments.
- Supports open space and parks policies contained in the Downtown Public Spaces Plan and the Capital City Downtown Plan.

- Enables The City Plan's six Big City Moves including a rebuildable city that converts underutilised lots in support of adding additional green spaces for residents and allows future development of a central park as a major focal point in the heart of the city.

Application Summary

Bylaw 20502 proposes to close portions of 107 Street NW between 102 Avenue NW and Jasper Avenue NW and certain adjacent lanes between 107 Street NW and 106 Street NW. The purpose of the road closures are to provide for additional land for future public park development on a consolidated site which would include the abutting lots.

CHARTER BYLAW 20503 would amend the Zoning Bylaw, as it applies to the subject site, from the (UW) Urban Warehouse Zone and (DC2) Site Specific Development Provision to the (AP) Public Park Zone and (UW) Urban Warehouse Zone for the purpose of developing the Downtown Warehouse Campus Park. Accompanying this rezoning are amendments to two Downtown Special Area maps in the Edmonton Zoning Bylaw to reflect the proposed zone changes. The proposed Charter Bylaw conforms with the Capital City Downtown Plan the Downtown Public Places Plan and aligns with The City Plan.

This application was accepted on September 12, 2022, from the City of Edmonton Real Estate Branch, Financial and Corporate Services.

This proposal aligns with the goals and policies of The City Plan, the Capital City Downtown Plan and Downtown Public Places Plan to accommodate a central park in the Downtown neighbourhood.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because it proposes the use of standard zoning that complies with the Capital City Downtown Plan.

The basic approach included the following techniques:

Mailed notice, September 21, 2022

- Number of recipients: 173
- Number of responses: 1

Webpage

- edmonton.ca/downtownapplications

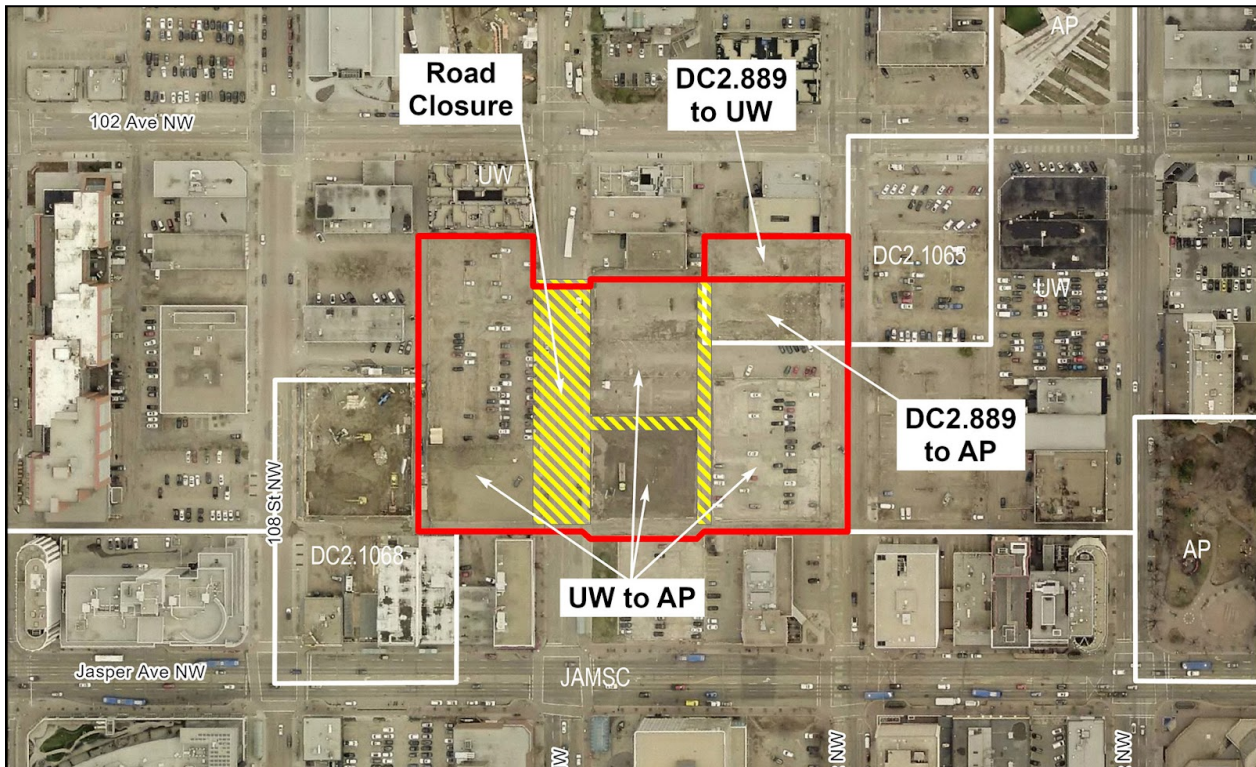
Comments heard throughout the various methods include:

- Increased crime, drug use and homeless within the proposed park and immediate areas

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

Site and Surrounding Area

The subject site is approximately 1.8 hectares in area and predominantly operates as a surface parking lot. It is generally located between Jasper Avenue NW and 102 Avenue NW, west of 106 Street NW within the Warehouse Campus area of the Downtown neighbourhood. This area includes a diverse mix of uses including former warehouses converted to residential, commercial and other uses including nearby institutional facilities. Other vacant surface parking lots in the immediate area have been approved for, or under construction for high rise mixed use residential developments with commercial uses at the ground level. The proposed public park location is well connected through the city's existing and future public transit infrastructure and mobility network with good access to bicycle routes along 106 Street NW and 102 Avenue NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (UW) Urban Warehouse Zone and • (DC2) Site Specific Development Control Provision 	Vacant/Surface parking lots
CONTEXT		
North	(UW) Urban Warehouse Zone	<ul style="list-style-type: none"> • 6-storey apartment • Commercial use buildings
East	<ul style="list-style-type: none"> • (DC2) Site Specific Development Control Provision 	Vacant/Surface parking lots

	<ul style="list-style-type: none"> • (UW) Urban Warehouse Zone 	
South	<ul style="list-style-type: none"> • (JAMSC) Jasper Avenue Main Street Commercial Zone • (DC2) Site Specific Development Control Provision 	Commercial use buildings
West	<ul style="list-style-type: none"> • (DC2) Site Specific Development Control Provision • (UW) Urban Warehouse Zone 	<ul style="list-style-type: none"> • Mixed use Residential Towers with commercial ground levels (under construction) • Commercial use buildings



View of the site looking northwest from 106 Street NW and the site's south property line.



View of the site looking east from 107 Street NW, approximately 200 metres south of 102 Avenue NW.



View of the site and 107 Street NW road closure area looking east from 107 Street NW and the site's south property line.

Planning Analysis

Land Use Compatibility

The application proposes zoning that is compatible with the existing built forms in the surrounding vicinity by allowing additional park amenities to serve nearby residential and commercial developments. This includes additional residents expected with newer high rise mixed use developments in the immediate areas. Further to this, the site is strategically located in the centre of downtown with good connectivity to the surrounding area amenities and other public infrastructure such as transit, bicycle paths and smaller nearby parks.

Plans in Effect

The proposed application is in support of a number of parks and open space policies under the Capital City Downtown Plan, Downtown Edmonton's Area Redevelopment Plan. The plan identifies nine city-led catalyst projects which includes a Warehouse Campus Neighbourhood park and a Green and Walkable Downtown. This application supports these projects by acquiring and redeveloping underutilised lands to create a major public amenity for surrounding residents and businesses. Under the Downtown Public Places Plan, the vision for the area includes a large centralized open space that is multifunctional with opportunities for active areas while incorporating open spaces for passive recreation and animated spaces for all seasons of the year. It is also intended to provide additional connectivity with other existing nearby parks such as the Alex Decoteau, and Beaver Hills House/Michael Phair Parks to the northeast and east respectively.

The City Plan

The Downtown central park forms part of The City Plan's Green and Blue network by incorporating a major recreational park in the Central District of Edmonton. This application further enables The City Plan's six Big City Moves including a 'rebuildable city' that converts underutilised lots in support of adding

additional green spaces for community needs as a major focal point in the heart of the city. This intended open space is sought as a major recreational park that is welcoming, safe, and integrates a host of recreation, cultural education activities to make it popular and accessible for all.

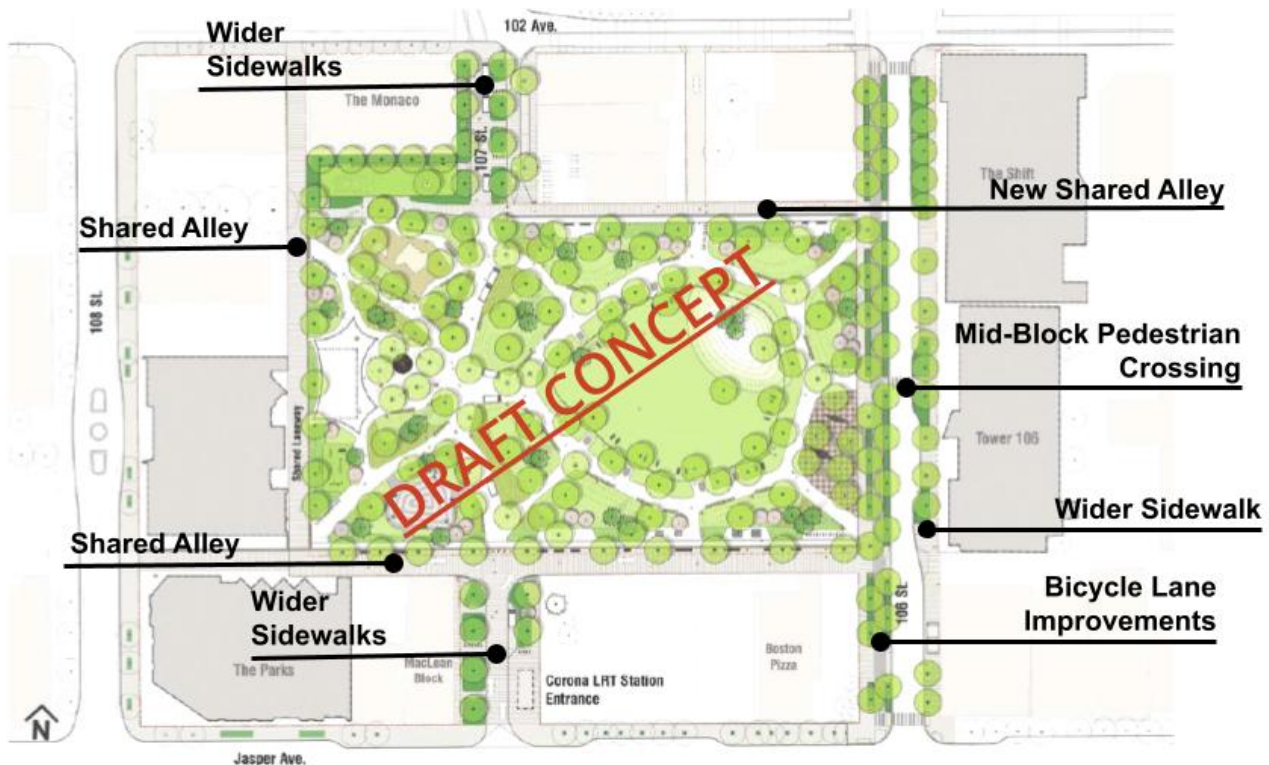
Technical Review

Transportation

The proposed public park site is ideally situated to take advantage of existing transportation infrastructure including the protected bike lanes along 106 Street and 102 Avenue and Corona LRT station. The future Valley Line LRT along 102 Avenue will provide additional opportunity to use alternative travel modes.

A Transportation Impact Assessment (TIA) that considered the rezoning and road closure application was reviewed by Administration. The study determined that the closure of 107 Street between Jasper Avenue and 102 Avenue will not significantly impact traffic operations; vehicles are expected to re-route to adjacent roadways. The segments of 107 Street that remain open to vehicular traffic between Jasper Avenue and 102 Avenue will be connected to the alley network to maintain efficient and safe traffic circulation. The strong multimodal area transportation network has capacity to accommodate the proposed park generated traffic.

Improvements to the street network and public realm include the provision of wider sidewalks along 106 Street and 107 Street, upgrades to the separated bicycle lanes on 106 Street and a new midblock pedestrian crossing on 106 Street are incorporated within the park design. The alleys abutting the proposed public park site will be upgraded and include features to promote them as shared spaces.



Warehouse Campus Park - Draft Concept

Drainage

The proposed zoning change will not significantly impact the sewer and drainage systems in the area. Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

EPCOR Water

Edmonton Fire Rescue Services' (EFRS), Fire Protection Engineer has completed an Infill Fire Protection Assessment (IFPA) and has determined that the site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to existing municipal on-street fire protection infrastructure are not required.

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Road Closure and Rezoning
Bylaw and Charter Bylaw	20502 and 20503
Location:	Generally located between Jasper Avenue NW and 102 Avenue NW; and between 106 Avenue NW and 108 Avenue NW
Addresses:	10126 & 10160 - 106 Street NW, 10130, 10135, 10138, 10144, 10148, 10154, 10161, 10164, 10165 and 10174 - 107 Street NW.
Legal Descriptions:	Lots 136-138, a portion of Lot 139, Lots 185-192, Block 6, Plan B2; Lots 145-152, Block 7, Plan B2; and Lot 133, Block 6, Plan 8222080
Site Area:	1.8 Ha
Neighbourhood:	Downtown
Ward:	O-day'min
Notified Community Organization(s):	Downtown and Rosedale Community Leagues and the Downtown Business Improvement Area Association
Applicant:	City of Edmonton Real Estate, Financial and Corporate Services

Planning Framework

Current Zones:	(UW) Urban Warehouse Zone and (DC2) Site Specific Development Provision
Proposed Zones:	(AP) Public Park and (UW) Urban Warehouse Zones
Plan in Effect:	Capital City Downtown Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Marty Vasquez

Tim Ford

Development Services

Planning Coordination