



ADMINISTRATION REPORT **TEXT AMENDMENT** DOWNTOWN & QUEEN MARY PARK

10700 - 104 Avenue NW

To extend opportunities for surface parking lots for MacEwan University until 2030.



RECOMMENDATION AND JUSTIFICATION

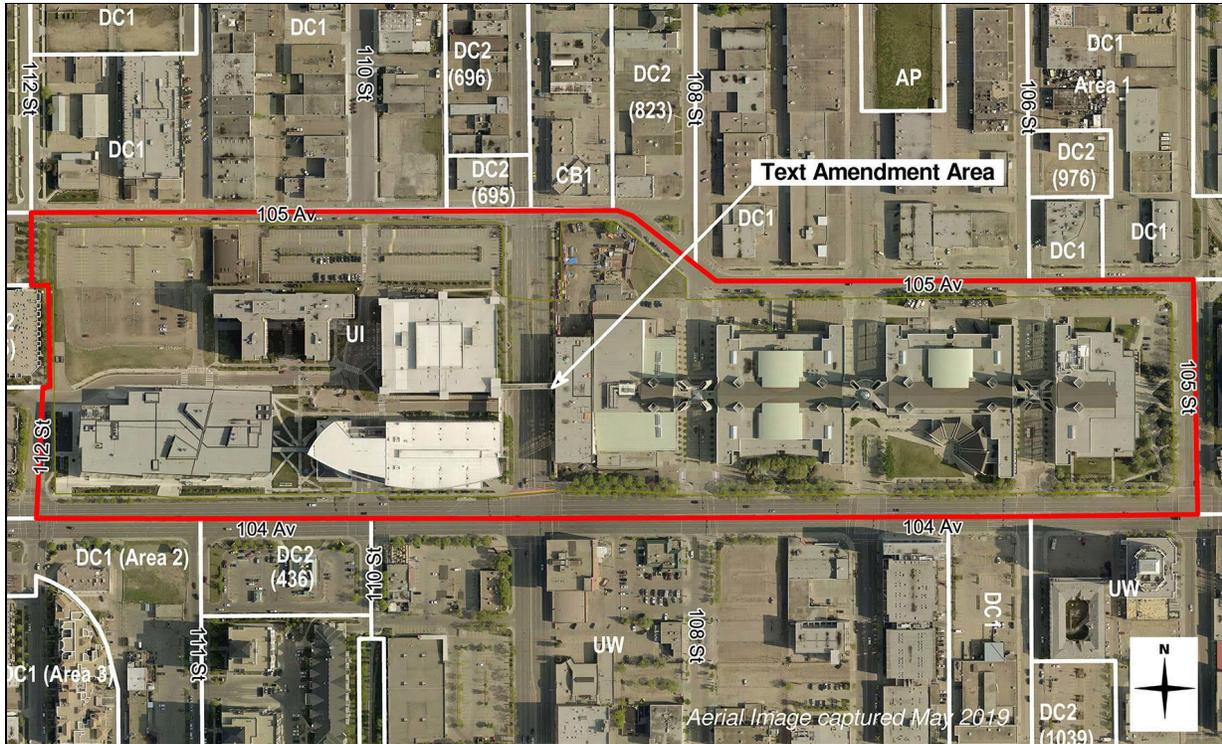
Administration is in **SUPPORT** of this application because it:

- advances the City's goal of working with the MacEwan University to coordinate their plans with City land use and transportation planning; and
- maintains the temporary permit restriction for surface parking lots to encourage appropriate development of the 105 Avenue corridor in the future.

THE APPLICATION

1. CHARTER BYLAW 19413 to amend the Zoning Bylaw to extend the duration of temporary Surface Parking Lots from August 25, 2024 to September 22, 2030.

SITE AND SURROUNDING AREA

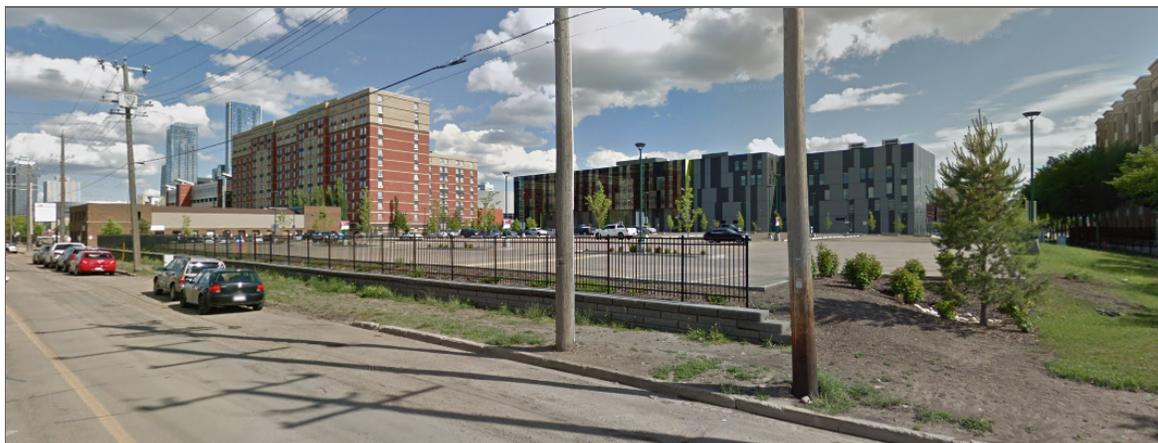


AERIAL VIEW OF APPLICATION AREA

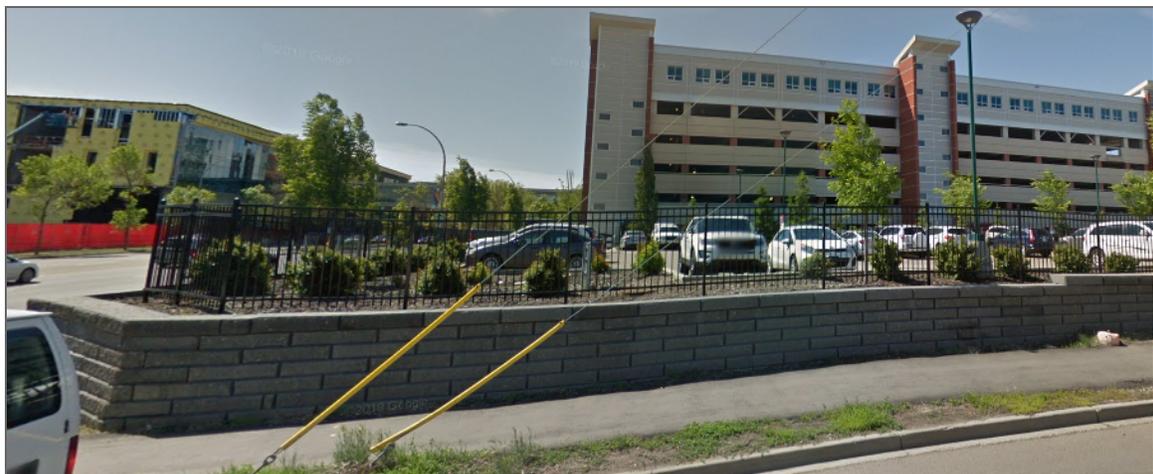
The MacEwan University Downtown campus is located on the southern edge of the Queen Mary Park and Central McDougall Neighborhoods, adjacent to the 104 Avenue and the future route of the Valley Line West LRT line. Existing surface parking lots are located on the north of the MacEwan property adjacent to 105 Avenue NW. These lots are currently paved and landscaped to City standards.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (UI) Urban Institutional Zone Appendix 1: MacEwan University - Downtown Campus 	<ul style="list-style-type: none"> Various institutional uses and accessory uses
CONTEXT North	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision - Central McDougall / Queen Mary Park ARP Area 1 & Area 2 	<ul style="list-style-type: none"> Mid-rise residential/mixed use building, low rise commercial development, surface parking, and vacant lots.

	<ul style="list-style-type: none"> • (DC2) Site Specific Development Control Provisions: DC2.696 & DC2.823 	<ul style="list-style-type: none"> • Low rise commercial development bordering 109 Street
West	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision - Central McDougall / Queen Mary Park ARP Area 3 • (DC1) Direct Development Control Provision - 104 Ave Corridor ARP Area 1 	<ul style="list-style-type: none"> • Mid-rise residential/mixed use building, low rise commercial development, surface parking, and vacant lots. • Oliver Village Shopping Centre
South	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision - 104 Ave Corridor ARP Area 2 • (DC1) Direct Development Control Provision - Massey-Harris-Ferguson (UW) Urban Warehouse Zone • (DC2) Site Specific Development Control Provision: DC2.436 	<ul style="list-style-type: none"> • 1 storey commercial developments • Low rise heritage commercial building. • Mid to low rise mixed use development • Drive through fast food commercial development
East	<ul style="list-style-type: none"> • (DC2) Site Specific Development Control Provision: DC2.501 • (AED) Arena and Entertainment District Zone 	<ul style="list-style-type: none"> • 4 storey residential development • Rogers Place



EXISTING SURFACE PARKING LOT FROM THE NORTH WEST AT 105 AVE AND 112 ST

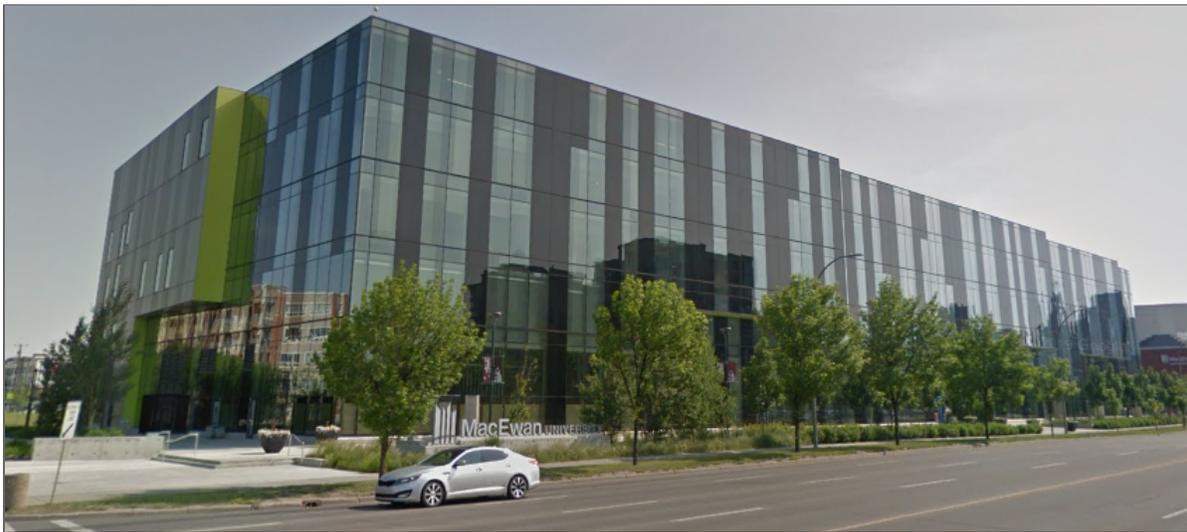


EXISTING SURFACE PARKING LOT FROM THE NORTH WEST AT 105 AVE AND 109 ST

PLANNING ANALYSIS

The purpose of the UI Zone is to provide appropriate development opportunities for institutions within mature areas of the City. The UI zone provides common development regulations for all institutions, with specific appendices for each institution within this zone that manage site specific context. MacEwan University's Downtown Campus is regulated by Appendix 1 of this zone.

As MacEwan University is located adjacent to the Valley Line West LRT Route and the Downtown neighbourhood, institution specific parking regulations were introduced when the zone was created in 2014 due to this unique and evolving context. Specifically, these were intended to phase out surface parking lots over 10 years in alignment with the City's policies for this area, as the University develops in accordance with their long term plan for the campus. An example of development replacing surface parking on the MacEwan University lands is the newly constructed Allard Hall on 104 Avenue NW and 112 Street NW.



ALLARD HALL REPLACED A GRAVEL SURFACE PARKING LOT IN 2016

MacEwan University has requested, through this application, an extension on the current 10 year limit on surface parking lots within this zone which are currently set to expire on August 25, 2024. The proposed text amendment would allow the surface parking lots to continue operation as a temporary use until September 22, 2030, or 10 years from the passing of this bylaw.

MacEwan University has cited significant reduction in provincial funding that has created a financial challenge for the institution and impacted their ability to develop these properties as the justification for this amendment. These financial challenges have led the university to apply for the text amendment now, rather than in 2024, to ensure that the school can count on the revenue from these lots as part of long term budgeting for the school.

In addition to the above, amendments to this section are proposed to re-align the new parking use classes introduced on June 23, 2020 to better reflect the intent of the original regulations within the zone. These changes are intended to provide clearer direction to Development Officers and do not change the intent of parking regulations within the UI Zone.

A full list of proposed changes and rationale for the amendments is found in Appendix 1 to this report, Markup of Proposed Amendment to Zoning Bylaw 12800.

PLANS IN EFFECT

Capital City Downtown Plan

MacEwan University is located within its own sub area (Sub Area 4) of the Warehouse Campus Neighbourhood. This sub area is intended to provide for institutional and complementary uses which fully integrate with 105 Avenue as an emerging pedestrian street. The policies of this area direct future development to front onto 105 Avenue to support future planned streetscape improvements.

Central McDougall / Queen Mary Park Area Redevelopment Plan

While the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) does not provide policies specific to MacEwan University, it does provide planning direction for the majority of properties surrounding 105 Avenue NW through policies and Direct Control Provisions. In general the plan does not permit new surface parking lots fronting on 105 Avenue NW, and encourages redevelopment of existing surface parking lots in the neighbourhoods.

As this proposal is extending the temporary permits for existing surface parking lots, which are intended to be developed by the University in the future, this application generally aligns with the goals and objectives of both the Capital City Downtown Plan and the Central McDougall/Queen Mary Park ARP.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 22, 2020	<ul style="list-style-type: none">● Number of recipients: 297● One response received requesting more information.
WEBPAGE	edmonton.ca/QueenMaryPark

CONCLUSION

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

APPENDICES

- 1 Markup of Proposed Amendment to Zoning Bylaw 12800
- 2 Application Summary

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

Black Font Existing Text in Zoning Bylaw 12800
~~Strikethrough:~~ Proposed deletion from Zoning Bylaw 12800
Underline: Proposed addition to Zoning Bylaw 12800

574. (UI) Urban Institutional Zone

574.1 General Purpose

The purpose of this Zone is to provide for facilities of an educational or institutional nature, within mature areas of the city, that could include additional Uses that would complement the institutional development.

Appendix I

MacEwan University - Downtown Campus

1. Area of Application

The lands legally described as:

- Plan 1025859, Block 20, Lot 100;
- Plan 2656HW, Block 11, Lots A, B and C;
- Plan 5665CL, Block 10, Lots 157 and 158;
- Plan 0828645, Block 9C, Lot 2;
- Plan 4506HW, Block 8, Lot 158; and

generally bounded by 105 Street NW, 112 Street NW, 104 Avenue NW and 105 Avenue NW, as illustrated on Map 1.

Rationale

The (UI) Urban Institutional Zone provides general development regulations that apply to all UI Zoned sites, with specific appendices for each individual institution.

Appendix I establishes regulations which are specific to the MacEwan owned lands and are intended to be responsive to its context.

< Discretionary Uses and Select Development Regulations for Permitted and Discretionary Uses are omitted within this document for clarity and are proposed to remain unchanged >

3. Site Specific Development Regulations for Permitted and Discretionary Uses

...

3. On-site Vehicle Parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - a. Vehicle Parking shall be provided to a minimum of 1,500 and a maximum of 3,000 spaces.
 - b. Any Development Permit for Vehicle Parking Use in the form of a Surface Parking Lot shall be for a temporary period of ten (10) years from the date of third reading of this Bylaw amendment. For greater clarity, after ~~August 25, 2024~~ September 22 2030, ~~Vehicle Parking Surface Parking Lots~~ shall no longer be an allowable form of Vehicle Parking. Where ~~Vehicle Parking a Surface Parking Lot~~ is developed, the following regulations shall apply:
 - i. A minimum 3 m landscaped Setback shall be required from any property line Abutting a public roadway, other than a Lane;
 - ii. Every on-Site Vehicle Parking space and access provided or required, including the area contained within City-owned land from which access or egress is obtained, shall be Hardsurfaced;
 - iii. All Vehicle Parking facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities;

Proposed amendment will extend the term of temporary permits for what were previously defined as “non-accessory parking lots” to 10 years from the passage of this bylaw.

Additional changes were made to provide clarity to the Development Officer that these timelines and requirements are specific to Surface Parking Lots and not permanent parking structures located within this Zone.

- iv. Every on-Site Parking Area shall incorporate landscaped open space within the Parking Area, calculated on the basis of 2.0 m² of landscaped island area per Vehicle Parking parking space provided. This shall be landscaped in accordance with the Zoning Bylaw. Landscaped islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of Vehicle Parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.
 - v. The storage of materials inclusive of accumulated snow on a Surface Parking Lot shall be in a location away from the public roadway to improve safety and visibility; and
 - vi. Lighting of on-Site Vehicle Parking facilities shall be provided, and the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land Uses as well as provide a safely lit pedestrian environment.
- c. Access to vehicular Underground Parkade, Above Ground Parkade, or Surface Parking Lot from 105 Avenue NW shall be in accordance with the 105 Avenue Corridor Study and to the satisfaction of the Development Officer in consultation with Transportation Services.
 - d. No portion of an above Grade Parking Garage above the ground floor of the podium portion of a building shall be allowed for a minimum depth of 6.0 m from any building Façade facing 105 Avenue NW.
 - e. No portion of Above Ground Parkade above the first Storey of the podium portion of a building shall be allowed for a minimum depth of 6.0 m from any building Façade facing 105 Avenue NW.

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment
Charter Bylaw:	19413
Location:	North of 104 Avenue NW, south of 105 Avenue NW, between 105 Street NW and 112 Street Nw
Address(es):	10700 - 104 Avenue NW
Legal Description(s):	Lot 101, Block 20, Plan 1720488
Site Area:	14.0 ha
Neighbourhood:	Downtown and Queen Mary Park
Notified Community Organization(s):	Downtown Edmonton Community League Queen Mary Park Community League
Applicant:	Mark Huberman

PLANNING FRAMEWORK

Current Zone:	(UI) Urban Institutional Zone
Proposed Zone:	(UI) Urban Institutional Zone
Plan(s) in Effect:	Capital City Downtown Plan Central McDougall / Queen Mary Park ARP
Historic Status:	None

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