



## CITY PLANNING REPORT REZONING & PLAN AMENDMENT OLIVER

### 11012 - Jasper Avenue NW

To allow for the continued use of a mixed use building.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- allows for the continued use of a mixed use building;
- facilitates exterior improvements to a building at a prominent location; and
- ensures ground-level improvements are in character with Imagine Jasper streetscape improvements.

## THE APPLICATION

1. BYLAW 19014 to amend the Oliver Area Redevelopment Plan to facilitate a proposed rezoning by updating a land use map (Map 9).
2. CHARTER BYLAW 19015 to rezone the subject site from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for the continued use of an existing mixed use building with a minor expansion of commercial and private amenity space.

The existing building is built to a Floor Area Ratio (FAR) of approximately 6.7 and a height of approximately 60 metres. The building does not conform to its current zoning, preventing the owner from obtaining a development permit for exterior building improvements. These exterior improvements include a minor expansion of the ground level commercial space and private amenity areas within the building, as well as landscaping improvements in the setback area from Jasper Avenue NW.

The building pre-dates the Oliver Area Redevelopment Plan which rezoned the site as part of a larger area rezoning. The DC1 Provision which currently applies to the subject site allows for a maximum Floor Area Ratio (FAR) of 6.0 and a maximum height of 36.0 metres.

## SITE AND SURROUNDING AREA

The site is located at the corner of Jasper Avenue NW and 111 Street NW. Surrounding the site is a mix of residential, commercial and retail uses as well as a surface parking lot.

The mixed use building is predominantly residential, with commercial and retail space operating at the ground level.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC1) Direct Development Control Provision	Apartment Housing with commercial space at ground-level
<b>CONTEXT</b>		
North	(DC2) Site Specific Development Control Provision	Apartment Housing
East	(DC2) Site Specific Development Control Provision	Apartment Hotel
South	(CO) Commercial Office Zone	Apartment Housing with commercial space at ground-level
West	(CO) Commercial Office Zone	Commercial Uses Surface Parking Lot



LOOKING NORTHEAST FROM JASPER AVENUE NW



LOOKING NORTHWEST FROM JASPER AVENUE NW

## PLANNING ANALYSIS

The DC2 Provision allows for the continued use of an existing mixed-use building. Under the existing zoning, the building is non-conforming in that it is both over the allowable FAR and the allowable height. As such, the proposed DC2 Provision rectifies both of these issues by providing an appropriate allowable FAR and height that corresponds to the existing conditions of building. The increase in FAR will also allow the landowner the ability to pursue exterior alterations to the building. The applicant has stated their intent is to pursue an expansion of the ground-level commercial space as well as the expansion of private amenity areas for the residence living within the building.

The DC2 Provision also incorporates design regulations to ensure a strong pedestrian experience is provided along Jasper Avenue by requiring that:

- ground-level commercial space comply with the key regulations of the Main Streets Overlay; and
- the required setback area provide landscaping that is consistent with the Imagine Jasper design.

The DC2 Provision does not allow for any uses that are not already allowed with the existing zone.

## PLANS IN EFFECT

The Oliver Area Redevelopment Plan is in effect for the area. An amendment to this plan will be required to update a land use map to reflect the change in zoning for the subject site.

## **PUBLIC CONTRIBUTIONS**

### C599 - Community Amenity Contributions

City Policy C599 requires that the owner provide contributions towards public amenities based on the uplift in developable floor area proposed through a DC2 Provision. In this case, the owner is required to provide a minimum contribution of \$55,800.00. As such, the DC2 Provision contemplates the acquisition of publicly viewable art in the form of a painted mural on the west facade.

### C582 - Developer Sponsored Affordable Housing

The DC2 Provision has been omitted from providing the opportunity for the City to purchase 5% of the units at 85% of the market rate or the equivalent as cash in lieu, as required by the policy. The uplift in development permissions applies only to the expansion of commercial space, not residential space. Moreover, the DC2 Provision does not allow for an increase in density from the existing unit makeup of the building.

## **TECHNICAL REVIEW**

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

## **PARKING, LOADING AND VEHICULAR ACCESS**

There is no change to parking or access to this existing building, except for the addition of 40 required on-site bicycle parking stalls.

## **PUBLIC ENGAGEMENT**

<b>PRE-APPLICATION NOTICE</b> March 29, 2019 (As reported by the applicant)	<ul style="list-style-type: none"><li>• Number of recipients: 216</li><li>• No responses received</li></ul>
<b>ADVANCE NOTICE</b> June 13, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 216</li><li>• 2 phone calls inquiring about additional information; no concerns stated.</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/oliver">edmonton.ca/oliver</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw/Charter Bylaw:	19014 & 19015
Location:	At the northeast corner of Jasper Avenue NW and 111 Street NW
Address:	11012 - Jasper Avenue NW
Legal Descriptions:	Lots 89 - 92, Block 10, Plan NB
Site Area:	0.3 hectares
Neighbourhood:	Oliver
Notified Community Organizations:	Oliver Community League
Applicant:	Associated Engineering

### PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	N/A

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