

Planning Report

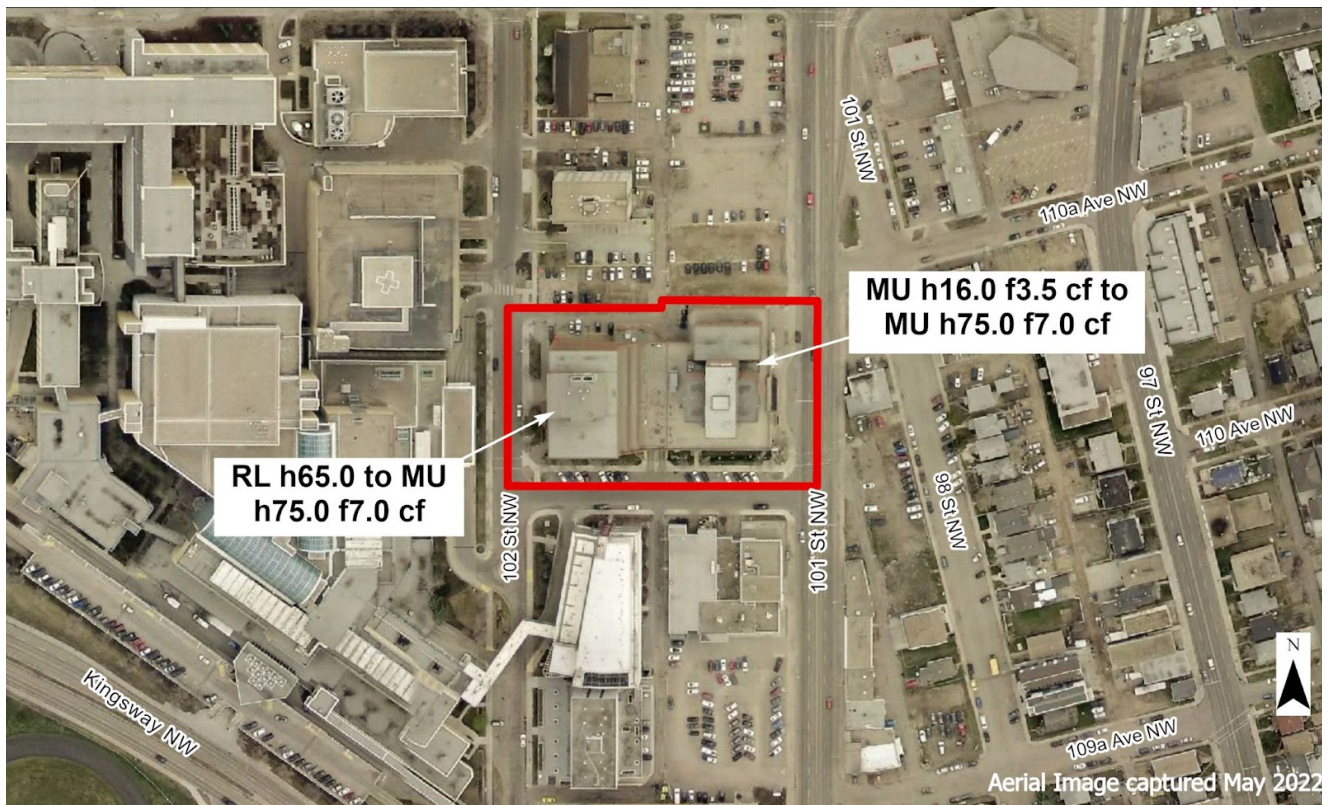
Central McDougall

O-day'min

Edmonton

11010 - 101 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20713 proposes a rezoning from the (RL h65.0) Large Scale Residential Zone and the (MU h16.0 f3.5 cf) Mixed Use Zone to the (MU h75.0 f7.0 cf) Mixed Use Zone to allow for a large scale mixed use building.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One response was received, with questions about the proposed rezoning.

Administration supports this application because it:

- Allows for the 'Health Care Facility' Use in an existing mixed-use building with medical uses, in proximity to the Royal Alexandra Hospital and the Glenrose Hospital.
- Supports intensification within the intersection of three primary corridors.
- Aligns with the Central McDougall / Queen Mary Park Area Redevelopment Plan (ARP).

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Northwest Healthcare Properties REIT. The applicant's intent is to rezone to access the 'Health Care Facility' use in the MU Zone. No redevelopment is proposed at this time.

The proposed (MU h75.0 f7.0 cf) Mixed Use Zone would allow development with the following key characteristics:

- A range of uses that support housing, recreation, commerce, and employment opportunities including but not limited to the following uses: health care facility, health service, and offices.
- High rise tower development of approximately 22 storeys (h75 metres).
- A maximum floor area ratio of 7.0 (f7.0).
- All ground floor building frontages adjacent to a street have non-residential uses oriented towards the street, with some exceptions (cf - commercial frontage).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RL h65.0) Large Scale Residential Zone (MU h16.0 f3.5 cf) Mixed Use Zone	Hys Centre (high-rise mixed-use building)
North	(DC.1086) Direct Control Zone (CN) Neighbourhood Commercial Zone (RL h65.0) Large Scale Residential Zone	Vacant land (zoned for commercial tower up to 55 metres in height), surface parking lot, high rise building
East	(MU h16.0 f3.5 cf) Mixed Use Zone	Surface parking lot, one storey commercial building
South	(UF) Urban Facilities Zone (MU h16.0 f3.5 cf) Mixed Use Zone	Royal Alexandra Hospital, one storey commercial building
West	(UF) Urban Facilities Zone	Royal Alexandra Hospital



View of the site looking southwest from 101 Street NW (Google Maps)



View of the site looking northwest from 101 Street NW and 110 Avenue NW (Google Maps)



View of the site looking northeast from 102 Street NW and 110 Avenue NW (Google Maps)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the applicant does not intend on redeveloping at this time and would like to access one use in the proposed Zone (Health Care Facility), only one response to the mailed notice was received, and the scale of development aligns with the surrounding context. The basic approach included:

Mailed Notice, November 3, 2023

- Notification radius: 60 metres
- Recipients: 25
- Responses: 1
 - In support: 0
 - In opposition: 0
 - Questions only: 1

Site Signage, January 1, 2024

- Two rezoning information signs were placed on the property facing 101 Avenue NW and 102 Street NW (first sign), and 110 Avenue NW and 101 Street NW (second sign).

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Central McDougall Community League
- McCauley Community League
- Chinatown and Area Business Improvement Area
- Kingsway Business Improvement Area

Common comments heard

- Questions:
 - The respondent asked for additional details about the specific development necessitating the rezoning.
 - In response, Administration indicated that the applicant wanted to access the Health Care Facility Use to offer overnight stays to patients as needed, and that no redevelopment was proposed at this time. It was also noted that if the rezoning were approved, the full development rights in the MU h75.0 f7.0 cf Zone would be possible despite applicant intent.

Application Analysis

The City Plan

The City Plan establishes a network of nodes and corridors where deliberate urban intensification will be accommodated. The site is located within the intersection of three primary corridors: 111 Avenue NW, Kingsway Avenue NW/119 Street NW, and 97 Street NW. Primary corridors are defined as prominent urban streets designed for living, working and moving. They serve as a destination and provide critical connections between nodes, throughout the city, and beyond. Primary corridors include a wide range of activities supported by mixed-use development and mass transit. The typical massing/form envisioned for primary corridors is mostly mid-rise with some high rise. The proposed rezoning aligns with the intention of, and envisioned built form for primary corridors by allowing for a high-rise mixed use building, and intensification within the intersection of three primary corridors.

Central McDougall / Queen Mary Park Area Redevelopment Plan

The site is within the northeastern boundary of the Central McDougall / Queen Mary Park Area Redevelopment Plan (ARP). The proposed rezoning aligns with the ARP, as the site is designated as 'commercial business' on *Map 5: Central McDougall - Overall Plan Concept*.

The ARP identifies the availability of commercial space, and community services such as hospitals and health clinics as neighbourhood assets (pg. 16). 101 Street is identified as a major route into the Downtown area which consists of a wide variety of commercial businesses. The ARP ties the revitalization and marketability of the commercial corridor to street oriented non-residential uses. Buildings are encouraged to provide ground-level non-residential uses along 101 Street NW (pg. 52). The existing building on site provides non-residential ground level uses oriented to 101 Street NW. If redevelopment were to occur in the future, the proposed zoning maintains the Commercial Frontage modifier which requires non-residential uses at the ground level facing streets, as per regulations in the MU h75.0 f7.0 cf Zone.

Land Use Compatibility



Site analysis context

The applicant's intent is to rezone to access the Health Care Facility use within the existing Hys Centre building. The Health Care Facility use is defined as: "a development where institutional facilities provide health services, medical treatment, and accommodations for people requiring care, and may include out-patient services and staff residences. Typical examples include auxiliary hospitals, continuing care facilities, convalescent homes, detoxification centres, and hospitals." The maximum floor area for each individual Health Care Facility establishment is limited to 1,000 m².

The site is currently split zoned between RL h65.0 (west) and MU h16.0 f3.5 cf (east). The eastern portion already permits the Health Care Facility use, and all uses available in the MU Zone. By rezoning the entire site to MU h75.0 f7.0 cf, the Health Care Facility Use (and all other uses in the zone) can occur throughout the building.

Health Service is a permitted use in the current Zones and the Hys Centre has many existing Health Service operations; however, Health Service does not allow for in-patient services. The proposed Zone, and the Health Care Facility use within it allow for in-patient services.

The site is in proximity to the Royal Alexandra Hospital and the Glenrose Hospital. Both hospitals are classified as a Health Care Facility. The adjacent sites (west, south) function as a part of the Royal Alexandra Hospital. In addition, an underground tunnel connects the Hys Centre to the Royal Alexandra Hospital.

If redevelopment were to occur in the future, the proposed MU h75.0 f7.0 cf Zone is compatible with the surrounding institutional context. A zoning comparison table is available below:

	MU h16.0 f3.5 cf Current	RL h65.0 Current	MU h75.0 f7.0 cf Proposed
Typical Uses	Residential Commercial	Residential Limited commercial	Residential Commercial
Maximum Height	16.0 m (approx. 4 storeys)	65.0 m (approx. 18-20 storeys)	75.0 m (approx. 22 storeys)
Maximum Floor Area Ratio	3.5 - 4.5	5.5 - 6.5	7.0 - 8.0
Required Ground Floor Commercial	Yes	No	Yes
Minimum Setback Abutting Site to the North	3.0 m	3.0 m (6.0 m above 23.0 m in height)	
Minimum Setback Abutting Streets	1.0 m	Ground floor commercial - 1.0 m (4.5 m above 16.0 m in height) Ground floor residential - 4.5 m	1.0 m (4.5 m above 16.0 m in height)
Minimum Setback Abutting Alleys	0.0 m	3.0 m	0.0 m (3.0 m above 16.0 m in height)

Maximum Tower Floor Plate (Above 23.0 m in Height)	n/a	850.0m ²	
Minimum Tower Separation (Above 23.0 m in Height)	n/a	25.0 m	
Tower Abutting a Street Setback Min.	n/a	6.0 m	4.5 m in addition to the setback provided at the ground floor

Mobility

The addition of the “Health Care Facility” use is not anticipated to significantly alter mobility patterns associated with the site. A Traffic Impact Assessment may be required as a condition of Development Permit for any future redevelopment of the site.

Edmonton Transit Service operates both bus and LRT service within walking distance of the site. Kingsway / Royal Alex Transit Centre and LRT Station on the Metro Line LRT are within 600m walking distance. Bus service is also available on 101 Street NW, 102 Street NW, 111 Avenue NW, Kingsway NW and 97 Street NW. The nearest bus stops to the site are within 150 metres walking distance and located on 101 Street NW.

Mass transit bus routes are anticipated to operate on 111 Avenue NW and either 97 Street NW or 101 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards for hydrant spacing; therefore, no upgrades to on-street fire protection are required. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination