



# ADMINISTRATION REPORT **REZONING & ROAD CLOSURE** CENTRAL MCDOUGALL

## **11010, 11042 & 11046 - 101 Street NW and a Portion of Lane**

To allow for a commercial high-rise expansion to the existing Hys Medical Centre building.



## **RECOMMENDATION AND JUSTIFICATION**

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

- is compatible with surrounding institutional and commercial land uses;
- is located adjacent to the Royal Alexandra Hospital campus; and
- improves access to health services and the livability of Edmontonians.

## THE APPLICATION

1. BYLAW 19032 to close a portion of the east-west public lane directly north of the site between 101 Street NW and the north south lane that will be consolidated with the lot to the south.
2. CHARTER BYLAW 19031 to amend the Zoning Bylaw from (CB2) General Business Zone and (DC2(P)) Royal Alex Place Development Agreement to a (DC2) Site Specific Development Control Provision to allow for the expansion of the Hys Medical Centre building. The proposed DC2 Provision allows for the construction of a commercial building with the following key characteristics:
  - Maximum height of 55 metres (approximately 14 storeys);
  - Maximum Floor Area Ratio of 10.0;
  - Commercial uses at grade fronting 101 Street NW; and
  - Unwrapped above grade parking.

## SITE AND SURROUNDING AREA

The site is currently used as a surface non-accessory parking lot and consists of four standard city lots (8,424.4 m<sup>2</sup>). The site is located west of 101 Street NW and between 111 Avenue NW and 110 Avenue NW within the Central McDougall neighbourhood.

Directly to the west of the site is a surface parking lot and an 11 storey apartment building. Across 102 Street NW to the west is the Royal Alexandra Hospital and the Kingsway/Royal Alexandra Hospital LRT Station approximately 400 metres away.

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (CB2) General Business Zone</li> <li>• (DC2(P)) Royal Alex Place Development Agreement</li> </ul>	<ul style="list-style-type: none"> <li>• Surface parking lot and public lane</li> <li>• Public lane</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (DC2(P)) Royal Alex Place Development Agreement</li> </ul>	<ul style="list-style-type: none"> <li>• Surface parking lot</li> </ul>
East	<ul style="list-style-type: none"> <li>• (CB2) General Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single storey commercial buildings</li> </ul>
South	<ul style="list-style-type: none"> <li>• (CB2) General Business Zone &amp; (RA9) High Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• 8 storey medical service buildings (the Hys Medical Centre)</li> </ul>
West	<ul style="list-style-type: none"> <li>• (CB1) Low Intensity Business Zone</li> <li>• (RA9) High Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Surface parking lot</li> <li>• 11 storey apartment building &amp; Religious Assemble (Edmonton Central Seventh Day Adventist Church)</li> </ul>



AERIAL VIEW OF APPLICATION AREA



VIEW OF SITE FROM THE SOUTHEAST ON 101 STREET NW



VIEW OF SITE AND LANE PROPOSED TO BE CLOSED FROM THE NORTHEAST ON 101 STREET NW

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The site is located adjacent to the Royal Alexandra Hospital campus where large commercial and institutional buildings are generally expected to be located. The surrounding urban fabric is fragmented with a mix of large commercial and residential buildings, vacant lots, and surface parking lots. Proximity to the hospital, arterial roadways, and the nearby Kingsway/Royal Alexandra LRT Station make this a suitable location for the large commercial development that is proposed.

The proposed DC2 Provision would allow for a 55.0 metre (approximately 14 storeys) commercial tower with a 3 storey podium with commercial uses at grade and above grade parking which connects with the existing Hys Medical Centre parkade. While this is a substantial increase in development rights compared to the existing zoning, it is comparable with the height and intensity of development of the surrounding institutional uses.

The table below provides a comparison of the proposed DC2 Provision, the existing CB2 Zone for the property, and the CB3 Zone which is the nearest comparable standard zone.

<b>REGULATION</b>	<b>CB2 Zone</b> (Current Zoning for majority of Site)	<b>CB3 Zone</b> (Comparable Zoning)	<b>Proposed DC2 Provision</b>
<b>Height</b>	16.0 m	45.0 m	Podium: 14.0 - 16.0 m Tower: 55.0 m
<b>Floor Area Ratio (FAR)</b>	3.5	7.0	10.0
<b>Tower Floor Plate</b>	No Maximum	No Maximum	No Maximum
<b>Setbacks</b>			
North	0.0 m	0.0 m	0.0 m
South	0.0 m	0.0 m	0.0 m
East (101 Street)	4.5 m	3.0 m	5.5 m
West (lane)	0.0 m	3.0 m	0.0 m

The podium is proposed to be setback 5.5 metres at grade from 101 Avenue for the first storey and then projects back 0.8 metres from the property line for the 2nd and 3rd storeys of the podium. This setback at grade allows for the provision of a more pedestrian oriented interface with the main entrance of the building fronting 101 Street.

Above the podium, the tower steps back 4.0 metres from 101 Street and 6.5 metres from the north and south facades. As there is no setback or stepback from the west property line, there is only a 14 metre tower separation to the Royal Heights Apartment building.

While this separation distance is below the 30.0 meters expected outside of the Downtown, it is acceptable considering the context and commercial nature of the building. The Royal Heights apartment building presents minimal openings towards the east mitigating the potential privacy concerns of the buildings being located within close proximity. Additionally, the combined shadow impacts of these buildings will generally be towards public roads, and the surface parking lot to the north which is zoned for a 42.0 metre tall tower.

While the applicant’s stated intent is to operate a medical office building, the DC2 Provision allows for additional commercial opportunities to operate within this building. The permitted uses are reflective of the Commercial Uses found in the (CB3) Commercial Mixed Use Business Zone which support the proposed commercial units fronting 101 Street.

**PLANS IN EFFECT**

**Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP)**

The Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) identifies this site as a commercial node adjacent to the Royal Alexandra Hospital. Objectives for commercial nodes within the ARP encourage redevelopment of vacant sites, providing at-grade commercial uses, and enhancing the pedestrian experience on 101 Street.

The DC2 Provision complies with these objectives as it establishes a larger setback from 101 Street to provide an expanded pedestrian realm. Streetscape improvements are also proposed

directly in front of the site that continues south to 110 Avenue NW and west to 102 Street NW. Commercial uses are also proposed to front 101 Street at-grade.

### **Transit Oriented Development Guidelines (TODG)**

The Kingsway/Royal Alexandra Hospital LRT Station is identified in the Transit Oriented Development Guidelines (TODG) as an Institutional/Recreational Station Area. The TODG recognize that Each Institution/Recreation Station Area typically has its own unique needs and therefore, does not contain detailed guidelines for development in the areas around them.

Instead, it directs redevelopment to be compatible with the existing, unique context of each station. In this case, this station is surrounded by primarily large scale institutional uses that are comparable in scale to that which is permitted within the proposed DC2 Provision.

### **EDMONTON DESIGN COMMITTEE (EDC)**

On May 15, 2018 this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of support with the condition that the Applicant continue to work with Administration to address the massing and materiality of the building, specifically:

- Revise the massing of the tower and increase its articulation - particularly in its northern portion - to reduce its monolithic nature, to better reflect the intent illustrated in the precedent images provided in the package and item 8.b.iii in the DC2 text, particularly with respect to sculpting of the building.
- Reduce the diameter and / or the number of columns along the arcade (or remove the columns altogether), to improve the quality of this space.
- Ensure that the screening of the above grade parking continues to conform to item 8.a.v in the DC2 text.
- Improve the north facade of podium, including the introduction of higher quality materials that are more compatible with the surrounding building facades.

Following EDC's comments, additional regulations were added to the DC2 Provision requiring articulation and sculpting of the tower to provide visual interest and reduce perceived massing of the building. Concerns regarding the columns at grade, screening of parking, and materiality will be addressed as part of the Development Permit process which will also be subject to Edmonton Design Committee review.

The formal response letter from the Edmonton Design Committee is found in Appendix 1 to this report.

### **PUBLIC CONTRIBUTIONS**

#### C599 - Community Amenity Contributions

A required contribution for this proposal of \$757,825 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 improvements to the public realm along 101

Street NW from 101 Street to 101 Street including the provision of street furniture and street trees.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>PRE-APPLICATION NOTICE</b> March 31, 2016	<ul style="list-style-type: none"><li>• Number of recipients: 32</li></ul> <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"><li>• Number of responses: 3</li><li>• No comments specific to the proposed development were received.</li></ul>
<b>ADVANCE NOTICE</b> July 20, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 32</li><li>• No responses were received.</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/centralmcdougall">edmonton.ca/centralmcdougall</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Edmonton Design Committee Letter
- 2 Application Summary



**EDMONTON • DESIGN • COMMITTEE**

May 17, 2018

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

Dear Mr. Ohm:

Re: **HYS Centre North (Rezoning Application)**  
11010/11042/11046 - 101 Street NW  
Beljan Development - Chris Dulaba

As determined by the Edmonton Design Committee at the meeting on May 15, 2018, I am pleased to pass on the Committee's recommendation of **support with conditions** for the HYS Centre North project submitted by Beljan Development.

The Committee recommends that the Applicant continue to work with Administration to:

- Revise the massing of the tower and increase its articulation - particularly in its northern portion - to reduce its monolithic nature, to better reflect the intent illustrated in the precedent images provided in the package and item 8.b.iii in the DC2 text, particularly with respect to sculpting of the building.
- Reduce the diameter and / or the number of columns along the arcade (or remove the columns altogether), to improve the quality of this space.
- Ensure that the screening of the above grade parking continues to conform to item 8.a.v in the DC2 text.
- Improve the north facade of podium, including the introduction of higher quality materials that are more compatible with the surrounding building facades.

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



A handwritten signature in black ink, appearing to read "Wes Sims". The signature is fluid and cursive, with a period at the end.

Wes Sims, Chair

WS/ps

- c. Beljan Development - Chris Dulaba  
City of Edmonton - Sean Lee  
Edmonton Design Committee

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning & Road Closure
Bylaws:	Bylaw 19032 Charter Bylaw 19031
Date of Application Acceptance	June 26, 2017
Location:	West of 101 Street NW, north of 110 Avenue NW and south of 111 Avenue NW.
Addresses:	11010, 11042, & 11046 - 101 Street NW and a portion of east-west lane
Legal Descriptions:	Portions of Lots 319B & 319C, Block 1, Plan 8222283; Lots 467 & 468, Block 1, Plan 7540AH
Site Area:	8,424.4 m <sup>2</sup>
Neighbourhood:	Central McDougall
Notified Community Organizations:	Central McDougall Community League McCauley Community League Kingsway Business Revitalization Zone Chinatown and Area Business Revitalization Zone
Applicant:	Beljan Development

### PLANNING FRAMEWORK

Current Zone:	(CB2) General Business Zone (DC2(P)) Royal Alex Place Development Agreement
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougal / Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Holly Mikkelsen
Branch:	Development Services
Section:	Planning Coordination