

10550 - 102 Street NW & 10230 - 105 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20728 proposes text amendments to the (CMUV) Central McDougall Urban Village Zone to allow for temporary surface parking until December 31, 2028. Bylaw 20727 proposes an amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan to facilitate the proposed CMUV Zone text amendment.

Public engagement for this application included a mailed notice and information on the City's webpage. Two responses were received, both in support.

Administration supports this application because it:

- Allows for an interim use of vacant land while waiting for full redevelopment to occur.

- Includes additional features to improve the appearance, safety and functionality of the temporary surface parking lots.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Katz Group Real Estate.

Text Amendment

The existing (CMUV) Central McDougall Urban Village Zone allows for a high-density, mixed-use, urban village. While redevelopment is pending, the Zone allows for temporary surface parking lots on approximately 75% of land that is otherwise vacant until December 31, 2023. This application does not change anything about the ultimate development concept or building regulations but proposes an amendment to the zone to extend the allowance for the temporary surface parking until December 31, 2028.

Plan Amendment

The direction for the Central McDougall Urban Village Special Area and CMUV Zone is found in “Precinct H: Urban Village” of the Central McDougall/Queen Mary Park Area Redevelopment Plan. The amendment with this application would amend policy within Precinct H to align the plan and zoning deadline for temporary surface parking to December 31, 2028, if approved.

Site and Surrounding Area

The table below is based on the portions of land within the CMUV Zone proposed for temporary surface parking lots.

	Existing Zoning	Current Development
Subject Site	(CMUV) Central McDougall Urban Village Zone	Surface parking lots
North	<ul style="list-style-type: none"> • (RM h.23.0) Medium Scale Residential Zone • (DC1 - Area 5) Direct Development Control Provision 	<ul style="list-style-type: none"> • Low rise residential • Vacant land • Charles J. Carter Residence (Designated Municipal Historic Resource)
East	<ul style="list-style-type: none"> • (DC1 - Area 1) Direct Development Control Provision • (CG) General Commercial Zone • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • One storey commercial building • A. Macdonald Building (Designated Municipal Historic Resource)

	<ul style="list-style-type: none"> • (PSN) Neighbourhood Parks and Services Zone 	<ul style="list-style-type: none"> • Vacant future park site
South	<ul style="list-style-type: none"> • (AED) Arena & Entertainment District Zone 	<ul style="list-style-type: none"> • Rogers Place
West	<ul style="list-style-type: none"> • (CMUV) Central McDougall Urban Village Zone 	<ul style="list-style-type: none"> • Vacant land • Church • Two storey office building • Surface parking lot



View of the site looking northwest from the intersection of 102 Street NW and 105 Avenue NW



View of the site looking northeast from the intersection of 103 Street NW and 105 Avenue NW



View of the site looking southeast from the intersection of 102 Street NW and 106 Avenue NW



View of the site looking southwest from 102 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because there are no proposed changes to the ultimate build out of the land and there were few responses to the initial mailed notice. The basic approach included:

Mailed Notice, October 16, 2023

- Notification radius: 60 metres
- Recipients: 83
- Responses: 2
 - In support: 2

- In opposition: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Central McDougall Community League
- Downtown Edmonton Community League
- Edmonton Downtown Business Association
- North Edge Business Association
- Chinatown and Area Business Association

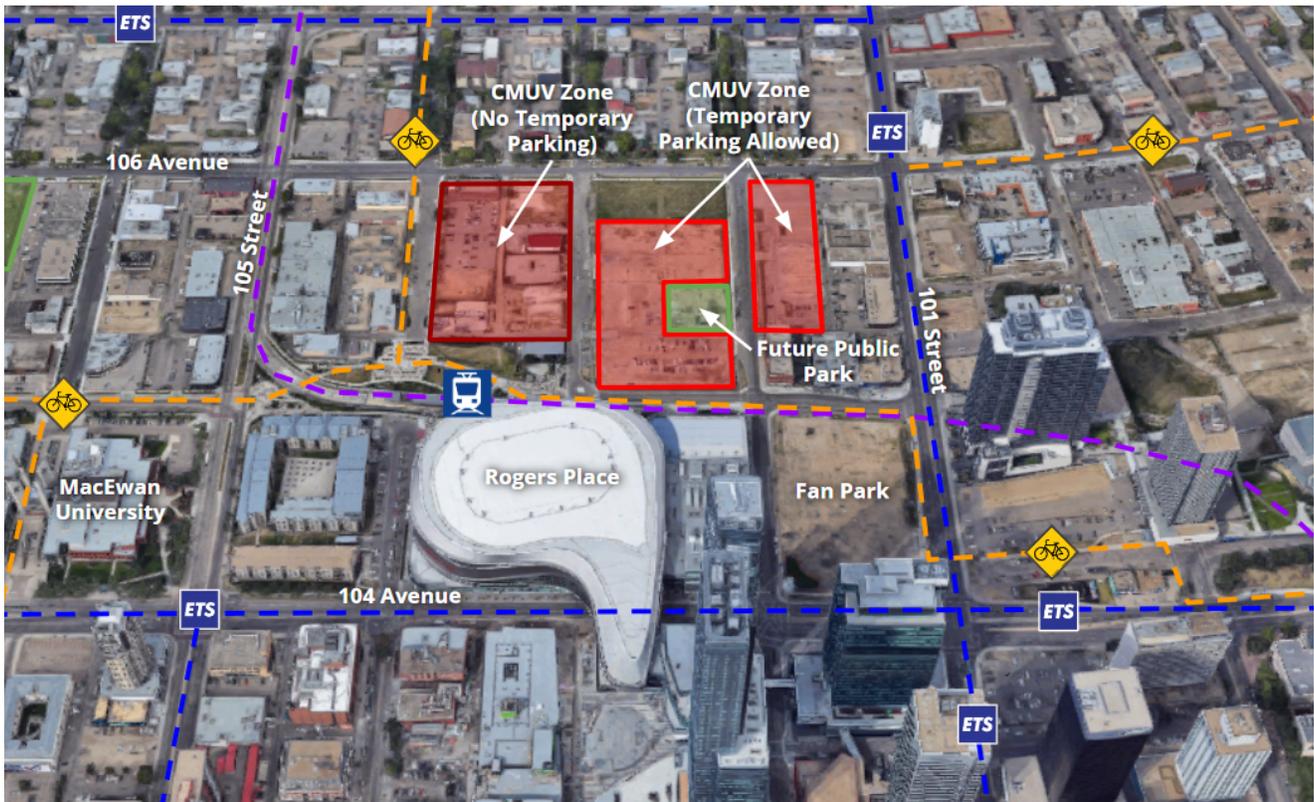
Common comments heard (number of similar comments in brackets beside comments below):

- Accessible parking downtown is important to get visitors downtown to support businesses and attend events (x2).
- Extension is appropriate given current economic conditions and recovery from the COVID-19 pandemic (x2).
- Some development can still occur since not all the special area zoning allows for parking.
- The nearby casino relies heavily on this surface parking lot and if it is not allowed to continue, they will suffer a loss of visitation and revenue.

The Edmonton Downtown Business Association submitted a letter of support, with comments captured in the above bullets.

Application Analysis

Although supportable on a temporary basis in this specific context, surface parking is not a desired long-term use of this land. Surface parking is not considered something that draws people to this area or contributes to the success and vibrancy of downtown/ICE District. While an important consideration to support destinations and desirable activities which bring people to this area, previous studies have concluded that there is already sufficient parking to accommodate parking demands here.



Site analysis context

Policy Review

This land is part of the Centre City in The City Plan, which is Edmonton’s distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. It includes a critical mass of housing, employment and civic activities and anticipates that high-rise and mid-rise buildings be developed here. The CMUV Zone aligns with this vision, as well as a similar set of objectives in the Central McDougall/Queen Mary Park Area Redevelopment Plan and the temporary surface parking is not seen as preventing desired development from being achieved.

Parking Lot Design

Recognizing that these surface parking lots may operate for approximately 5 more years, Administration worked with the applicant to find ways to improve the appearance, safety and functionality of the lots. The current parking lots meet most of the requirements in the Zoning Bylaw for surface parking lots, with the following exceptions:

- Not hardsurfaced
- Does not have landscaped islands
- Does not have pathways for people through the lots
- Existing perimeter landscaping lacks shrubs

It can be unnecessarily wasteful and expensive for temporary surface parking lots to be hardsurfaced and have landscaped islands that need to be taken out for redevelopment. However, alongside the proposed extension for the parking lots, additional regulations are proposed to be added to the CMUV Zone that would effectively move the landscaping requirements that would normally be in islands to the perimeter of the site. This should result in approximately 13 more trees and 100 shrubs being added, to create a more aesthetically pleasing buffer between the lots and the public realm. In addition, pathways through the lot itself will be created to improve the permeability of the site and safety of pedestrians. Existing lighting, drainage and snow removal conditions meet Zoning Bylaw requirements for surface parking lots and will be maintained.

Written By: Andrew McLellan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination