

9321 - 101A Avenue NW and the land generally bounded by 102A Avenue NW, 94 Street NW, Rowland Road NW, 101 Avenue NW and the lane east of 96 Street NW; as well as land generally bounded by 103A Avenue NW, 92 Street NW, Alex Taylor Road NW and the lane west of 93 Street NW.

Position of Administration: Support



Summary

Charter Bylaw 20837 proposes a rezoning from the Five Corners High Density Quarter Direct Control Zone (DC1.19550) to a site specific Direct Control Zone (DC) for 9321 - 101A Avenue NW and a new Five Corners High Density Quarter Direct Control Zone (DC) for the remainder of the rezoning area. The new site specific DC Zone would allow for medium scale housing on a unique

site and the new Five Corners High Density Quarter DC Zone is nearly the same as the current one but updated to be consistent with the new Zoning Bylaw 20001.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice and information on the City's webpage. Five people were heard from, all in opposition. Most concerns were related to street parking congestion, including impacts on the loading zone across the street which is heavily used by Dedicated Accessible Transit Service (DATS), and that a new building at this location would interrupt a wildlife corridor.

Administration supports this application because it:

- Facilitates housing development in the Centre City in alignment with The City Plan and The Quarters Downtown Area Redevelopment Plan.
- Uses a DC Zone to ensure compatible and sensitive development with surrounding land uses and natural areas.

Application Details

This application was submitted by Situate Inc. on behalf of Triple Gold Ltd. The proposed site specific DC Zone for 9321 - 101A Avenue NW would allow development with the following key characteristics:

- Maximum height of 23.0 metres (approximately 6 storeys)
- Maximum Floor Area Ratio of 4.6.
- Limited commercial opportunities at ground level.

The new Five Corners High Density Quarter DC Zone would continue to allow for high-rise, high density residential development with ground oriented commercial uses.

The remainder of this report will focus only on the site specific DC Zone for 9321 - 101A Avenue NW.

A Development Permit for the same building that the proposed DC Zone intends to facilitate was approved by the City on June 15, 2023 with a variance to the required minimum site area of 600 m². The variance reduced the minimum site area to 413.4 m² to reflect the size of the site. This approval was overturned by the Subdivision and Development Appeal Board on the basis that the Development Planner did not have the authority to grant the variance.

Site and Surrounding Area



Aerial view of application area

	Existing Zoning	Current Development
Subject Site	Five Corners High Density Quarter Direct Control Zone (DC1.19550)	Vacant land
North	Five Corners High Density Quarter Direct Control Zone (DC1.19550)	High rise residential
East	River Valley Zone (A)	Open Space
South	River Valley Zone (A)	Open Space
West	Five Corners High Density Quarter Direct Control Zone (DC1.19550)	Low rise residential



View of site looking southeast from 101A Avenue NW



View of site looking northwest from Rowland Road NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the differences between the current DC Zone and the proposed DC Zone are

minimal, the rezoning aligns with the statutory plan in place, and it helps complete anticipated development for the area. The basic approach included:

Pre-Application Notice (from applicant), December 4, 2023

- Notification radius: 60 metres
- Number of recipients: 10
- Number of responses (as reported by the applicant): 0

Mailed Notice, January 24, 2024

- Notification radius: 60 metres
- Recipients: 1882
- Responses: 5, all in opposition.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Boyle Street Community League
- Riverdale Community League
- Downtown Edmonton Community League
- Edmonton Downtown Business Association

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

- Worried about street parking congestion, including impacts on the loading zone across the street which is heavily used by Dedicated Accessible Transit Service (DATS) (x6)
- The new building would interrupt the wildlife corridor (x4).
- The constrained street network nearby can't accommodate more traffic (x3).
- Will block south views from Artspace, which is unfair to the vulnerable people that live there (x2).
- Concerned not enough neighbours were notified (x2)
- This site is better for a parkland/natural area with the treed slope maintained. (x2)
- Worried about stress of digging and drilling on adjacent buildings, especially considering the slope stability (x2)
- A massive concrete retaining wall would project towards Rowland Road.
- Access/waste collection is too difficult on such a small site.

- Concerned about construction work and impacts on nearby buildings and roadways (including laydown areas, large equipment for slope stabilization, etc.).
- Construction parking will make the parking situation even worse.
- Density is important, but at the right location. This isn't it.
- Quarters ARP/zoning with 600 m site minimum should be retained. Helps ensure consolidation to appropriately sized sites.
- ARP policies around protecting vulnerable residents should be adhered to.

Administration clarified with those concerned about ecological impacts that, although the site is on a slope that eventually leads into the North Saskatchewan River Valley, it is not within the North Saskatchewan River Valley Area Redevelopment Plan (ARP) nor the North Saskatchewan River Valley and Ravine System Protection Overlay. No development is proposed along the City owned land along Rowland Road NW, and the existing natural vegetation along the sloped road right-of-way to the south of this site will remain. This will allow for the continuation of movement of wildlife.

Application Analysis



Site analysis context

The City Plan

In The City Plan, this site is located within the Centre City where the most intense and diverse forms of land use are anticipated. The proposed mid rise form is compatible with this direction.

Draft District Plan

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28 - 30, 2024. If the District Plans are given two readings at that time, the following analysis is provided for Council's consideration.

This site is subject to the Central District Plan, which applies an Area Specific Policy to The Quarters that states that further planning direction should be obtained from the The Quarters Downtown Area Redevelopment Plan.

The Quarters Downtown Area Redevelopment Plan

This site is part of the Five Corners Quarter of the Area Redevelopment Plan (ARP), which is intended for higher density residential/commercial mixed use buildings with floor area ratios between 3.0 and 13.5 and heights ranging from 11 metres to 150 metres (see Appendix 1). The proposed DC Zone is within these specified ranges.

At 6 storeys, the building proposed by this DC Zone is well below anticipated development scale for this part of The Quarters. However, the smaller scale proposed reflects a proportional response to the smaller site size, and appropriately contributes to the desired increased intensity of development in this area.

Land Use Compatibility

The proposed DC Zone is designed to accommodate a primarily residential development, with limited commercial and community use opportunities at ground level, very similar to the Medium Scale Residential Zone (RM h23.0). A DC Zone is used because the site has a unique shape and slope that requires specific regulations in order to facilitate development. The proposed zone is considered compatible with the surrounding zoning, which allows for a greater scale and diversity of residential, commercial, community and basic service uses.

This site is undevelopable under the current DC1 Zone, which requires a minimum site area of 600 m², which cannot be varied, as determined through an earlier attempt to obtain a development permit for this building. Minimum site area regulations were used in the past in an attempt to encourage the consolidation of properties into larger sites that could accommodate larger buildings in areas where larger buildings were desired. However, this was shown to be an ineffective tool that instead had the outcome of simply being a barrier to development. They were mostly phased out of the previous Zoning Bylaw 12800 and are not included in any of the standard zones in the new Zoning Bylaw 20001 that are designed to accommodate larger buildings.

Open Space & Ecology

The site is subject to the Top of Bank (TOB) policy (C542A) and a geotechnical assessment that outlines the steps that must be taken if development is to occur on this slope has been reviewed by Administration. Further geotechnical review is also required at the Development Permit stage.

The proposed DC Zone regulates that any new landscaping will use drought resistant and native species and will be further reviewed at the Development Permit stage. It also includes regulations to minimize light pollution and to incorporate bird friendly window design, which will

help to eliminate or greatly reduce the bird mortality and avoid negative wildlife impacts from the proposed development.

Mobility

ETS operates numerous bus routes near the rezoning site on 95 Street NW and Jasper Avenue NW. A range of service levels are available on these corridors, including frequent, local, community and late night Owl routes.

Mass transit bus routes are anticipated to operate nearby on 95 Street NW and Jasper Avenue NW in the mass transit network associated with the 1.25 million population scenario of The City Plan.

The site is roughly a 200 metre walking distance to bus stops on 95 Street NW and within a 550 metres walking distance to the Quarters Stop on the Valley Line LRT.

Dedicated Accessible Transit Service (DATS) provides frequent service for residents living in nearby buildings along 101A Avenue. As future stages of development progress, the applicant should ensure that loading zones and curb areas along 101A Avenue are unobstructed for DATS operations in the area.

Public Contributions

This application is subject to City Policy C599 - Community Amenity Contributions in Direct Control Provisions and required to provide \$29,708.72 of contributions based on the proposed increase in floor area ratio from the base level of the current zoning. The proposed DC Zone meets this contribution amount by providing one 3-bedroom dwelling with characteristics designed to be attractive to families, with a contribution rate valued at \$35,000 under the policy.

Edmonton Design Committee

The proposed rezoning would normally be subject to review by the Edmonton Design Committee (EDC). However, an exemption to rezoning review was granted because the DC Zone is designed to facilitate the same building proposed under a previous development permit already reviewed by the EDC. The EDC provided a letter of support with conditions related to the public realm interface, particularly the location and configuration of the waste collection area. The proposed DC Zone has attempted to address this concern by reorienting the waste collection area and ensuring a clear path for people walking or rolling between the main building entrance and 101A Avenue NW.

The EDC letter provided with the development permit application is found in Appendix 2.

Utilities

Development allowed under the proposed zone 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 stormwater management will be reviewed at the Development Permit stage.

Recommendations and requirements for development from geotechnical engineers must be followed in addition to the City's requirements for top of bank development.

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.

Appendices

1. The Quarters Downtown ARP, Districts of Special Character
2. EDC Letter (Development Permit)

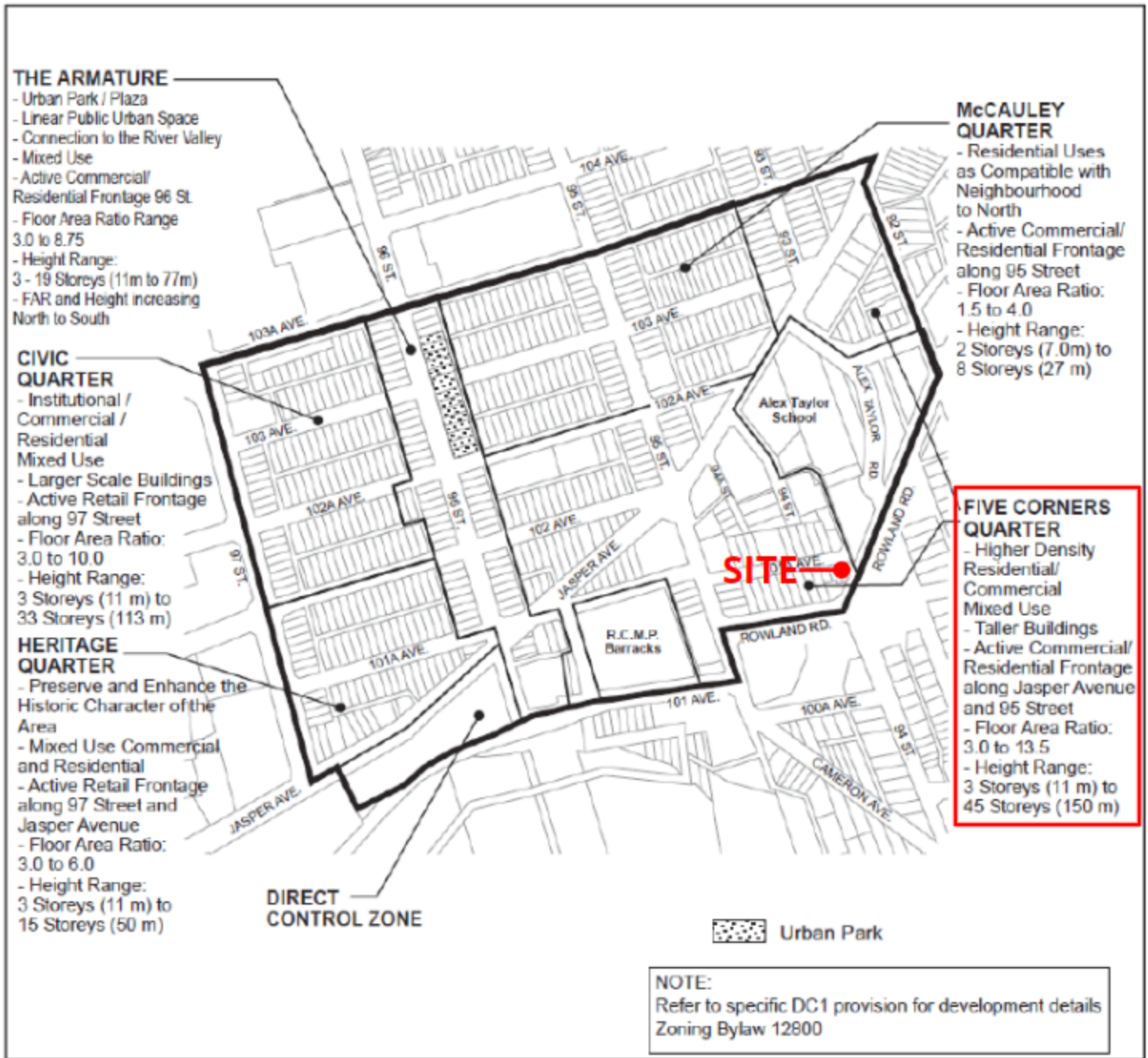
Written By: Andrew McLellan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

The Quarters Downtown ARP, Districts of Special Character



Current Land Use Concept Map



EDMONTON ♦ DESIGN ♦ COMMITTEE

April 22, 2021

Kim Petrin, Branch Manager
Development Services, Urban Form and Corporate Strategic Development
3rd Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Ms Petrin:

Re: **Riverdale Lookout (Development Permit)**
Songlin Pan - SPAN Architecture

As determined by the Edmonton Design Committee at the meeting on April 20, 2021, I am pleased to pass on the Committee's recommendation **of support with conditions** for the Riverdale Lookout project submitted by SPAN Architecture.

The Committee feels that the public realm interface with 101A Avenue is poorly resolved and the location and configuration of the waste collection area may compromise the safety and security of residents and the public. The Committee recommends that the Applicant work with Administration, and in particular Waste Management, to consider reconfiguring the waste collection area to within the building and relocating the primary residential entrance to a closer and more visible location relative to 101A Avenue.

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,

Edmonton Design Committee

Janice Mills
PEng MEng LEED® AP
EDC Chair

JM/ps

- c. Songlin Pan - SPAN Architecture
Kenneth Yeung - City of Edmonton
Anlin Wen - City of Edmonton
Edmonton Design Committee