



ADMINISTRATION REPORT **REZONING & PLAN AMENDMENT** OLIVER

10011, 10015 & 10023 - 111 STREET NW

To allow for a high-rise mixed-use tower, Oliver



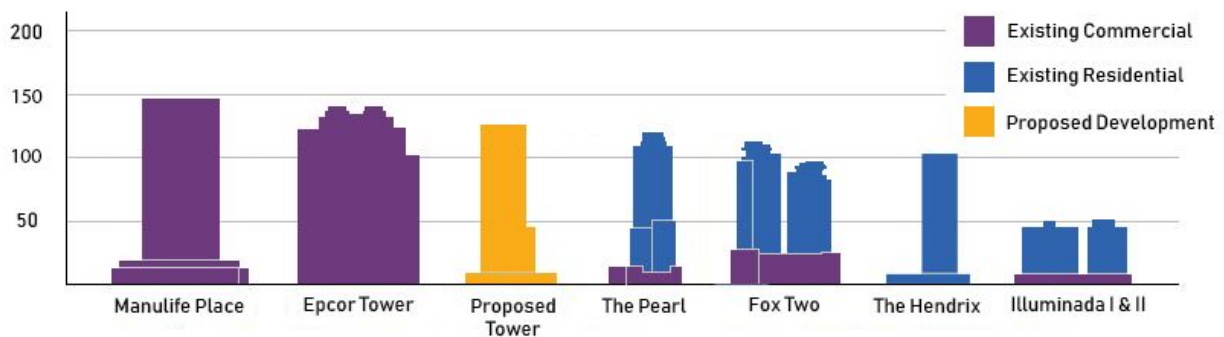
RECOMMENDATION AND JUSTIFICATION

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

- increases residential density within 400 metres of the Grandin LRT Station;
- increases the development intensity on an appropriately sized site; and
- locates a high rise building in a location as directed by the Oliver Area Redevelopment Plan.

THE APPLICATION

1. BYLAW 19056 to amend the current zoning map (Map 10) of the Oliver Area Redevelopment Plan to reflect the associated rezoning.
2. CHARTER BYLAW 19057 to amend the Zoning Bylaw from (RA9) High Rise Apartment Zone to a (DC2) Site Specific Development Control Provision to allow for a residential high-rise building with residential uses fronting 111 Street NW and commercial uses fronting 100 Avenue NW. The proposed DC2 Provision has the following key characteristics:
 - Maximum height of 130 metres (approximately 43 storeys);
 - Maximum Floor Area Ratio of 9.5;
 - Maximum of 399 residential dwellings;
 - Maximum Tower Floor Plate of 775 m² above 45 metres; and
 - Vehicular parking provided underground from the lane.

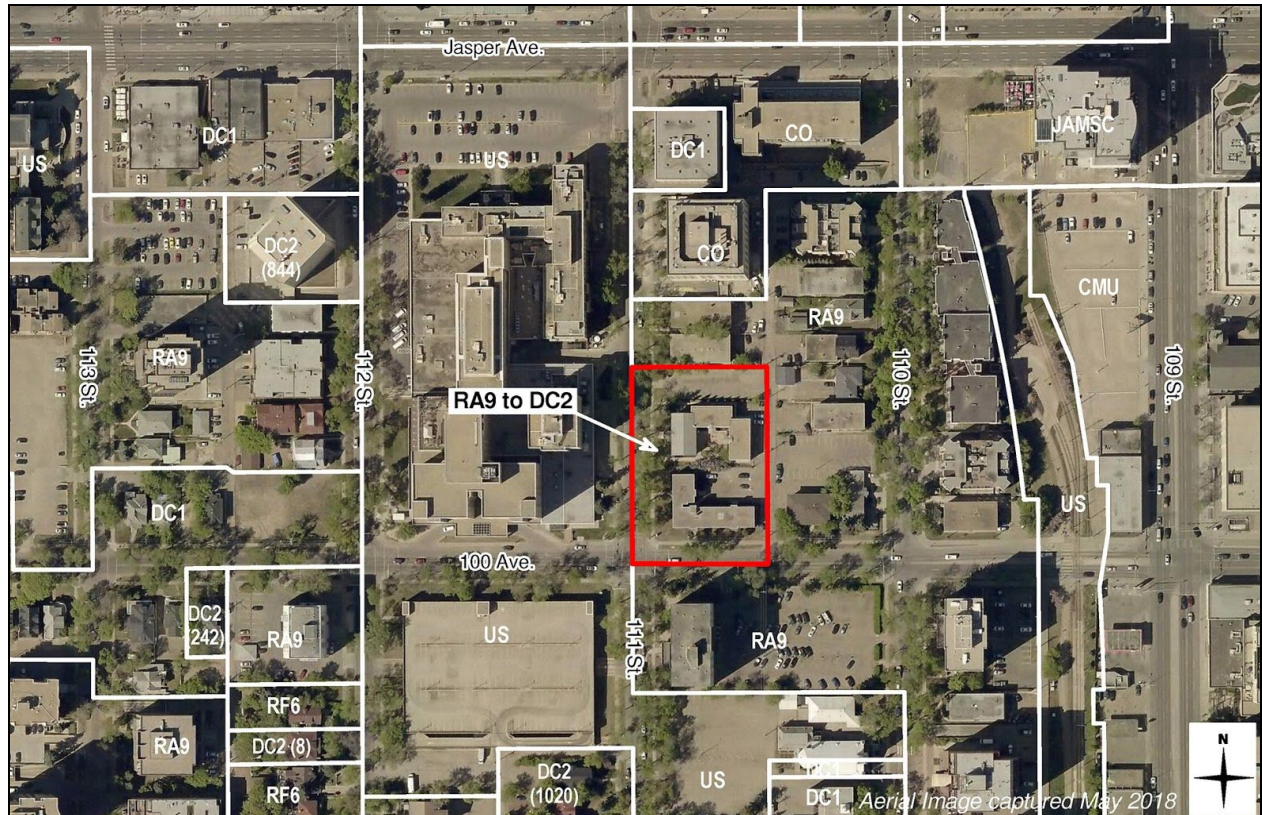


COMPARISON OF PROPOSED DEVELOPMENT WITH EXISTING HIGH RISE BUILDINGS IN EDMONTON

SITE AND SURROUNDING AREA

The site consists of five lots totalling 3,508 m² located on the corner of 100 Avenue NW and 111 Street NW within the Oliver neighborhood. The site is currently home to two three-storey apartment buildings and a non-accessory surface parking lot. The surrounding area is predominantly low to high rise apartment buildings with the Edmonton General Hospital across 111 Street to the west. A Development Permit was recently approved for a 60 metre tall residential high rise (Grandin CX) located across the lane and to the north of this site.

High frequency transit is accessible from both Jasper Avenue approximately 100 metres to the north, and the Grandin LRT Station less than 400 metres to the south east on 110 Street NW.

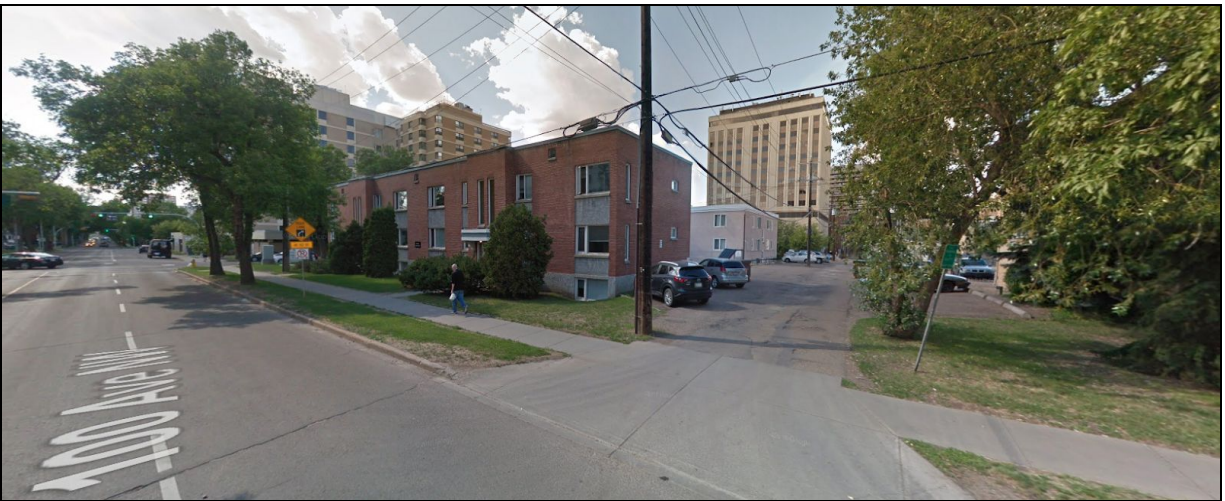


AERIAL VIEW OF APPLICATION AREA

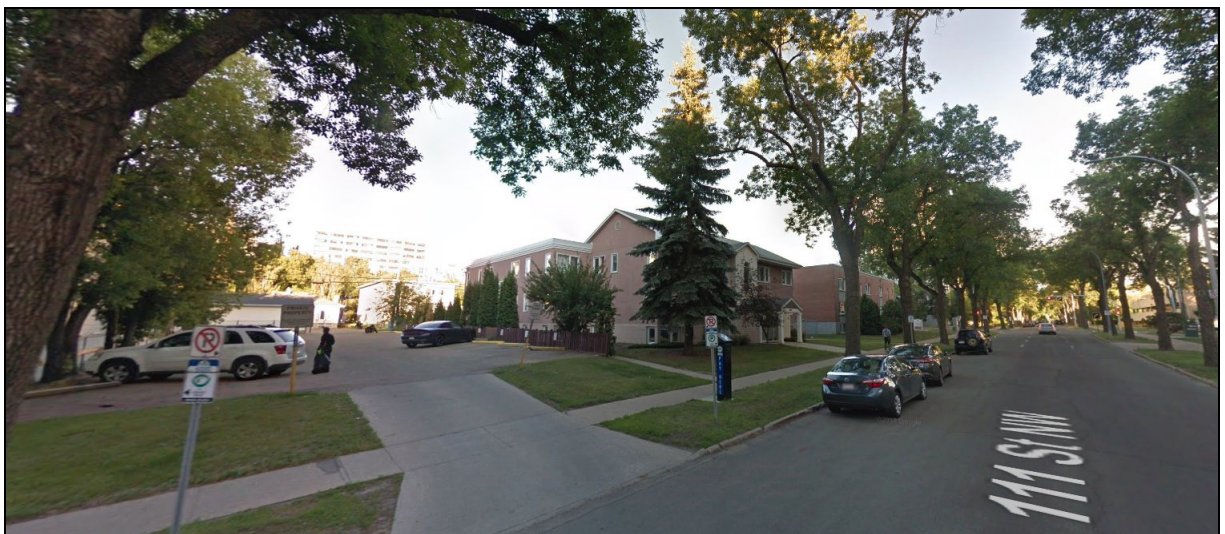
	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> • Two three storey apartment buildings and a non-accessory surface parking lot.
CONTEXT		
North	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> • Two three storey apartment buildings
East	<ul style="list-style-type: none"> • (CO) Commercial Office Zone • (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> • 12 storey office building • Multiple three to five storey apartment buildings and a two storey office building.
South	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> • 13 Storey apartment building and surface parking
West	<ul style="list-style-type: none"> • (US) Urban Services Zone • (US) Urban Services Zone 	<ul style="list-style-type: none"> • St. Joachim French Catholic Church • Edmonton General Hospital



VIEW OF SITE AND ADJACENT LANE FROM 100 AVENUE NW



VIEW OF SITE AND ADJACENT LANE FROM THE SOUTH EAST ON 100 AVENUE NW



VIEW OF SITE FROM THE NORTH WEST ON 111 STREET NW

PLANNING ANALYSIS

This application proposes to increase the development intensity on a site which is currently zoned for high density development, though not to the scale proposed. The development has three distinct components: a two storey podium, a large floor plate slab up to 45 metres (approximately 12 storeys), and a slim tower above. The proposal allows the transition of the building's mass down to the surrounding properties and public realm.

The surrounding area is primarily low rise residential buildings which are zoned (RA9) High Rise Apartment Zone that allows for tower development up to 60.0 metres. Directly across 111 Street to the west is the Edmonton General Hospital which is a large floor plate, 11 storey institutional building.

While the Area Redevelopment Plan's direction for this area is for high rise development, the scale and intensity of modern high rise development is not what was envisioned. High rises during the period of when the Oliver ARP was created (1981 and updated in 1997) were envisioned to be in the 18-storey range, not 40+ storeys as proposed today.

It is recognized that this application is a substantial increase in development intensity on this site, and not in the current character of the area. To balance this older policy direction, more contemporary policy in the form of the Municipal Development Plan (MDP), Transit Oriented Development Guidelines (TODG), general direction to intensify the core, along with development trends help to justify this increase in development rights. Further, due to the large site size (5 lots) potential negative impacts of this increase are addressed through standard design measures including a distinct podium and tower, and appropriate setbacks regulated by the DC2 Provision.

Podium-Slab-Tower Design

The proposed DC2 Provision would allow for a 130.0 metre tall tower (approximately 43 storeys) with a Floor Area Ratio of 9.5. This is more than double the existing development permissions of the RA9 Zone which permits a maximum height of 60 metres (approximately 18 storeys).

This application proposes a tower with three distinct components: a two storey podium, a large floor plate slab up to 45 metres (approximately 12 storeys), and a slim tower above that. The podium contains row-house style units fronting 111 Street NW and commercial uses on the corner of 111 Street NW that continues down 100 Avenue NW which activates the surrounding streets.

While this is a substantial increase in development rights above the existing RA9 zone, the application proposes a slim tower (755 m²) and increased setbacks to mitigate the impacts of the increases in height and density. These increased setbacks help to push and remove the larger and taller components of the building away from the public realm on 100 Avenue, 111 Street, and other surrounding buildings.

The table below provides a comparison of the existing RA9 Zone for the site and the proposed DC2 Provision.

REGULATION	RA9 Zone	Proposed DC2 Provision:
Maximum Height Podium Tower	15.0 m 60.0 m	12.0 m 130.0 m
Floor Area Ratio (FAR)	5.2	9.5
Tower Floor Plate	850 m ²	Above 45 metres - 775 m ²
Maximum Dwellings	228	399
Podium Setbacks North East South - 100 Ave West - 111 St	4.5 m 3.0 m 3.0 m 3.0 m	3.0 m 5.5 m 2.5 m 4.2 m
Tower Setbacks North East South - 100 Ave West - 111 St	7.5 m 3.0 m 6.0 m 6.0 m	12.0 m 8.0 m 14.0 m 7.5 m

Building heights in the Grandin portion of the Oliver Neighbourhood generally align with the (RA9) Zone (18 storeys) with the maximum height in the area being The Hendrix at 28 Storeys (100 metres). The image below shows the current heights of buildings in the immediate vicinity of the site.



AERIAL VIEW OF THE SITE SHOWING THE NUMBER OF STOREYS OF NEARBY BUILDINGS AND THE RECENTLY APPROVED GRANDIN CX TOWER SITE (IN YELLOW)

Tower Separation

Rezoning applications for tower developments are generally expected to provide at least half of required tower separation distances on site so as not to impede the development rights of neighbouring properties. As this site abuts existing towers or zoning that allows for tower development on all sides, this requirement is especially important for this application.

Expected tower separation is 30 metres for mature neighbourhoods as outlined in the Residential Infill Guidelines; however, the Downtown requirement of 25 metres has been used as a guide in the past for applications in Oliver. This results in an expected tower setback of 12.5 metres from adjacent properties or the mid point of adjacent road right-of-ways.

Tower setback requirements in the proposed DC2 Provision provide substantial tower separation from the south and west property lines with small deficiencies, of approximately a metre, to the north and east. Typically, it would be expected that the tower be moved further south and west to accommodate these distances; however, the proposed setbacks move the mass of the tower away from the pedestrian realm on 111 Street and 100 Avenue which mitigate the impacts of tower development on these public spaces without burdening neighbouring properties unfairly.

Sun Shadow Study

A Sun Shadow Study was provided as part of this application to demonstrate the potential impacts on adjacent properties and the public realm. Appendix 1 shows potential shadows on equinoxes, the winter solstice, and summer solstice.

Shadows will generally be cast to the north and the proposed tower will often cast a shadow on the two 3-storey apartment buildings and a 12 storey commercial development buildings during the mid part of the day throughout the year.

PLANS IN EFFECT

Oliver Area Redevelopment Plan

This site is located within Sub Area 4 of the Oliver Area Redevelopment Plan (ARP) which centres around Jasper Avenue and extends south to 100 Avenue NW. The current policies of this area work in conjunction with the existing zone to allow for the redevelopment of properties to mixed-use developments up to 12 storeys in height along Jasper Avenue that transitions to high rise residential development towards the interior of the neighbourhood to the south. As a result, many properties within this area of Oliver are zoned (RA9) to accommodate and encourage redevelopment to high-rise buildings. In 2018 the (RA9) Zone was amended to encourage development within the zone by increasing the permitted density, height, and FAR. As a result a development permit for the Grandin CX (222 units on four lots) was approved in 2019 for a residential tower directly across the lane to the north east of this site.

While this application conforms with specific policy statements in the Oliver ARP, an amendment is required to update Map 10 showing zoning in Sub Area 4 to reflect the proposed direct control provision for the 43 storey building.

If approved, this rezoning would be a significant increase in development permissions allowed in the interior of the neighbourhood. In Oliver, density of this scale has historically been directed towards Jasper Avenue and other transit corridors where the impacts of the proposed density would be lower. This application represents a change in this direction.

Although high rise development is currently permitted in this area, and Grandin is generally viewed as a good place for tower development, the original scale envisioned through the ARP is much smaller than what is proposed. However, the large building, as outlined earlier, is placed within a site size that is sufficient to allow the transitioning of the mass down towards the public realm and pedestrian scale.

Transit Oriented Development Guidelines (TODG)

The Grandin LRT Station is identified in the Transit Oriented Development Guidelines (TODG) as a Downtown Station Area. These guidelines recognize that each Downtown Station has a specific and unique context with existing plans and regulations already in place. As a result, there are no guidelines prepared for these stations outside of the general expectation that

development around existing and planned LRT stations is expected to be more intense. Therefore, existing zoning and policies are used to inform decisions regarding development.

Residential Infill Guidelines

This application was reviewed relative to the Residential Infill Guidelines (RIG) for High Rise Apartments. The majority of guidelines for High Rise Apartments are met with regard to location, parking, built form, building design, site layout and streetscape. The application does not meet site size guidelines related to the Large Site Infill Guidelines, which can apply to high rise infill buildings.

The RIGs suggest that suitable locations for high rise apartments are on the sites of three to five hectares. Oliver is an inner city neighbourhood with a significant history of redevelopment and change that would make land consolidation of this magnitude neither feasible nor desirable.

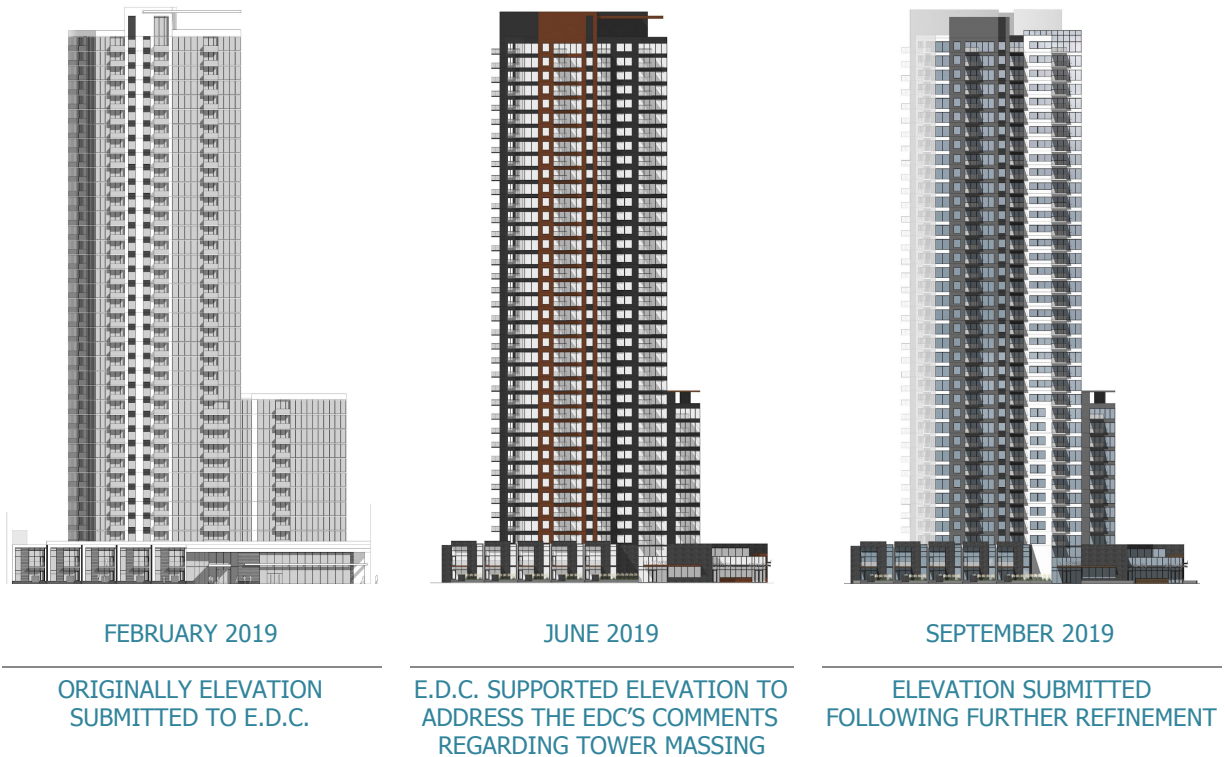
A comprehensive comparison of this application with the specific guidelines of the RIG is included as Appendix 2 to this report.

EDMONTON DESIGN COMMITTEE

On February 5, 2019 this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of non-support with the following notes:

- A fundamental redesign is required to address the excessive massing of the building. The transition between street level podium, lower tower and upper tower requires reconsideration- it is recommended that the lower tower be reduced in height and articulated as a separate mass. Furthermore, additional articulation is needed to reduce the tower massing.
- More differentiation is required between this tower and the proposed tower at 113 Street.
- Ensure the required CPTED analysis and recommendations are incorporated into the design of the north facade and the adjacent setback.
- The amount, location, and design of rooftop amenities has not been provided.
- The regulation lacks references to best practice in intensive and extensive green roof development.
- There is insufficient information in the regulation with respect to the preservation of existing boulevard trees as part of the neighbourhood context.
- The regulation and appendices are inconsistent.

On June 4, 2019 the applicant presented an updated application to the Edmonton Design Committee to demonstrate how previous comments were addressed. The committee provided a recommendation of support with no conditions.



Following submission of revised elevations and subsequent support from EDC, Administration determined refinements to the elevations were required to further address concerns regarding the massing of the tower. As a result, the elevations which are presented as part of the proposed DC2 Provision are modifications of those supported by EDC with the following changes:

- changes to colours and breaks between colours;
- changes tower top articulation and mechanical penthouse;
- changes to windows and balconies above the slab tower and on penthouse units; and
- shading to better differentiate the north and south facades on the west and east elevations.

The formal response letters from the Edmonton Design Committee on are found in Appendix 3 and Appendix 4 to this report.

PUBLIC CONTRIBUTIONS

C582 - Developer Sponsored Affordable Housing

The proposed DC2 Provision provides the option for the City to purchase 5% of any proposed 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 \$561,472 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. The proposed application complies with this policy through the provision of the following amenities:

- 10 three bedroom Family Oriented Dwellings;
- \$150,000 to the Grandin School for improvements to playground and park infrastructure; and
- \$65,700 towards public art.

These proposed public amenity contributions comply with City Policy C599, Community Amenity Contributions in Direct Control Provisions.

TECHNICAL REVIEW

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

PARKING, LOADING AND VEHICULAR ACCESS

All vehicular parking is provided underground with access to the parkade from the rear lane. Loading and waste collection is also from the rear lane. Vehicular parking requirements are generally aligned with the standard Transit Oriented Development (TOD) requirements.

Bicycle parking is provided at a higher rate than would be required by the Zoning Bylaw. The DC2 Provision requires 0.5 bicycle spaces and is required to be provided within the underground parkade within a secure facility.

DRAINAGE AND UTILITIES

This development requires the construction of a new storm sewer to be able to service the proposed development to City standards. The cost of this infrastructure construction will be the responsibility of the land owner/developer and will be dealt with at the Development Permit stage.

PUBLIC ENGAGEMENT

<p>PRE-APPLICATION NOTICE May 24, 2018</p>	<ul style="list-style-type: none"> • Number of recipients: 465 <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"> • Number of responses: 12 • Common comments included: <ul style="list-style-type: none"> o Concerns with height and density o Parking and traffic concerns o Concerns about impacts on neighbourhood character o Sun shadow impacts o Oversupply of apartment units in Oliver
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ADVANCE NOTICE November 8, 2018	<ul style="list-style-type: none"> • Number of recipients: 465 • Number of responses: 7 • Common comments included: <ul style="list-style-type: none"> o Concerns with height and density o Parking and traffic concerns o Concerns about impacts on neighbourhood character o Oversupply of apartment units in Oliver o Impacts on trees in surrounding area o Concerns about overlook into the Edmonton General Hospital
PUBLIC MEETING May 23, 2019	<ul style="list-style-type: none"> • Number of attendees: 18 • Number of feedback forms received: 6 • Common comments included: <ul style="list-style-type: none"> o Concerns with height and density o Parking and traffic concerns o Concerns about impacts on neighbourhood character o Oversupply of apartment units in Oliver o Impacts on trees in surrounding area o Concerns about overlook into the Edmonton General Hospital
WEBPAGE	edmonton.ca/Oliver

CONCLUSION

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

APPENDICES

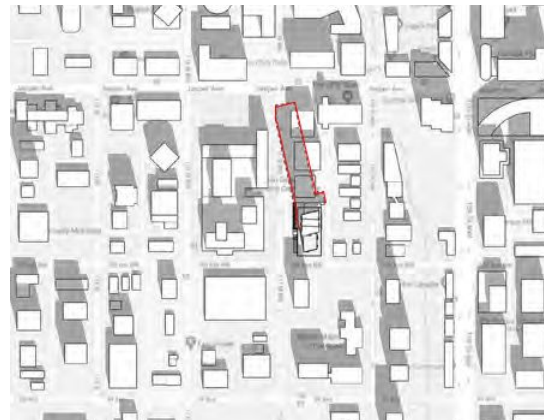
- 1 Sun Shadow Study
- 2 Residential Infill Guideline Analysis
- 3 Edmonton Design Committee Letter - February, 2019
- 4 Edmonton Design Committee Letter - June, 2019
- 5 "What We Heard" Public Engagement Report
- 6 Application Summary

SUN SHADOW STUDY

SPRING EQUINOX - March



9:00 AM



12:00 PM



3:00 PM

SUMMER SOLSTICE - June



9:00 AM



12:00 PM



3:00 PM

AUTUMN EQUINOX - September



9:00 AM

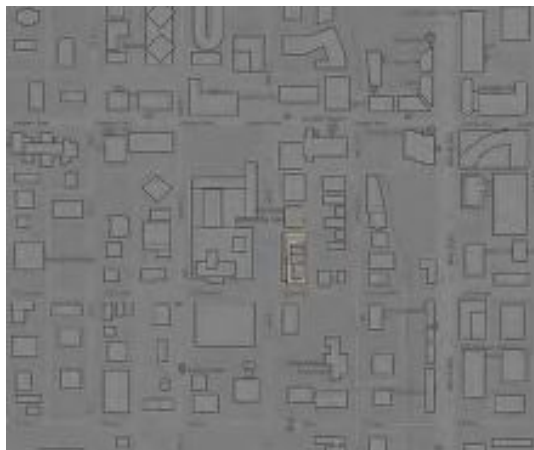


12:00 PM



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WINTER SOLSTICE - December



9:00 AM



12:00 PM



3:00 PM

RESIDENTIAL INFILL GUIDELINES ANALYSIS

This application was reviewed for conformance to the recommendations for High Rise Apartments due to the proposed DC2 dealing with a high rise form and being adjacent to a residential neighbourhoods that may be impacted by such issues shadowing, traffic and parking and loss of views. A breakdown of the DC2 Provision is provided indicating if a particular guideline is met or not.

LOCATION AND DISTRIBUTION

Guideline	DC2
High Rise Residential Buildings should locate in the City's key activity centres, including: <ul style="list-style-type: none"> The central area of the City, including Downtown, the Station Lands, and Downtown North Edge; Areas adjacent to LRT Stations; and, At existing regional or community level shopping centre sites 	Yes
High Rise Residential Infill buildings may also be located on other sites in mature neighbourhoods where they can meet the Large Site Infill Guidelines.	No
The preferred locations for High Rise Residential Buildings may be further defined through an Area Redevelopment Plan, Transit Oriented Development (TOD) Plan, or Site Vision and Context Plan.	Yes
High Rise apartments should have direct access to an arterial or collector road or a road with the demonstrated capacity to accommodate the development without undue impact on adjacent areas.	Yes

BUILT FORM AND DESIGN

Guideline	DC2
The maximum height of High Rise buildings on specific sites should be determined using the Large Site Infill Guidelines.	No
High Rise residential towers should be designed: <ul style="list-style-type: none"> As slender point towers with small floorplates to protect views and maximize access to sunlight for surrounding development; With significant shaping to break down the scale of the tower; With a distinctive expression of a base, middle, and top to better respond to the context of views to and from the tower; and 	Partial

<ul style="list-style-type: none"> • With floorplates generally no larger than 750 square metres gross; 	
<p>High Rise residential towers should be constructed on a podium base that creates a human scale street wall:</p> <ul style="list-style-type: none"> • Typically, the podium should be a minimum height of 3 storeys, with a maximum height of 4 storeys; however, to accommodate specific site and design objectives, or specific housing forms in the podium, a blend of heights between 2 and 6 storeys could be considered. • Storeys above the 3rd floor should be stepped back and aesthetically be of a secondary character to the main base form; • The podium façade should be divided into segments and articulated to support a walkable environment and reduce the building mass; and, • The mass of the tower should be stepped back above the base podium by at least 3 metres. 	Yes
<p>The massing of High Rise buildings should be arranged to:</p> <ul style="list-style-type: none"> • Resolve shadowing, overlook, and loss of privacy issues on adjacent areas in accordance with the "Large Site Infill Guidelines"; • Minimize shadowing of onsite or adjacent amenity space; and, • Provide for a transition between the building and adjacent residential areas in accordance with the "Large Site Infill Guidelines". 	Partial
A sun/shadow analysis should be prepared, including analyses of shade impacts for the spring and fall Equinoxes and the winter Solstice.	Yes
The building should front a street.	Yes
All ground level units with street frontage should have an individual entrance that fronts onto the street and private outdoor amenity space; all other units should be accessed through an entrance hall fronting onto a street.	Yes
<p>Retail/commercial uses should be developed on the ground floor of buildings which:</p> <ul style="list-style-type: none"> • Front onto a commercial/shopping street; or, • Provide for retail uses in the context of a comprehensively planned development. 	Yes
<p>High Rise residential towers should be separated from each other by:</p> <ul style="list-style-type: none"> • A minimum of 30 metres if they are offset on the site such that one tower does not directly face the other; or, • A minimum of 35 metres if they face directly on to each other 	Yes
The width of a High Rise residential tower should not exceed 36 metres	Yes

SITE DESIGN AND STREETScape

Guideline	DC2
The site should be landscaped in accordance with an approved Landscape Plan which provides for a high standard of landscaping on the site.	Yes (Addressed through landscape plan but implemented at Development Permit)
The Landscape Plan should: <ul style="list-style-type: none"> • Include an assessment of mature trees on site; • Provide for the retention of mature trees to the greatest extent possible; and, • Incorporate the design and planting of public sidewalk and boulevard areas adjacent to the site. • Illustrate the landscaping of yards and common outdoor amenity areas. 	Yes (Addressed through regulations but implemented at Development Permit)
Upgrading of the adjacent public sidewalks and boulevard areas may be a requirement of development approval if warranted by the existing conditions.	Yes
The site design should, in concert with the design of the building: <ul style="list-style-type: none"> • Contribute to optimizing sunlight on adjacent properties and on common outdoor amenity areas; and, • Maintain the privacy of adjacent homes through the use of fencing, screening, and landscaping. 	Yes
Common, outdoor amenity space should be provided on site: <ul style="list-style-type: none"> • To accommodate the recreational and social needs of residents, including families with children when family units are proposed; and, • At a location where there is surveillance, sunlight, and weather protection. 	Yes
The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by: <ul style="list-style-type: none"> • Providing entry transitions (e.g. use of steps, fences, gates, hedges, low walls) and semi-private outdoor spaces that create a comfortable relationship between the public realm of the street and the private space of the dwelling units; • Providing individual, private front entries and landscaped yards for ground floor units; • Providing a prominent front entrance to the building; • Using articulated building facades and quality building materials, and creating recessed balconies and roofline features along street fronts; and, • By maintaining the existing development pattern along the street, including set backs, treed boulevards and no vehicular access from the street 	Yes

PARKING

Guideline	DC2
All parking should be accessed from the adjacent lane.	Yes
Resident parking should be provided on site in either underground or above ground parking structures.	Yes
Above ground parking structures should be fully screened with residential, commercial, or community uses to provide for active frontages.	N/A
Any surface visitor parking areas provided for High Rise buildings should: be developed at the side or rear of the building; be separated from residential units by landscaped buffers; be clustered into smaller parking lots and divided with landscaping (including trees); and, not impact the street or outdoor amenity areas.	Yes
Any surface visitor parking areas provided for High Rise buildings should be clustered into smaller parking lots and divided with landscaping (including trees).	N/A
The City should consider the relaxation of parking requirements for High Rise buildings at TOD locations.	N/A



EDMONTON ♦ DESIGN ♦ COMMITTEE

February 6, 2019

Mr. Peter Ohm, Chief Planner
City Planning, Sustainable Development
7th Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Mr. Ohm:

Re: **The Heights**
Nola Kilmartin - Kennedy

As determined by the Edmonton Design Committee at the meeting on Feb 5, 2019, I regret to pass on the Committee's recommendation **of non support** for The Heights project submitted by Kennedy.

The Committee notes the following:

- A fundamental redesign is required to address the excessive massing of the building. The transition between street level podium, lower tower and upper tower requires reconsideration- it is recommended that the lower tower be reduced in height and articulated as a separate mass. Furthermore, additional articulation is needed to reduce the tower massing.
- More differentiation is required between this tower and the proposed tower at 113 Street.
- Ensure the required CPTED analysis and recommendations are incorporated into the design of the north facade and the adjacent setback.
- The amount, location, and design of rooftop amenities has not been provided.
- The regulation lacks references to best practice in intensive and extensive green roof development.
- There is insufficient information in the regulation with respect to the preservation of existing boulevard trees as part of the neighbourhood context.
- The regulation and appendices are inconsistent.

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

Adam Zepp
EDC Vice-Chair
AZ/ps

- c. Nola Kilmartin - Kennedy
City of Edmonton - Andrew Sherstone
Edmonton Design Committee



EDMONTON ♦ DESIGN ♦ COMMITTEE

June 6, 2019

Mr. Peter Ohm, Chief Planner
City Planning, Sustainable Development
7th Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Mr. Ohm:

Re: **The Heights (Rezoning)**
Nola Kilmartin & Stephen Boyd

As determined by the Edmonton Design Committee at the meeting on June 4, 2019, I am pleased to pass on the Committee's recommendation **of support** for the The Heights (rezoning) project submitted by Nola Kilmartin and Stephen Boyd.

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

Wes Sims
Architect AAA
EDC Chair

WS/ps

- c. Nola Kilmartin, Stephen Boyd
City of Edmonton - Andrew Sherstone
Edmonton Design Committee

WHAT WE HEARD REPORT

Rezoning Public Engagement Session Feedback Summary LDA18-0650 - Oliver

PROJECT ADDRESS: 10011, 10015 & 10023 - 111 Street NW

PROJECT DESCRIPTION: Rezoning from (RA9) High Rise Apartment Zone to (DC2) Site Specific Development Control Provision to allow for the development of a 130 metre high rise residential tower on a mixed use podium.

PROJECT WEBSITE www.edmonton.ca/oliver

EVENT TYPE: Public Engagement Session

MEETING DATE: Thursday May 23, 2019

NUMBER OF ATTENDEES: 18

ABOUT THIS REPORT

The information in this report includes feedback gathered during the May 23, 2019, public engagement session. This report is shared with all attendees who provided their email address during the event. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning and plan amendment advances to Public Hearing these comments will be summarized in a report to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as by answering the following questions:

- What do you like about this proposal?
- What do you not like about this proposal?

Planning Coordination
CITY PLANNING



6 feedback forms and an email response were also received. The comments & questions we received are summarized by main themes below.

The number of times a comment was received by participants are recorded in brackets following that comment.

WHAT WE HEARD

The following information summarizes feedback form responses and the main themes that emerged.

General

- The proposed development is not contextually sensitive with the neighbourhood (3)
- Concerns about market saturation for the condominium market (2)
- Concerns regarding wind impacts of tall buildings (2)
- Tower setbacks reduce building massing (2)
- Development around LRT stations should encourage a mix of housing types that support the “missing middle” development forms
- Council needs to understand the cumulative impacts of all the proposals for the multiple towers being proposed in Grandin
- Setback from the south property line should be increased for a tower two times the height of the underlying zone
- Privacy concerns as tower will look into palliative care patients rooms at the Edmonton General Hospital
- The proposed height and density should be located on Jasper Avenue not the interior of the neighbourhood
- Proposals for tower development in Grandin shouldnt be accepted until the Oliver ARP is updated
- Oliver is a special neighbourhood because development complies with existing plans
- Measures should be taken to maintain a comfortable environment in the community
- Council should consider the economic impacts and sustainability of projects
- Commercial development should be on Jasper Avenue, not 100 Avenue
- This would be a more appropriate site for missing middle development
- Council needs to start saying no to tower developments
- Parking is already a problem in the neighbourhood
- Height of podium and tower setbacks are good
- Tower does not have sufficient articulation
- Concerns about the proposed density

- General opposition to the proposal
- Concerns regarding shadowing
- The building is too tall

Public Amenity Contributions.

- The developer should have talked to the community league about where amenity money should be spent
- Compared to other approved projects this does not provide appropriate amenities for the community
- Affordable housing provisions are weak considering the size of project and proximity to the LRT
- \$65,000 for public art is a poor amenity considering the impacts

Other Comments

- Potential for a daycare to be located in the building is good (2)
- City staff were helpful and friendly (2)
- Council approves tower projects to keep them out of their neighbourhoods
- Would like more information on project timelines provided at open houses

GRAFFITI WALL COMMENTS

WHAT DO YOU LIKE ABOUT THIS PROPOSAL?

- Potential for a daycare to be in building
- The podium minimizes the impact
- Family oriented housing
- The height

WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?

- Weak provisions for affordable housing

ANSWERS TO QUESTIONS

When will this tower be built? After the over-supply of condos has gone?

- *Zoning regulates the use of land, and not when construction should commence.*

- *Site specific zoning, such as the DC2 being proposed, does typically contain a “sunset clause” regulation which reduces development rights should a Development Permit Application not be made within 10 years of Council’s approval of a DC2 zone.*

How much parking is proposed?

- *Parking rates are proposed to comply with the parking requirements of the Zoning Bylaw for properties located within 600 metres of an LRT Station. The Zoning Bylaw regulates the minimum number of parking spaces required for residents and visitors. For two bedroom units, this would require a minimum of 0.75 to a maximum of 1.5 parking spaces per unit.*

If you have questions about this application please contact:

Andrew Sherstone, Principal Planner

780-442-0699

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APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning & Plan Amendment
Charter Bylaws:	19056 & 19057
Date of Application Acceptance	October 17, 2018
Location:	Northeast corner of 100 Avenue NW and 111 Street NW
Addresses:	10011, 10015 & 10023 - 111 Street NW
Legal Descriptions:	Lots 31-35, Block 10, Plan NB
Site Area:	3508.2 m ²
Neighbourhood:	Oliver
Notified Community Organizations:	Oliver Community League
Applicant:	Arc Studio

PLANNING FRAMEWORK

Current Zone:	(RA9) High Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

A. Sherstone
T. Ford
Development Services
Planning Coordination