



ADMINISTRATION REPORT REZONING, PLAN AMENDMENT QUEEN MARY PARK

11009 & 11015 109A Avenue NW

To allow for a medium rise residential building.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it proposes the redevelopment of an underutilized parcel of land;
- it provides increased density and housing choice in a mature neighbourhood; and
- there are architectural regulations in the proposed DC2 Provision that contribute to compatibility with the surrounding neighbourhood and park.

THE APPLICATION

1. BYLAW 19216 proposes to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) to revise the concept Map 6 to allow for medium rise residential development on this site. Additionally, the amendment would remove Map 12 - Queen Mary Park Zoning as it shows existing zoning only (a duplication of our city-wide up-to-date zoning map), which is not necessary for the interpretation of policies. This will remove the requirement for future rezoning applications to amend the ARP simply to update this map.
2. CHARTER BYLAW 19217 to amend the Zoning Bylaw to allow for the development of an eight storey multi-unit apartment building with a maximum of 115 dwelling units, a large outdoor amenity space adjacent to the existing park, ground level dwellings facing 109A Avenue and an underground parkade.

SITE AND SURROUNDING AREA

The site is located in the interior of the neighbourhood and is located on a local road, in a cul-de-sac that ends at a public park associated with École à la Découverte. To the south along 109 Avenue is a small strip of neighbourhood convenience retail, a church and three apartment buildings. To the north there is a four storey apartment building currently under construction, and one single detached house. To the east of the site is a parking lot associated with a four storey apartment building. St. Catherine's Elementary/Junior High School and St. Joseph's High School are located on the east side of 110 Street NW. The site is near 109 Street NW, which is a Transit Avenue at this location and the site is approximately 900 metres walking distance from the Kingsway/Royal Alex LRT Stop and Transit Centre and Kingsway Mall.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	2 two-storey apartment buildings with surface parking and detached garages
CONTEXT		
North	(DC2) Site Specific Development Control Provision (RF4) Semi-detached Residential Zone	Four-storey Apartment building (under construction) Single Detached House
East	(RA7) Low Rise Apartment Zone	Four-storey apartment
South	(RA7) Low Rise Apartment Zone	2 three-storey apartments
West	(AP) Public Parks Zone	Public Park



PHOTOS OF SUBJECT SITE FROM THE CENTRE OF THE SITE LOOKING NORTHWEST AND EAST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning would allow for the redevelopment of an underutilized parcel of land in the Queen Mary Park neighbourhood. While this site is internal to the neighbourhood and located on a local road, the site is mostly surrounded by low rise apartments, which creates an appropriate transition for the proposed eight storey building.

The proposal includes a separate application to subdivide the two existing parcels to create a third lot across the northern portion of both lots. The buildings on the southern portion of the land are in good condition and are planned to remain at this time. As such, the parcel of land available for development is fairly wide and shallow. The proposed building responds to the surrounding context by providing large setbacks to the south and west providing a buffer to the remaining apartments and adding a large amenity space adjacent to the existing park. The site is further enhanced by requiring all parking to be underground, leaving these large setbacks as greenspace. The design includes two large stepbacks on the west facade to include rooftop amenity spaces overlooking the amenity area and the City owned park to the west.

The building is designed to include ground level dwellings facing both north and south. The main building is stepped back above these dwellings facing north in order to provide a pedestrian scale interface along 109A Avenue NW. These dwellings will each have a semi-private amenity space in front.

BUILT FORM AND ZONING COMPARISON

The following chart provides a comparison between the current RA7 Zone, the RA8 Zone and the proposed DC2 Provision. The breakdown shows how the proposed DC2 provides larger setbacks and stepbacks by moving the extra floor area to the top of the building in order to maintain the Floor Area Ratio (FAR).

Regulation	Current: RA7 Zone	Similar: RA8 Zone	Proposed: DC2 Provision
Maximum Height	14.5 m flat roof/ 16.0 m pitched roof	23.0 m	28.0 m
Maximum Floor Area Ratio (FAR)	2.3	3.0	3.0
Maximum Density	No maximum	No maximum	115 Dwellings
Minimum Setbacks and Stepbacks			
North	4.5 m	4.5 m	3.0 m 4.5 m above 9.0 m
West	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m	11.0 m 15.0 m above 15.5 m 19.0 m above 21.5 m
South	7.5 m	7.5 m	12.0 m
East	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m	4.0 m 8.0 m above 21.5 m

Sun Shadow Impacts

A Sun Shadow Study was provided as part of this application to demonstrate the potential impacts on adjacent properties and the public realm (see Appendix 3). The Study indicates that the impact of the shadow is minimal, as shadows at the March equinox will generally be cast on the avenue and onto the front yards of the properties to the north. The only exception to this is the rear yard of the single detached house to the northeast, which would be shadowed for a portion of the afternoon.

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines (RIGs) provide guidance for development in infill contexts. According to the RIGs, buildings between five to eight storeys are considered mid-rise apartments and should be located in appropriate locations to minimize the impact of a building with increased height. When considering whether additional height and density are appropriate, items that should be considered include: adjacency to LRT Stations/Transit Terminals; adjacency to activity centres; site size over 1 hectare; separation from small scale residential

development by existing medium/large scale residential or large park sites; direct access to a collector or arterial road; and additional built form guidance.

This site does not meet all the location criteria as it is located on a local road, the site is smaller than one hectare and it is not located adjacent to an LRT or activity centre. However, aspects of the proposed building design respond to the context and meet the guidelines. The site is surrounded by a large park and several low-rise apartment buildings, separating it from all but one small scale residential dwelling. The property is also located approximately 180 metres walking distance (165 m radius) from the bus stops on 109 Street NW, which is a Transit Avenue at this location. The Kingsway/Royal Alex Hospital LRT Station and Kingsway Mall are both approximately 900 metres walking distance from this site.

The RIGs provide the locational aspects which would be ideal for an increase in height and density to the maximum of eight storeys for the mid-rise category. As the location meets only some of the aspects, it might be considered that a standard six storey building would be appropriate here. For this reason, the most suitable standard zone may be the RA8 Zone. However, as shown in the previous section, the proposed building design makes up for the additional height through the building design by decreased floor plates and large setbacks and setbacks when compared with the RA8 Zone.

PLANS IN EFFECT

The Central McDougall/Queen Mary Park Area Redevelopment Plan identifies this site for low rise apartments. There are no specific guidelines indicated for development in this category or in this area of the neighbourhood. The application includes an amendment to the concept plan to identify this site as medium-rise apartment development. The property to the north which is currently a single detached house is identified for duplexes and low-medium rise apartments, which further removes the proposed development from land designated for small scale residential.

EDMONTON DESIGN COMMITTEE (EDC)

On November 19, 2019 this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of support with one condition for this application. The committee felt that this development is of an appropriate height and supports the densification within a core neighbourhood. They further conditioned that the applicant work with administration and the community with respect to the development scale (eg. massing) and relationship to the physical context of the surrounding neighbourhood. The formal response from the EDC is attached as Appendix 1 to this report.

In response, the proposal was revised to reduce the massing of the building through a recession at the middle of the north facade to give the impression of 2 separate buildings.

PUBLIC CONTRIBUTIONS

C582 - Developer Sponsored Affordable Housing

The proposed DC2 Provision provides the option for the City to purchase 5% of any separately titled residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution.

C599 - Community Amenity Contributions

A required contribution for this proposal of \$81,560 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. The application exceeds this contribution requirement through the provision of four 3-bedroom dwellings, which are suitable for families (contribution calculated at \$140,000) and the provision of four additional boulevard trees along 109A Avenue NW (contribution calculated at \$8,000).

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PARKING, LOADING AND VEHICULAR ACCESS

The application proposes that parking would be provided in accordance with the Zoning Bylaw Transit Oriented Development parking regulations. These parking numbers apply to sites within 150 metres of Transit Avenues. This site is located approximately 165 m from 109 Street NW, which at this location is a Transit Avenue. Any reductions in parking provisions could be considered with the provision of a Parking Impact Assessment or Parking Justification.

All vehicle access will be provided at the east end of the building directly from 109A Avenue, as there is no lane at this location.

