

Planning Report

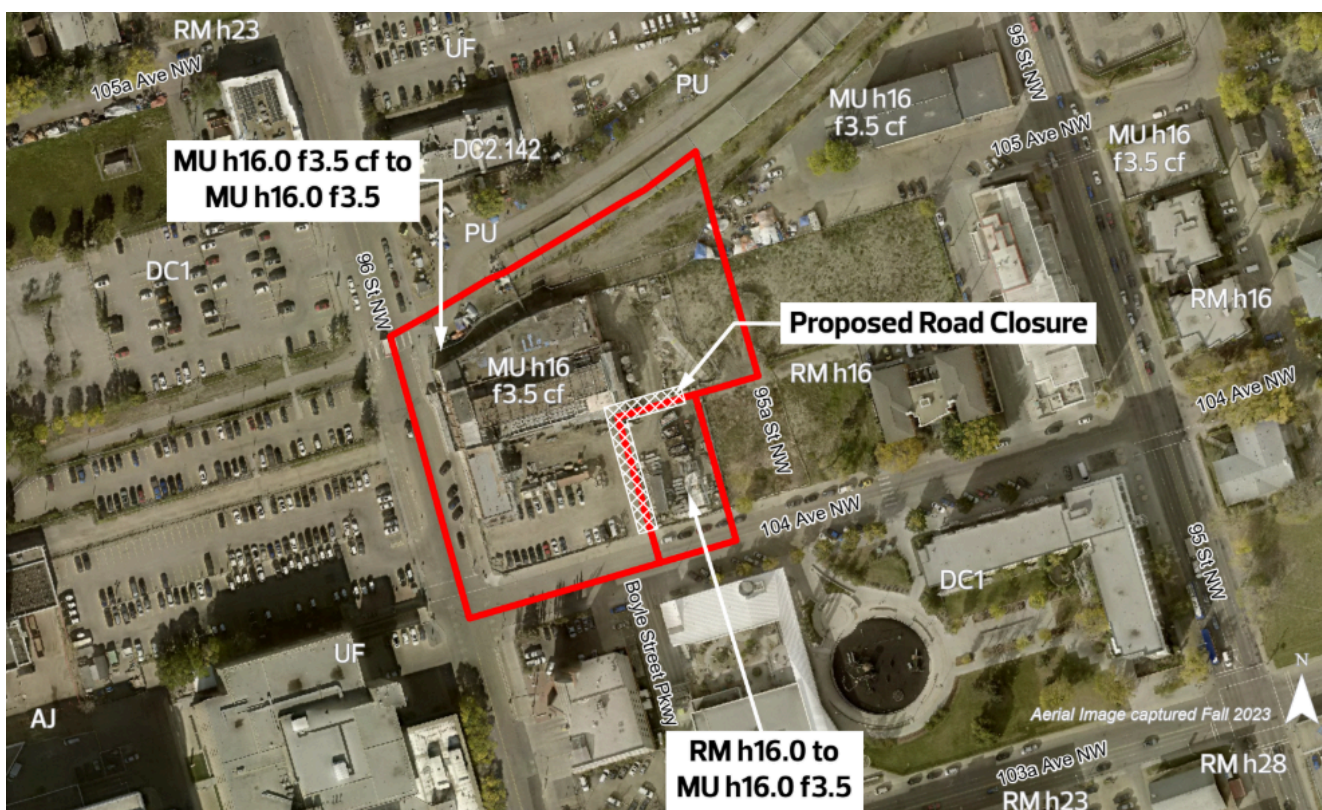
Boyle Street

O-day'min

Edmonton

10401, 10415, - 96 Street NW & 9544, 9546, 9552 - 104 Avenue NW

Position of Administration: Support



Summary

Bylaw 21268 proposes a rezoning from the Medium Scale Residential Zone (RM h16) and the Mixed Use Zone (MU h16 f3.5 cf) to the Mixed Use Zone (MU h16 f3.5) to allow for medium scale mixed use development. Bylaw 21267 proposes a closure of a portion of the alley located inside the rezoning area.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. One person was heard from with general questions about the proposal and ultimately supportive of the City's vision for the area.

Administration supports this application because it:

- Allows for mixed use development that is well connected to active modes of transportation.
- Aligns with the Central District Plan which supports development at a low-rise scale within the Centre City node.

Application Details

This application was submitted by The City of Edmonton (Real Estate Branch).

Rezoning

The proposed Mixed Use Zone (MU h16.0 f3.5) would allow development with the following key characteristics:

- A range of uses including housing, recreation, commerce, and employment opportunities.
- A maximum height of 16 metres (approximately 4 storeys).

Road Closure

The proposed alley closure would close a surplus alley located internal to the rezoning area, for the purpose of consolidation with abutting lots.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Mixed Use Zone (MU h16 f3.5 cf) Medium Scale Residential Zone (RM h16)	Partially occupied by the Iron Work Buildings and north and south annexes Partially vacant
North	Site Specific Direct Control Zone (DC2.142) Public Utility Zone (PU)	Urban Manor (3-storey residential building) Renaissance Tower (7-storey residential building)
East	Medium Scale Residential Zone (RM h16)	Development description
South	Direct Development Control Provision (DC1.18123) Urban Facilities Zone (UF)	Boyle Street Plaza Fire Station

West	Direct Development Control Provision (DC1.12813) Urban Facilities Zone (UF)	Surface parking lot
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View of the site from 96 Street NW, with the Edmonton Iron Works Building and north and south annexes in the foreground



View of the site from 104 Avenue NW, with the Edmonton Iron Works Buildings and south annex in the background

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is not proposing substantial changes from what is currently permitted and the alley being closed is unused and considered surplus to the City's needs. The basic approach included:

Mailed Notice, May 13, 2024

- Notification radius: 60 metres
- Recipients: 172
- Responses: 1 response with questions only

Site Signage, July 12, 2024

- One rezoning information sign was placed on the property so as to be visible from 96 Street NW and 104 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Boyle Street Community League
- McCauley Community League
- Downtown Business Association

One phone call received with the caller seeking for information on the status of the Edmonton Iron Works Rehabilitation project. Caller was provided with the contact information for staff directly involved in that project who were able to provide a status update on the project.

Application Analysis

The City Plan

The proposed rezoning and alley closure will facilitate the development of medium scale mixed-use development at a location that is well connected to active modes of transportation including bus services, bike lanes and the Quarters LRT stop which is approximately 450 meters south of this site. Allowing for this type of development at this location will support two Big City Moves in The City Plan: "A Rebuildable City", and a "Community of Communities". Goals associated with A Rebuildable City include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the Community of Communities Big City Move include: 50% of trips made by transit and active

transportation, and the creation of areas that allow people to meet their daily needs within 15-minutes of where they live.

Central District Plan

In the Central Place District Plan, the site is within Centre City (Map 3: Nodes and Corridors). Centre City is Edmonton's distinct cultural and economic hub and includes the highest density and mix of land uses and provides a critical mass of housing, employment and civic activities served by all modes of transportation.

Low and mid rise buildings are supportable throughout Centre City (district policy 2.4.2.1.). The proposed rezoning to MU h16 f3.5 aligns with this direction as it will facilitate low rise development (up to 4 storeys).

The Central District does identify the rezoning site for commercial frontage, where development is encouraged to include commercial land uses oriented towards the streets. The commercial frontage modifier already applies to much of this site, but is being proposed to be removed through this application. The commercial frontage modifier was seen as being too onerous, requiring ground floor commercial uses, where the applicant is seeking land use flexibility to meet the needs of the area which also include housing, recreation and community services.

The Edmonton Iron Works Building and north and south annexes are to be retained within the rezoning area and, once occupied, will provide street activation along 96 Street. Additional details on this project are below.

Land Use Compatibility

Though not a statutory land use plan, the subject area is part of The City's Boyle Renaissance project which aims to provide housing, social, recreation and service needs of current and future residents. City-led redevelopment is located between 95 Street and 96 Street, extending from 103A Avenue north to the LRT tracks. Phases I and II have been completed and include Boyle Street Plaza, O'Day-Min Village and Renaissance Tower, and are identified on the image below within the yellow shaded areas.



Site analysis context - including areas of phases I, II (yellow) & III (orange, including the rezoning area) of the Boyle Renaissance project. Phases I & II are complete.

The rezoning and alley closure are associated with phase III of this project and aim to bring the subject land under consistent zoning and close an unused lane for the purposes of consolidation with adjacent parcels. The phase III area is identified in the image above in the orange shading, including the red rezoning site.

The proposed MU h16 f3.5 Zone is very similar to the existing MU h16 f3.5 cf and RM h16 Zones, allowing for development at a similar scale (up to approximately 4-storeys) while providing greater land use flexibility through the removal of the commercial frontage modifier.

The rezoning area includes the Edmonton Iron Works Building as well as the north and south annex buildings. The Edmonton Iron Works Building is on the Inventory of Historic Resources and significant rehabilitation work has been underway since 2021 to bring the building up to current building codes, while preserving its historical significance. The proposed MU h16 f3.5 Zone will allow for regulatory flexibility for the site broadly, in alignment with the objectives of the Boyle Street Renaissance project, while promoting the longevity of the Edmonton Iron Works Building through adaptive reuse.

Heritage

The Edmonton Iron Works building located on the subject site is listed on the Inventory of Historic Resources. This building is the original 1909 brick structure that fronts onto 96 Street and extends eastward. The building comprises a two-storey frontage portion that housed office space, and a long, one and one-half storey portion at the rear which originally housed the foundry of the Edmonton Iron Works. The Edmonton Iron Works building represents a continuation of foundry and iron works activities that have occurred in this general area since

1900. It is significant for its connection to the early development of Edmonton, and its role as a producer of iron and steel materials that were used in many buildings in the city, such as the Provincial Legislature. An extensive rehabilitation project for the building is currently underway and is nearing completion.

Mobility

The proposed road closure area must be consolidated with the adjacent lots. A new north-south shared alley connecting 104 Avenue and 105 Avenue will be constructed to the east of the closure area in accordance with the Boyle Renaissance Project.

ETS operates numerous bus routes on 95 Street, 97 Street and 103A Avenue and the site is less than 250 m walking distance to nearby bus stops.

Mass transit bus routes are anticipated to operate on 95 Street and 103A Avenue in the future. These routes will be similar to frequent bus routes currently operating in the area. Due to the proximity of the site to the Capital Line LRT track and tunnel, the applicant must coordinate design and construction with the City to ensure there are no impacts to LRT infrastructure.

Utilities

A Drainage Servicing Report was reviewed and accepted with this application, and directs the future sanitary and storm servicing requirements. Onsite stormwater management and a reduced discharge rate are requirements of the proposed development.

EPCOR Drainage-owned facilities protected by a utility right-of-way (URW) exist within the rezoning site. This will be removed as part of the new road right-of-way dedication.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. 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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Section: Planning Coordination