



ADMINISTRATION REPORT **REZONING** CENTRAL McDOUGALL

10107 - 111 AVENUE NW

To allow for a high-rise mixed use building, Central McDougall.



RECOMMENDATION AND JUSTIFICATION

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

- it represents an improvement in transition to the public realm and adjacent properties compared to current zoning;
- is compatible with surrounding institutional and commercial land uses; and
- is located adjacent to the Royal Alexandra Hospital campus and the Royal Alexandra Hospital Transit Centre and LRT Station.

THE APPLICATION

Charter Bylaw 19414 proposes to amend the Zoning Bylaw from the (DC2(P)) Royal Alex Place Development Agreement to the (CB3) Commercial Mixed Business Zone in the Central McDougall Neighbourhood to allow for the development of a mixed use tower of up to 45 metres in height (approximately 14 storeys) with ground oriented commercial uses.

SITE AND SURROUNDING AREA

The site is currently used as a non-accessory surface parking lot and consists of three standard city lots totaling 2,090.8 m² in area. The site is located west of 101 Street NW and south of 111 Avenue NW in the Central McDougall neighbourhood.

Directly south of the site is a vacant lot with a recently approved (DC2) Site Specific Development Control Provision to allow for the development of an expansion to the Hys Centre Medical Building with a maximum floor area ratio of 10 and maximum height of 55.0 metres. Across 102 Street NW to the west, approximately 400 metres away, is the Royal Alexandra Hospital and the Kingsway/Royal Alexandra Hospital LRT Station.



AERIAL VIEW OF APPLICATION AREA (RED) WITH RECENTLY APPROVED DC2 FOR THE HYS CENTRE EXPANSION TO THE SOUTH (BLUE)

SUBJECT SITE	<ul style="list-style-type: none"> (DC2(P)) Royal Alex Place Development Agreement 	<ul style="list-style-type: none"> Surface parking lot
CONTEXT		
North	<ul style="list-style-type: none"> (CB3) Commercial Mixed Business Zone 	<ul style="list-style-type: none"> 10 storey mixed use building

	<ul style="list-style-type: none"> • (CB2) General Business Zone • (DC2(1006)) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Commercial strip mall • Car dealership (future 4 storey mixed use building)
East	<ul style="list-style-type: none"> • (CB2) General Business Zone 	<ul style="list-style-type: none"> • Single storey commercial buildings
South	<ul style="list-style-type: none"> • (DC2(1086)) Site Specific Development Control Provision & (CB2) General Business Zone 	<ul style="list-style-type: none"> • 8 storey medical service building and surface parking lot (future Hys Medical Centre)
West	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> • 11 storey apartment building & religious assembly (Edmonton Central Seventh Day Adventist Church)



VIEW OF SITE LOOKING SOUTHWEST FROM 111 AVENUE 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 a large mixed use development that the CB3 Zone permits.

The proposed (CB3) Commercial Mixed Business Zone would allow for the development of a mixed use tower up to 45.0 metres in height, with a three storey podium and commercial uses at grade. The setbacks and design regulations of the zone ensure a pedestrian oriented built form and, in combination of the required stepbacks, places taller portions of the building away from the street.

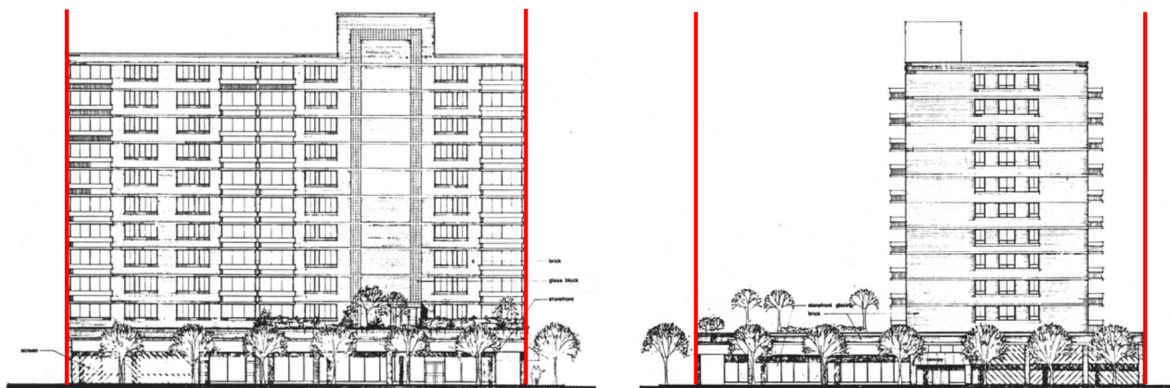
While the podium-tower built form is comparable to the current DC2(P) Royal Alex Place Development Agreement, the CB3 zone is a substantial increase in development rights due to increased podium height, and changes to stepbacks.

REGULATION	DC2(P) Development Agreement (Current Zone)	Proposed CB3 Zone (Proposed Zone)
Max. Tower Height Max. Podium Height	42.0 m / 10 Storeys 2 Storeys	45.0 m 13.0 m / 3 Storeys
Floor Area Ratio (FAR) Max. Residential FAR Max. Commercial FAR	- - -	7.0 6.0 4.0
Density	100 Dwellings	No Maximum
Tower Floor Plate	No Maximum	No Maximum
Podium Setbacks † North (111 Avenue) East (101 Street) South West (lane)	3.0 m / 0.0 m* 3.0 m / 0.0 m* 0.0 m 0.0 m	3.0 m 3.0 m 0.0 m 3.0 m
Tower Setbacks † North (111 Avenue) East (101 Street) South West (lane)	0.0 m 4.5 m 0.0 m 20.0 m	3.0 m 3.0 m 13.5 m 3.0 m

* This setback is at grade only as the second story of the podium may cantilever over this setback to the property line.

† Podium and Tower setbacks for DC2(P) are estimated from site plan and elevations.

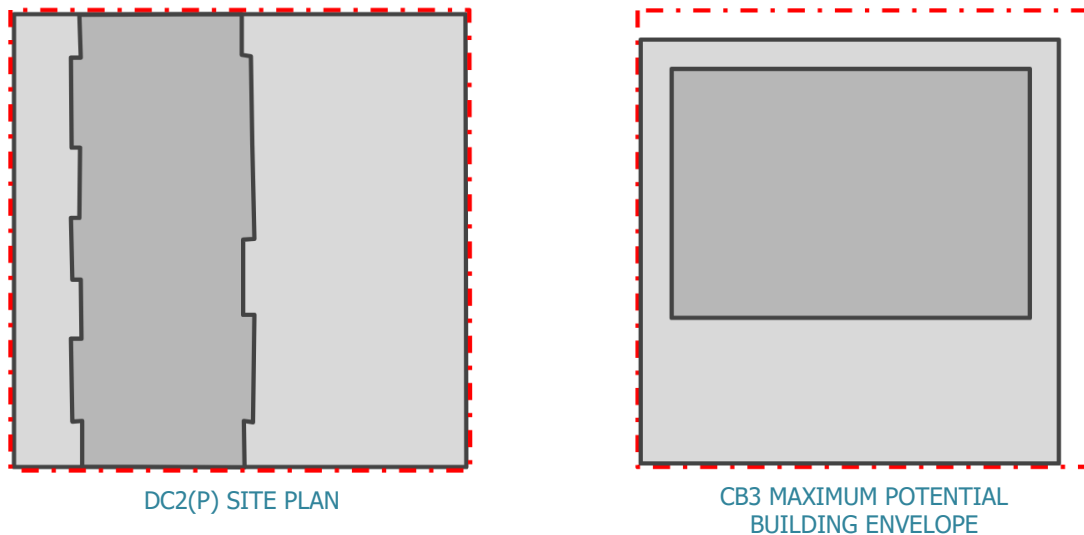
While this application is an increase in development rights, it represents an improvement to the public realm on both 111 Avenue and 101 Street. The Development Agreement allows for the podium to cantilever over the ground storey setbacks to the north and east property lines which inhibit development of a pedestrian realm on either of these corridors. Additionally, the tower is also allowed to be constructed on the north and south property lines creating further negative impacts to the public realm on 111 Avenue and to the property to the south.



EAST (LEFT) AND NORTH (RIGHT) ELEVATIONS OF CURRENT DC2(P) APPROVED IN 1982
PROPERTY LINES SHOWN IN RED

This site has sensitive interfaces on all sides with the Edmonton Central Seventh Day Adventist Church directly to the west, the Hys Centre expansion to the south, and public realm to the north and east. The CB3 Zone improves on these interfaces through the requirements for increased setbacks and stepbacks for both the podium and tower.

While the stepbacks to the west would be decreased from 4.5 metres to 3.0 metres, the tower separation from the south is substantially greater. This stepback from the south increases morning solar access to the west when the impacts of a tower being constructed on this site would be felt the most.



COMPARISON OF THE DC2(P) AND THE CB3 ZONE SHOWING PODIUM (LIGHT GREY) AND TOWER (DARK GREY) IN RELATION TO LOT LINES (RED)

To the south of the site is the recently approved Hys Centre expansion, a 55 metre high commercial building. This new building's podium is permitted to be built up to the shared southern property line with a tower setback of 6.5 metres. As the CB3 zone requires a 20 metre separation distance, the south tower setback in the CB3 zone would be required to be 13.5 metres. This separation distance, and the required setbacks, would allow for a tower to be constructed with an approximate floor plate of 884 m². While this is above the industry best practice floor plate of 750 m², it is consistent with the surrounding institutional context.

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 urban design regulations of the CB3 Zone ensure that future development complies with the Plan's built form and design requirements at this location through the requirement for a three storey podium, appropriate setbacks and stepbacks, and podium facade articulation.

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 recognizes 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 allowed in the CB3 Zone. The CB3 Zone is specifically designed for use near high capacity transportation nodes and regulations within it and the Main Street Overlay address urban design related issues for these areas to ensure contextual compatibility.

TECHNICAL REVIEW

ENVIRONMENTAL REVIEW

A Phase I Environmental Site Assessment (ESA) was prepared for the site and one area of potential concern was identified. As part of this application, a Phase II ESA was required to investigate and confirm the area of potential concern.

The Phase II ESA determined that contamination is present on site and additional assessment and remediation is required. As future redevelopment of this property under the CB3 zone would require excavation, it was determined that required remediation actions would be appropriate to be completed as part of the Development Permit process.

This site has been pre-approved for Phase II of the City of Edmonton's Brownfield Grant Program.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 25, 2019	<ul style="list-style-type: none">• Number of recipients: 16• No responses were received.
WEBPAGE	edmonton.ca/centralmcdougall

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaws:	19414
Location:	South of 111 Avenue NW and west of 101 Street NW
Address:	10107 - 111 Avenue NW
Legal Description:	Lot 327, 328 and 329, Block 1, Plan 7540AH
Site Area:	2,090.8 m ²
Neighbourhood:	Central McDougall
Notified Community Organization(s):	Central McDougall Community League
Applicant:	Hartwig Architecture

PLANNING FRAMEWORK

Current Zone:	(DC2(P)) Royal Alex Place Development Agreement
Proposed Zone:	(CB3) Commercial Mixed Business Zone
Plan in Effect:	Central McDougall / Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination