

BYLAW 21366
11202 99 AVENUE

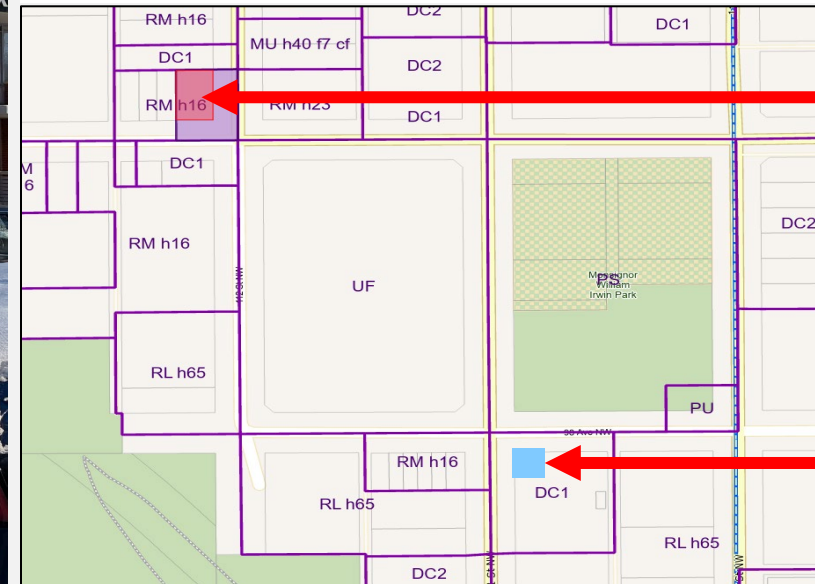


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REZONING PURPOSE & GOAL



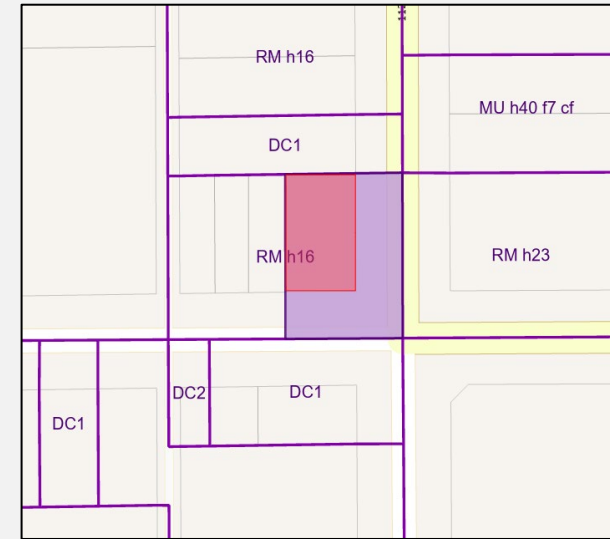
- Owners / Developers of John T. Ross Residence (9749 – 111 Street NW)
 - Stopgap Coffee main floor
 - Owners offices above
- Goal to create same concept at 11202 99 Avenue NW



Site in question

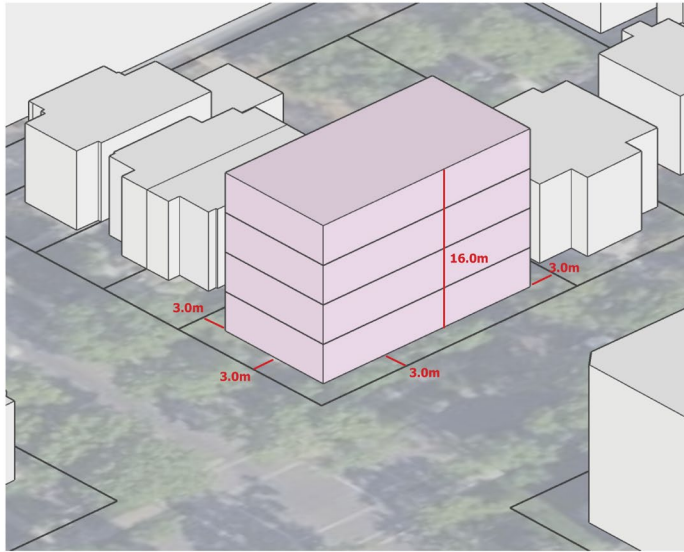
John T. Ross Residence

WHY NO DC?



- Current standard zone restricts standalone commercial development
- Standard zones provide flexibility that DCs don't that support project feasibility
- Agree that respecting the areas Historic nature and being sensitive to immediate Historic neighbours is important
- Desired outcomes of DC can be achieved under proposed zone through continued collaboration at DP stages

ZONE COMPARISON



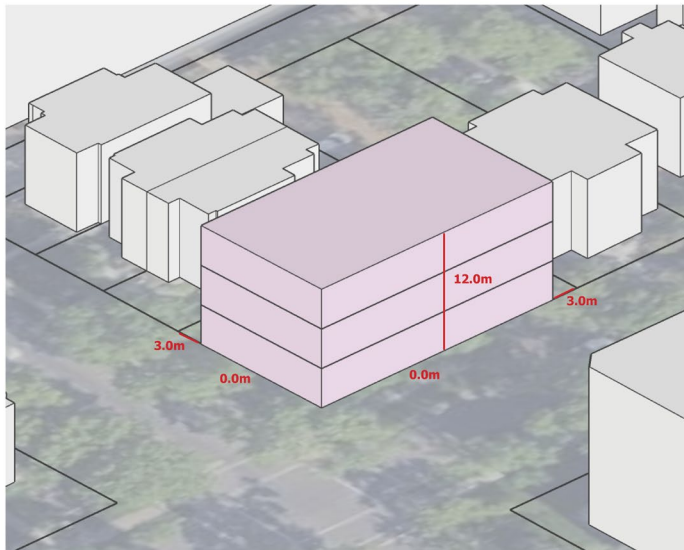
CURRENT ZONING

Zone: RM h16
Setbacks: Minimum
Height: 4 Storeys (~16.0m)

Building Footprint:
~300.8 sqm
(~12.3m x 24.6m)

GFA: ~1,203.3 sqm
FAR: 2.2

- Building location can be closer to abutting sidewalks and streets under MU zone
- Maintains 3.0m setback minimum from abutting sites
- Reduces maximum height by 1 storey
- Allows larger building footprint (~120m²) and slightly larger gross floor area (23m²)



PROPOSED ZONE

Zone: MU h12 f2.2 cf
Setbacks: Minimum
Height: 3 Storeys (~12.0m)

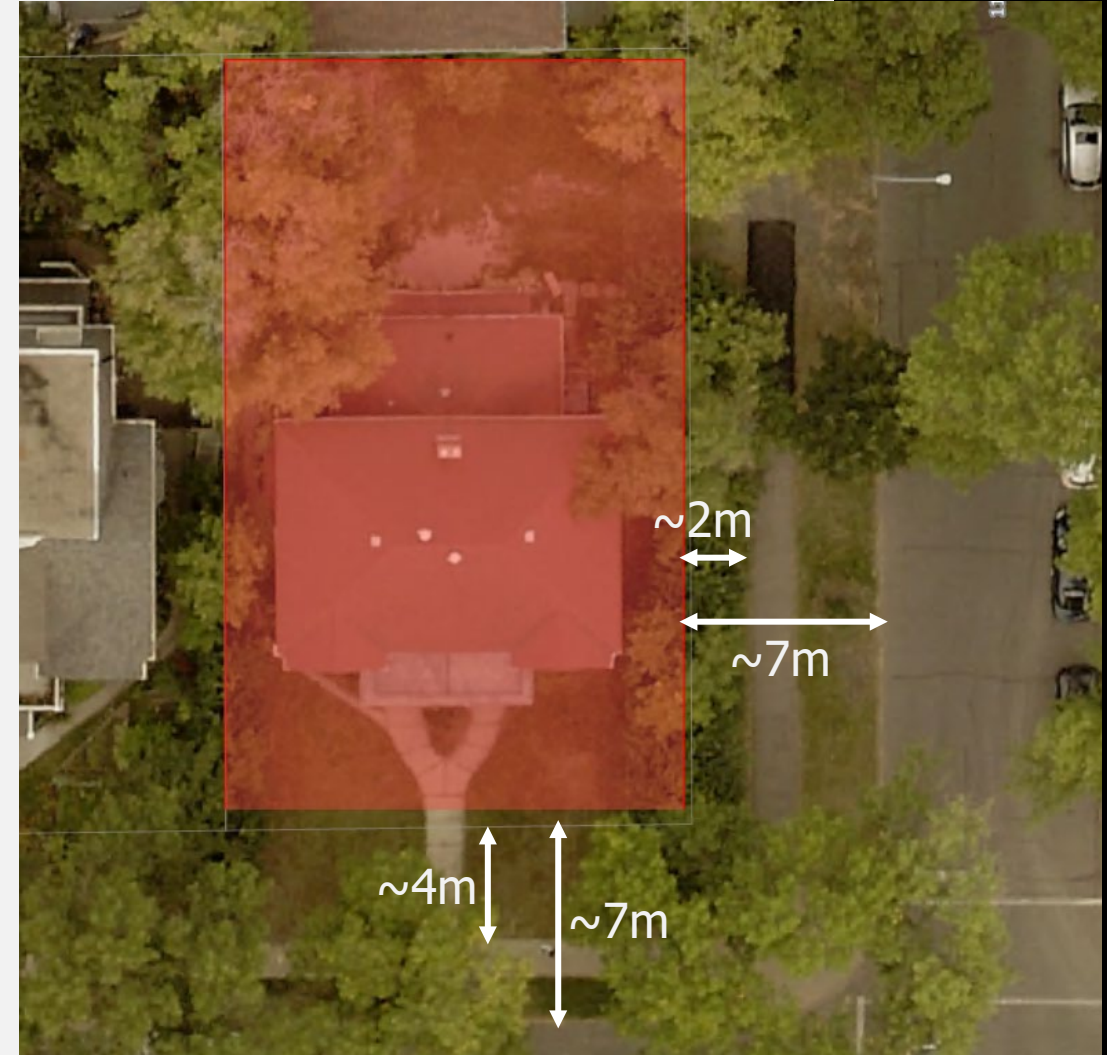
Building Footprint:
~420.69 sqm
(~15.3m x 27.56m)

GFA: ~1,226.7 sqm
FAR: 2.2

CONSIDERATIONS - SETBACKS

Table 4.4. Setbacks Abutting Streets		
Subsection	Regulation	Value
4.4.1.	Minimum Setback	1.0 m
4.4.2.	Maximum Setback for Ground Floor non-Residential Uses	3.0 m
4.4.3.	Maximum Setback : <ul style="list-style-type: none"> for portions of development above the Ground Floor; or to accommodate a Park, Public Amenity Area, or to retain mature Landscaping 	No maximum
Unless 1 or more of the following applies:		
4.4.4.	Minimum Setback for Ground Floor non-Residential Uses where Abutting a Street with a sidewalk width 4.7 m or greater, measured from the Lot line to the curb	0 m

- Minimum setbacks, not required to be built to minimums
- Smaller street-setbacks support pedestrian-oriented development at prominent corner
- Large boulevards surrounding site increase setbacks from sidewalks and roads



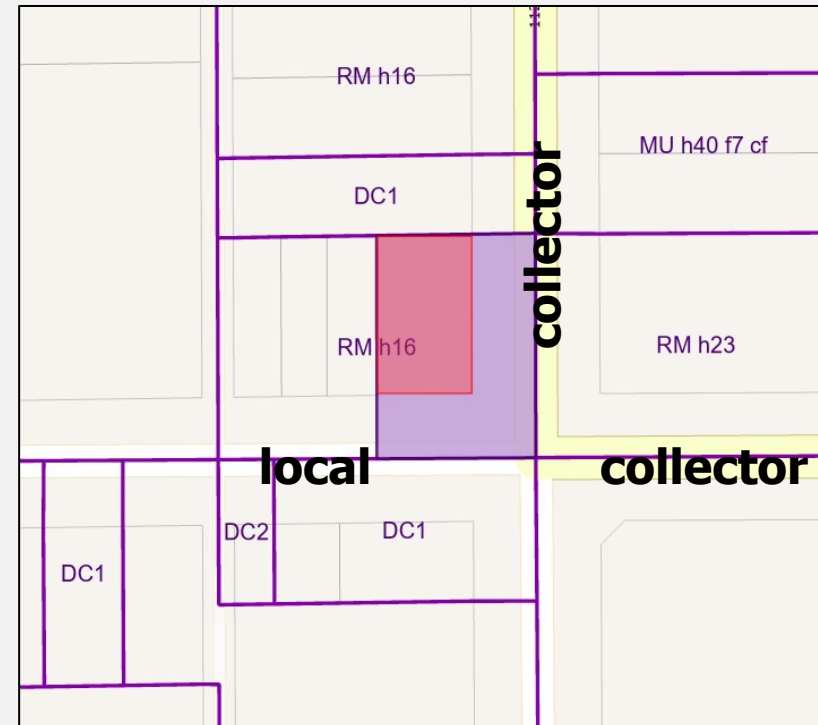
CONSIDERATIONS - ENTRANCES

3. Additional Regulations for Specific Uses

Non-Residential Uses

- 3.1. On Sites with the Commercial Frontage Modifier, all Ground Floor building Frontages adjacent to a Street must consist of non-Residential Uses oriented towards the adjacent Street, except as identified in Subsection 3.4.2.
- 3.2. On Corner Sites that Abut an Arterial Road or Collector Road, and a Local Road, Ground Floor non-Residential Uses must be oriented towards, and include a main entrance that faces, the Abutting Arterial Road or Collector Road.

- Requires AN entrance fronting 112 Street
- Does not restrict entrances fronting 99 Avenue



CONSIDERATIONS – BUILDING APPEARANCE



WHY NO DC?



- Demonstrated a desire to work with Administration throughout application process to find middle ground
- Desired outcomes of DC can be achieved under proposed zone through continued collaboration at DP stages
- Flexibility of standard zone reduces risk
- Function of development should be prioritized over specific architectural details

THANK YOU



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