PUBLIC ENGAGEMENT

<p>DC2 PRE-APPLICATION NOTICE May 6, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 71 ● One response received (as reported by the applicant) indicating the following concerns: <ul style="list-style-type: none"> ○ shadowing of surrounding property ○ lack of on-street parking ○ this is an overdevelopment of the site, there are already plenty of multi-family buildings in the area
<p>APPLICANT MEETING WITH COMMUNITY LEAGUE PRIOR TO APPLICATION July 9, 2019</p>	<p>Comments received:</p> <ul style="list-style-type: none"> ● On-street parking is congested, provide enough parking for tenants ● School buses will limit site access during pick-up/drop-off times ● challenges with homelessness in area, so like the idea of more eyes on the park ● Liked the townhouse style dwellings ● Allow dogs in building
<p>ADVANCE NOTICE September 11, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 71 ● 3 responses received with the following comments: <ul style="list-style-type: none"> ○ shadowing will affect backyards to north ○ street parking issues ○ 8 storeys is too much here ○ traffic issues as this is another multi-family dwelling

	<ul style="list-style-type: none">o proposal is coming before the building to the north is completed and cannot see the impact yeto concerned if the drainage/sewer system handle additional developmento concerned for loss of trees onsite
PUBLIC MEETING November 28, 2019	<ul style="list-style-type: none">• Number of attendees: 6• a summary can be found with the attached <i>What We Heard Report</i> (Appendix 2)
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/queenmarypark

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Edmonton Design Committee Letter
- 2 "What We Heard" Public Engagement Report
- 3 Sun Shadow Study
- 4 Application Summary



EDMONTON ♦ DESIGN ♦ COMMITTEE

November 21, 2019

Mr. Peter Ohm, Chief Planner
City Planning, Urban Form and Corporate Strategic Development
7th Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Mr. Ohm:

Re: **The Willow (Rezoning)**
Wes Sims - Brian Allsopp Architect

As determined by the Edmonton Design Committee at the meeting on November 19, 2019, I am pleased to pass on the Committee's recommendation **of support with conditions** for The Willow Project submitted by Brian Allsopp Architect.

The Committee feels that this development is of an appropriate height and supports the densification within a core neighbourhood.

- **The Committee recommends that the Applicant continue to work with Administration and the community with respect to the development scale (eg. massing) and relationship to the physical context of the surrounding neighbourhood.**

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 Vice-Chair

JM/ps

- c. Wes Sims - Brian Allsopp Architect
Heather VanderHoek - City of Edmonton
Andrew McLellan (A) - City of Edmonton
Edmonton Design Committee

WHAT WE HEARD REPORT

Queen Mary Park Rezoning (LDA19-0335)

PROJECT ADDRESS: 11009 & 11015 - 109A Avenue NW

PROJECT DESCRIPTION: This application proposes to rezone the northern portion of the site from RA7 to DC2 to accommodate a mid-rise residential development with ground oriented dwellings and the potential for limited neighbourhood commercial at ground level.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
DC2 pre-application notification	May 6, 2019 - June 3, 2019	71 letters (summarized by applicant); 1 response
DC2 pre-application meeting with Community League	July 9, 2019	Not applicable (hosted by applicant)
Notification	Mailed September 11, 2019	71 recipients; 4 responses
Public Engagement Session	November 28, 2019	6 attended

ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during and after the November 28, 2019 public engagement session. This report is shared with everyone who has emailed the file planner directly, and all attendees who provided their email address during the event on November 28, 2019. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing this report will be included in the information provided to City Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information and ask questions of City staff, the applicants, architects and owner. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback. **12 sticky notes** were received answering the following questions:

- What do you like about the proposal?
- What are your concerns about the proposal?

We also received **1 feedback form** with written comments and **1 email**. The comments & questions we received are summarized below.

WHAT WE HEARD

Traffic / Parking:

- Parking concerns (x2)
- Parents of school are concerned about traffic
- 109A Ave is not designed for high volume of traffic

Built Form:

- Proposal is too tall (x2)
- The apartment should not be larger than 4 storeys
- Concerned about sun/shadow
- Design is nice
- Cleans up old buildings
- Looks great

Location:

- Better suited for 109 St or 111 Ave

Other:

- Privacy and overlook concerns for neighbours
- Concerned about reduced property value due to proximity to large building
- Concerned about drainage, backups and sewer smell in neighbourhood
- Concerned about access
- Nice connectivity
- Appreciates new development
- Concerns over type of development in and around Queen Mary Park (group homes, injection sites) that are changing the character and safety of the neighbourhood and green spaces (encampments).

