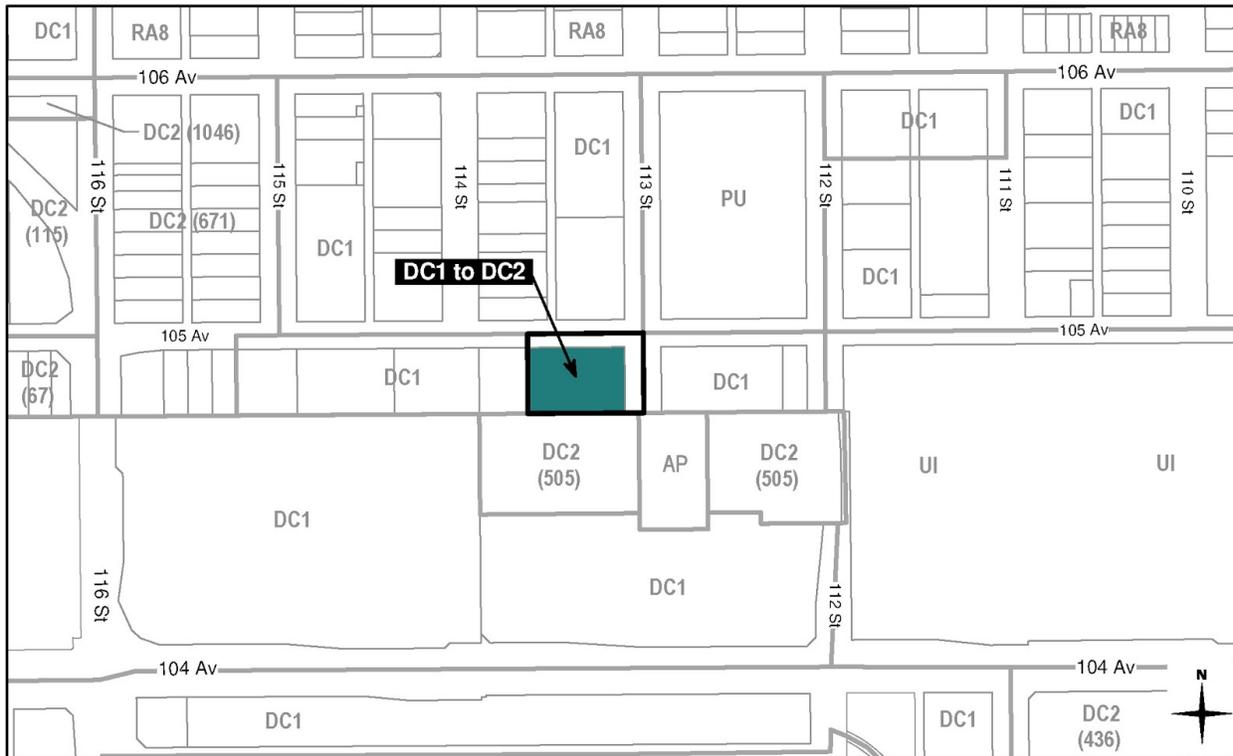




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT Queen Mary Park

11303 - 105 AVENUE NW

To allow for a high density, mid rise building.



RECOMMENDATION AND JUSTIFICATION

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

- it is compatible with its surrounding context between lands zoned for high-rise and mid-rise developments; and
- it increases residential density at a location complemented by an integrated bicycle network, nearby transit services, commercial opportunities and institutional developments.

THE APPLICATION

1. BYLAW 19402 to amend a map (Map 8 - Downtown North Edge Development Concept) and add text to the 'Precinct E High Rise Apartments - Requirements for Implementation' in the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) to facilitate the associated rezoning.
2. CHARTER BYLAW 19403 to amend the Zoning Bylaw from a (DC1) Direct Development Control Provision to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for a building with the following characteristics:
 - A maximum height of 23 metres (approximately 6 storeys);
 - A maximum Floor Area Ratio (FAR) of 3.2;
 - Up to 120 residential dwellings; and
 - Underground parking accessible from 105 Avenue NW.

This site is undergoing redevelopment with a residential building currently under construction based on approved Development and Building Permits granted in 2018 and 2019 under the current DC1 Provision. The issued permits for this property are to construct a six (6) storey, 86 dwelling apartment building with an underground parkade. The building is designed to activate 105 Avenue NW with ground oriented units having dedicated entrances front the roadway.

The applicant has indicated that in order to respond to market demands and to adjust the development to current economic conditions, the allowable number of residential dwellings is proposed to increase from 86 to 120. The applicant is also requesting a slight increase in FAR from 3.0 to 3.2 due to a recalculation of floor area on the approved permits for the building under construction. The applicant proposes no changes to the building's approved height, setbacks, or architectural appearance.

SITE AND SURROUNDING AREA

The subject site is approximately 2,878 m² and located on the south side of 105 Avenue NW, west of 113 Street NW within the Queen Mary Park Neighborhood.

The site is surrounded by a mix of some older industrial office warehouse typologies throughout this portion of Queen Mary Park as well as newer multi-residential developments found predominantly along the 105 Avenue NW corridor. The rezoning site is well situated near major roadways and located within walking distance to commercial uses to the south along 104 Avenue NW. Additional walkable opportunities include McKenzie & Mann Park abutting the site to the southwest, Macewan University campus further west, and other commercial corridors along 107 Avenue NW to the north, 109 Street NW to the east, and 116 Street NW to the west.

Transit opportunities are found along the same commercial corridors as well as high frequency bus services along 104 Avenue NW. Future opportunities for LRT services include a station located at the corner of 112 Street NW and 104 Avenue NW approximately 230 metres from the

site. The site is adjacent to dedicated east/west bicycle lanes located currently on the north side of 105 Avenue NW which further provide other modes of transportation opportunities for the development and other surrounding areas.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision (Area 3 - Precinct E)	Multi-Unit Housing (under construction)
CONTEXT		
North	(DC1) Direct Development Control Provision (Area 2 - Precinct D)	Multi-Unit Housing
East	(DC1) Direct Development Control Provision (Area 3 - Precinct E)	Multi-Unit Housing (under construction)
South	(DC2.505) Site Specific Development Control Provision	Multi-Unit Housing
West	(DC1) Direct Development Control Provision (Area 3 - Precinct E)	Office Warehouse



SUBJECT SITE AND BUILDING UNDER CONSTRUCTION
(VIEW LOOKING SOUTHEAST)



SUBJECT SITE AND BUILDING UNDER CONSTRUCTION
(VIEW LOOKING SOUTHWEST)

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The site is surrounded by a mix of similar residential developments predominantly along the southern side of 105 Avenue NW and directly north of the site across 105 Avenue NW. Additional mid-rise developments zoned DC2 are found south and southwest of the site on each side of the Mackenzie & Mann Park. The following table provides a summary of other similar nearby developments showing comparable unit counts and development heights.

Address	Project Name	No. of Dwellings	Height	Zoning
11303- 105 Avenue NW*	The Village	120 Dwellings	23 m (6 Storeys)	Proposed DC2
10518 - 113 Street NW	Maxx	93 Dwellings	23 m (6 Storeys)	DC1 - Precinct D
11235 - 105 Avenue NW	Park Avenue	108 Dwellings	17 m (5 Storeys)	DC1 - Precinct E
11350-104 Avenue NW	Oliver Village West	156 dwellings	32m (8 Storeys)	DC2.505
11250-104 Avenue NW	Oliver Village East	156 dwellings	32m (8 Storeys)	DC2.505

*Subject Site

APPLICABLE PLANS & GUIDELINES

Central McDougall/Queen Mary Park Area Redevelopment Plan

The subject site is located in Precinct E of the Central McDougall/Queen Mary Park ARP. The intent of this precinct is to provide for a transition of developments from the Oliver neighbourhood to the south towards the downtown north edge portions of the Queen Mary Park and Central McDougall neighbourhoods. To achieve this transition, residential buildings up to 29 metres are allowed for Precinct E located south of 105 Avenue then tapers down in form to both mid-rise and low-rise apartment developments north across 105 Avenue NW.

The application proposes to maintain the majority of the DC1 regulations for Precinct E, meeting many planning objectives of the ARP such as providing an active residential frontage along 105 Avenue NW, with design features that blend well with surrounding properties. The proposed DC2 further retains elements of the ARP by leveraging the desire to discourage surface parking lots and promote the usage of nearby paths including the 105 Avenue NW bicycle lanes and the 113 Street NW pathway to Mackenzie & Mann Park. Although Precinct E has a maximum density of 300 Dwellings per hectare and a maximum FAR of 3.0, the proposed increase for both density and FAR have been deemed appropriate based on the current trends to support the mid-rise category for residential developments. On August 26, 2019, City Council approved amendments to the standard (RA8) Medium Rise Apartment Zone, removing its maximum density while simultaneously increasing the maximum FAR range to 3.0 - 3.2 in order to promote the mid-rise residential product type. This DC2 rezoning proposal, from the more dated DC1 provisions, is better aligned with the current standards for mid-rise residential developments.

Transit Oriented Development Guidelines (TODG)

The site is within 230 metres from the future 112 Street NW/104 Avenue LRT Station, an 'Enhanced Neighbourhood Station' identified in the Transit Oriented Development Guidelines (TODG). The guidelines recognize that this station type calls for higher density residential uses with neighbourhood serving retail and employment on a street grid network of roads with improved pedestrian and bicycle movement throughout. The TODG provides recommendations on built forms around the station area with the expectation to include street fronting developments, ground oriented units, underground parking, and primary street facing entries for all ground level units fronting onto a street. The proposed DC2 Provision and approved development permit for the project includes these elements and is consistent with the direction, intent and objectives of the TODG for this type of station.

EDMONTON DESIGN COMMITTEE (EDC)

On September 17, 2017, the redevelopment application for the site was presented to the Edmonton Design Committee (EDC) which provided a recommendation of support with conditions to address ground surface materials to ensure a barrier free access for all ages and

abilities, and to revise the design of the parkade and waste storage entrances. Both items were addressed prior to the issuance of the Development Permit granted on January 18, 2018.

A subsequent review by the EDC was deemed unnecessary for the purposes of this rezoning application to DC2 as the design elements from the approved Development Permit have been preserved in the proposed DC2 provisions and appendices.

PUBLIC CONTRIBUTIONS

As a condition of approval for the development permit, the property owner shall pay a Redevelopment Levy in the amount of \$159,280.00 to the City of Edmonton to fund the acquisition of public parkspace and \$129,750.00 towards the 105 Avenue Streetscape Improvement Levy. Both conditions were satisfied on April 23, 2019.

The following requirements within the proposed DC2 Provision are considered to be contributions that benefit the public:

C582 - Developer Sponsored Affordable Housing

The DC2 Provision contains the requirement for an agreement between the City and the owner providing the option for the City to purchase 5% of any proposed residential dwellings at 85% of mark value, or the equivalent value as cash in lieu to the City. With the maximum number of dwellings proposed by the DC2 Provision, yielding the equivalent to 6 Dwellings to support the affordable housing policy.

C599 - Community Amenity Contributions

A required contribution for this proposal is required to comply with City Policy C599 Community Amenity Contributions in Direct Control Provisions. This DC2 application complies with this policy through the provision of an additional \$22,416.00 towards the 105 Avenue Streetscape Improvements Levy.

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 105 Avenue NW in accordance with the Zoning Bylaw. Because there is no abutting lane, loading and waste collection areas will be provided and accessed from 105 Avenue NW within future dedicated lay-by areas on the south side of 105 Avenue NW; immediately north of the site's abutting sidewalk.

Bicycle Parking requirements for the site meet the minimum requirements of the Zoning Bylaw by requiring a minimum 0.50 spaces per dwelling in a safe, secure location within the underground parkade. Access to bicycle parking shall be easily accessible to cyclists via parkade access ramp that facilitates easy and efficient transportation of bicycles.

PUBLIC ENGAGEMENT

PRE-APPLICATION NOTICE April 2, 2020	<ul style="list-style-type: none">● Number of recipients: 154 As reported by the applicant: <ul style="list-style-type: none">● Number of responses in support: 0● Number of responses with concerns: 1● comments included:<ul style="list-style-type: none">○ concerns regarding parking and traffic impacts○ street pollution
ADVANCE NOTICE May 26, 2020	<ul style="list-style-type: none">● Number of recipients: 154● Number of responses in support: 0● Number of responses with concerns: 1● comments included:<ul style="list-style-type: none">○ concerns regarding parking and traffic impacts
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/queen-mary-park-planning-applications.aspx

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw/Charter Bylaw:	19402 & 19403
Location:	South of 105 Avenue NW and west of 113 Street NW
Address:	11303 - 113 Street NW
Legal Description:	Lot 182A, Block 13, Plan 1821138
Site Area:	2,878 m ²
Neighbourhood:	Queen Mary Park
Notified Community Organization:	Queen Mary Park Community League
Applicant:	Greenspace Alliance

PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision (Area 3 - Precinct E)
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By: Marty Vasquez
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination