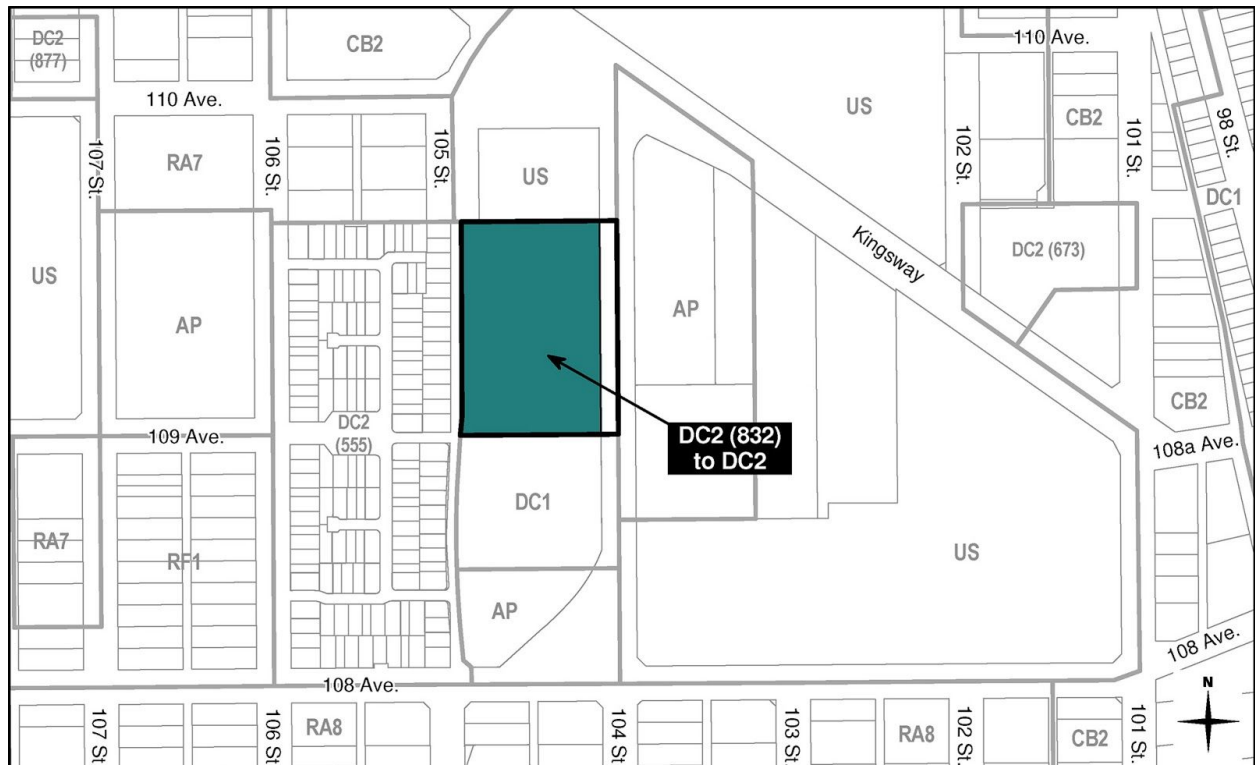




## ADMINISTRATION REPORT **REZONING** CENTRAL MCDOUGALL

### 10911 - 105 STREET NW

To allow for the continuation of a non-accessory parking lot.



### RECOMMENDATION AND JUSTIFICATION

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

- it will continue to facilitate the desired development on a large parcel of land that has had an extended period of vacancy; and
- the Non-accessory Parking Use is temporary and the ultimate development of this site is of a scale, type and form that achieves objectives for housing and increased density near LRT stations.

## THE APPLICATION

1. CHARTER BYLAW 19123 to amend the Zoning Bylaw from (DC2.832) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision.

The proposed (DC2) Site Specific Development Control Provision would continue to allow for a 220 dwelling, 8-storey residential development, but also extends the period of time that the existing non-accessory parking lot is allowed to operate to 2025.

When the current DC2 Provision was approved in 2013, Council allowed the parking for a period of 5 years but with the opportunity for the landowner to request for another 5 years if the residential development was not able to be built in the initial time period. This application is to allow for the additional 5 years and also to make administrative changes to the zoning regulations to ensure they meet the current standards and requirements.

## SITE AND SURROUNDING AREA

The 1.47 hectare site is located south of Kingsway Avenue NW, immediately southeast of the terminus of 105 Street NW and approximately 120 metres from the Kingsway/Royal Alex LRT Station on the Metro Line.



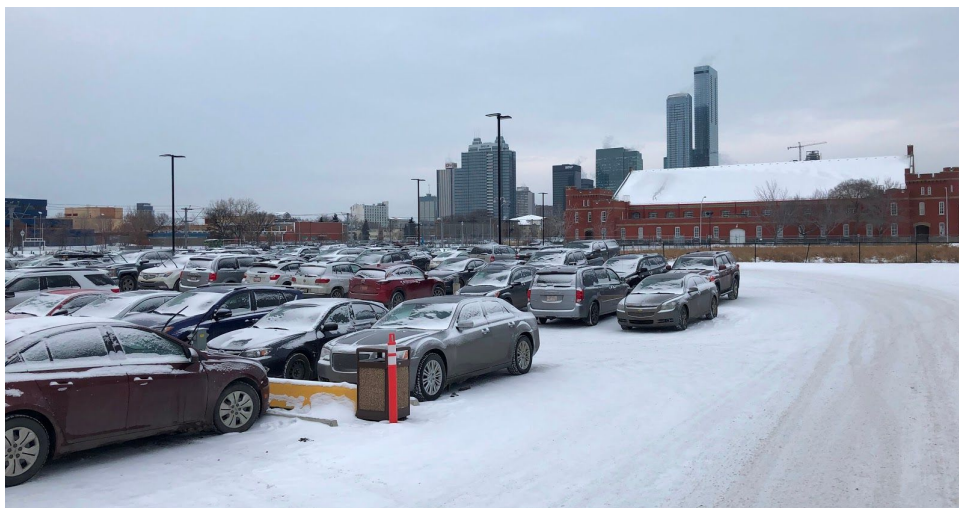


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2.832) Site Specific Development Control Provision	Vacant land/Non-accessory Parking Lot
<b>CONTEXT</b>		
North	(US) Urban Services Zone	Polish Hall
East	(AP) Public Parks Zone	Sports Field for Victoria School of the Arts
South	(DC1) Direct Development Control Provision	Prince of Wales Armouries/City of Edmonton Archives
West	(DC2.555) Site Specific Development Control Provision	Low Density Residential



VIEW OF SITE LOOKING WEST FROM THE METRO LINE LRT



VIEW OF SITE LOOKING SOUTH

## PLANNING ANALYSIS

### **Central McDougall/Queen Mary Park Area Redevelopment Plan**

Presently, the Overall Plan Concept for Central McDougall (Map 5) in the Area Redevelopment Plan(ARP) indicates that this property is for development as a “Polish Cultural Centre, church, seniors housing” and has a vision for “new housing for families and seniors” for this vacant land. This rezoning continues to facilitate new housing, including seniors housing and the current land owners are a Polish Cultural Group. Therefore, this rezoning is supported by the ARP.

The Use of Non-accessory Parking for this site does not support these objectives; however, it is of a temporary nature and the ultimate development is supported by the Plan.

### **Transit Oriented Development Guidelines**

Due to the proximity of the site to the Kingsway/Royal Alex LRT Station, this rezoning was evaluated with reference to the Transit Oriented Development (TOD) Guidelines. This Station has been classified as an Institutional/Recreational LRT Station type where appropriate development is that which maintains or strengthens existing campus or recreation functions and retail near the station as well as pedestrian and bicycle connectivity to surrounding neighbourhoods. This additional housing opportunity near the station, with its associated connections to the surrounding area, supports these functions. The Non-accessory Parking Use does not, but it will be temporary in nature and the overall development intent is for seniors housing for a site that has remained vacant for a number of years in this community. The temporary gravel surface parking will allow the lands to be prepared for redevelopment at minimal cost.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> October 17, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 68</li><li>• Number of responses in support: 1</li><li>• Number of responses with concerns: 0</li><li>• Comments included:<ul style="list-style-type: none"><li>o Glad to see the residential component stay the same.</li><li>o Fully support the extension of the use of the property as parking for the next 5 years.</li></ul></li></ul>
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<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/central-mcdougall-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/central-mcdougall-planning-applications.aspx</a></li></ul>
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## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19123
Location:	South of Kingsway Avenue NW, immediately southeast of the terminus of 105 Street NW
Address:	10911 - 105 Street NW
Legal Description:	Lot 6, Block 4D, Plan 9826358
Site Area:	1.47 hectares
Neighbourhood:	Central McDougall
Notified Community Organization:	Central McDougall Community League
Applicant:	Select Engineering Consultants

### PLANNING FRAMEWORK

Current Zone:	(DC2.832) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Andrew McLellan  
Tim Ford  
Development Services  
Planning Coordination