If you have questions about this application please contact:

Heather Vander Hoek, Planner

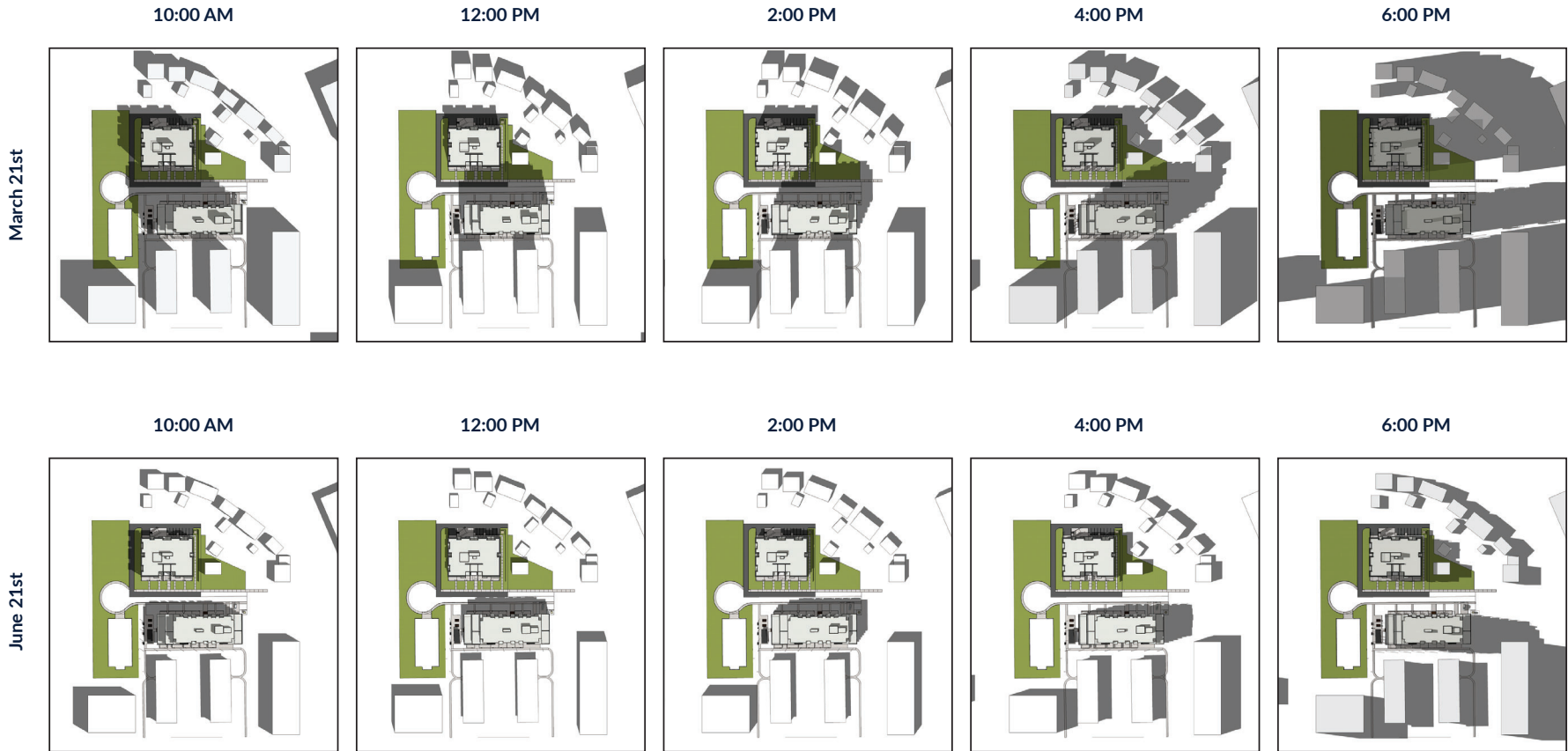
780-423-7495

heather.vanderhoek@edmonton.ca

Planning Coordination
Development Services



Sun Shadow Study



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19216/19217
Location:	South of 109A Avenue NW and west of 110 Street NW
Addresses:	Portions of 11009 & 11015 109A Avenue NW
Legal Descriptions:	Portions of Lots 2-3, Block 10A, Plan 2109HW
Site Area:	0.31 ha
Neighbourhood:	Queen Mary Park
Notified Community Organization:	Queen Mary Park Community League
Applicant:	Associated Engineering on behalf of Casia Developments

PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By: Heather Vander Hoek
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination