



ADMINISTRATION REPORT REZONING, PLAN AMENDMENT & ROAD CLOSURE OLIVER

**11230, 11228, 11222 & 11218 - 100 Avenue NW, and
10011 & 10017 - 113 Street NW**

To allow for a mid-rise residential building.



RECOMMENDATION AND JUSTIFICATION

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

- it increases residential density at a location complemented by nearby high frequency transit services, commercial opportunities and institutional developments along Jasper Avenue;
- increases the development intensity at a scale which is comparable with that of existing development on the 100 Avenue corridor; and
- locates a mid rise building in an appropriate location as directed by the Oliver Area Redevelopment Plan.

THE APPLICATION

1. BYLAW 19274 to close portions of the lane north of 100 Avenue NW and east of 113 Street.

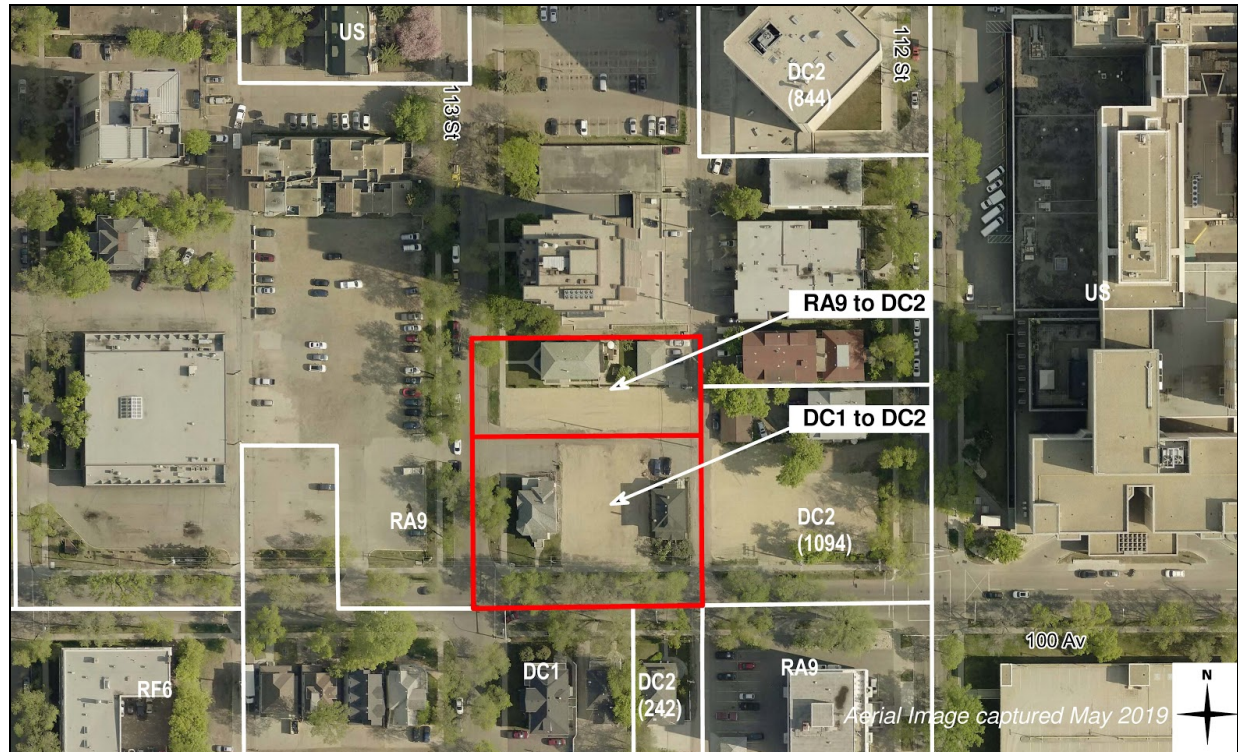
The lane closure component pertains to the east-west portion of the lane, north of 100 Avenue NW and east of 113 Street NW, totalling approximately 209 m². This area is intended to be sold and consolidated with the abutting land, to facilitate the proposed development.

2. BYLAW 19439 to amend a map showing major plan initiatives (Map 3) as well as the current zoning map (Map 10) of the Oliver Area Redevelopment Plan to reflect the associated rezoning.
3. CHARTER BYLAW 19440 to amend the Zoning Bylaw from the (RA9) High Rise Apartment Zone and (DC1) Direct Development Control Provision (Area 3 of the Oliver ARP) to a (DC2) Site Specific Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for a building with the following characteristics:
 - A maximum height of 23 metres (approximately 6 storeys);
 - A maximum Floor Area ratio of 3.8;
 - Up to 135 residential dwellings;
 - Townhouse style units fronting onto 113 Street NW and 100 Avenue NW; and
 - Underground parking accessed from the lane.

When this application was initially received by Administration in 2018, it was for a high-rise tower 90.0 m in height (approximately 30 storeys) with a floor area ratio of 9.0 and did not include the northernmost lot at 10017 - 113 Street NW. The review of this original application identified concerns regarding the size of the tower on the small site and the lack of transitions between the tower and the neighbouring house located at 10017 - 113 Street NW. Following Administration's review, and public consultation, the applicant revised their proposal.

SITE AND SURROUNDING AREA

The site consists of six lots and proposed road closure area totalling 2,690.8 m² located on the northeast corner of 100 Avenue NW and 113 Street NW within the Oliver neighborhood. The surrounding area consists of single detached houses, medium rise apartments, and high rise apartment buildings with development rights for a 35 storey mixed use tower across the lane to the east of the site. High frequency transit is accessible from both Jasper Avenue approximately 100 metres to the north, and the Grandin LRT Station less than 400 metres to the south east on 110 Street NW.

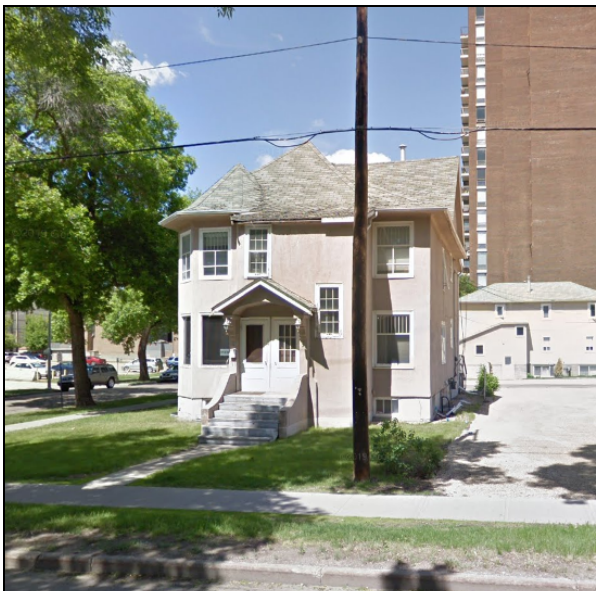


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone • (DC1) Direct Development Control Provision Area 3 of the Oliver ARP 	<ul style="list-style-type: none"> • Vacant lot and a two storey single detached residential dwelling • 2 character two storey single detached residential dwellings and vacant lots
CONTEXT		
North	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> • 17 storey residential tower
East	<ul style="list-style-type: none"> • (DC2.1094) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Vacant lot - Development Permit application submitted for a 35 storey residential tower with commercial at grade
South	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone • (DC1) Direct Development Control Provision Area 3 of the Oliver ARP • (DC2.242) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • 9 storey residential tower • Character two storey single detached residential buildings (converted to commercial uses) • Character two storey single detached residential building (converted to commercial uses)
West	<ul style="list-style-type: none"> • (RA9) High Rise Apartment Zone 	<ul style="list-style-type: none"> • Surface parking lots and the Connolly-McKinley Funeral Home



VIEW OF SITE LOOKING SOUTHEAST FROM 113 STREET NW



EXISTING HOUSE AT 11230 - 100 AVENUE NW



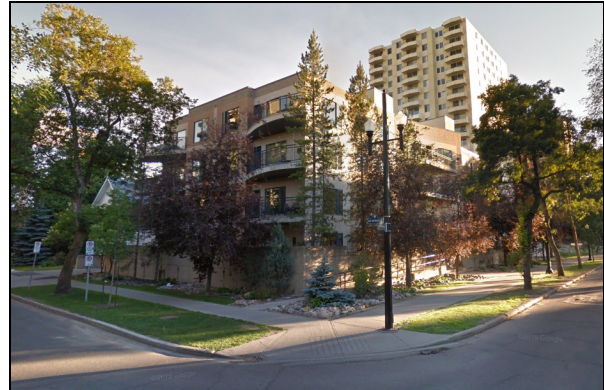
EXISTING HOUSE AT 11218 - 100 AVENUE NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

This application proposes an increase in the development intensity on a site which straddles zoning to the north for high density residential development, and zoning to the south which is intended to preserve and support existing low density character homes. The proposed DC2 Provision would allow for a 6 storey residential apartment with townhouse style entrances at grade fronting both 113 Street and 100 Avenue.

100 Avenue has historically supported low to medium density development with a central core of single detached homes located between 112 and 115 Street, and low rise apartments further to the east and west on the Avenue. Recently, this corridor has experienced substantial development pressure with various DC2 applications for high rise towers, including a 35 storey residential tower with mixed use podium across the lane to the east of the site obtaining zoning approval in early 2020.



THE HISTORIC WESTMINSTER APARTMENTS (LEFT) AND A MODERN 4 STORY RESIDENTIAL APARTMENT (RIGHT) BOTH LOCATED ON 100 AVENUE NW A BLOCK WEST FROM THE SITE

As the Area Redevelopment Plan's direction for this part of the neighbourhood allows for up to high-rise tower developments that are primarily residential in character, the general proposal for a mid rise building at this location conforms with the general development plan for this area of Oliver.

Built Form and Massing

The proposed DC2 Provision would allow for a 23.0 metre (6 storey) tall mid rise building with a Floor Area Ratio of 3.8. While this is a proposal for a mid rise building, it still represents a notable increase in development rights as the majority of the site is located within the Oliver ARP Area 3 DC1 which supports the character single detached homes found in this area of the neighbourhood. The RA9 portion along the northern segment of the site is also less than 1,800 m² which restricts development within this area to a maximum of 15 metres in height and an FAR of 2.3 metres; equivalent to a low rise apartment building.

The DC2 Provision is comparable to the (RA8) Medium Rise Apartment Zone which permits a building of a similar height but with increased FAR and reduced setbacks. While this comparison provides a general understanding of the mass of the building, it should be noted that DC2s which increase density over a conventional zone, such as the RA8, are expected to have mitigating measures which offset the proposed increases in development rights, while responding to the surrounding context. This is typically accomplished through increased setbacks, stepbacks, or reduced floor plate area on the upper floors of a building; none of which are present in this DC2 Provision.

Regulation	Current: DC1 Provision (South Pt. of Site)*	Current: RA9 Zone (North Pt. of Site)*	RA8 Zone (Comparable Zone)	Proposed DC2 Provision
Height	10.0 m	15.0 m	23.0 m	23.0 m
Density (Dwellings)	Minimum: None Maximum: ~11	Minimum: None Maximum: ~30	Minimum: ~20 Maximum: None	Minimum: None Maximum: 135
Floor Area Ratio	1.0	2.3	3.3	3.8
Setbacks North West - 113 Street East - Lane South - 100 Ave	6.0 m 4.5 m 7.5 m 4.5 m	4.5 m 3.0 m 3.0 m 3.0 m	3.0 m 4.5 m 7.5 m 3.0 m	1.8 m** 3.0 m 3.0 m 4.2 m
Commercial Uses Permitted	Limited to converted residential structures	Limited uses at grade	Limited at uses grade	None

* Regulations provided assume the portion of land currently zoned DC1/RA9 would be redeveloped to the maximum allowable under that current zone without rezoning or lot consolidation.

** Balconies are not permitted to project into this setback.

The most sensitive interface of this building is the south facade where character single detached homes are located on the other side of 100 Avenue. With such a unique context it would be expected that this proposal would respond in kind; either through a stepback to match the height of these buildings, architectural treatment that responds to these historic structures, or traditional row housing style units fronting this Avenue as seen in other proposals in the area. Rather than utilizing these methods, the DC2 proposes architectural projections at the second storey of the building to create the appearance of a stepback, a change of materials above the second storey, and individual unit entrances for dwellings at grade.



EXISTING BUILDINGS DIRECTLY SOUTH OF
THE SITE ACROSS 100 AVENUE NW



RENDERING OF THE SOUTH FACADE SHOWING THE
BOXED PROJECTIONS AND CHANGE IN MATERIALS AT
THE SECOND STORY

The other interfaces for the site are primarily mitigated by adjacent zoning for high rise development. Across the lane to the east is a vacant lot with DC2 zoning that permits a 35 storey residential tower on a mixed use podium. The podium of this adjacent development has three ground-oriented townhome style units which wrap from the south facade into the lane. Additional ground-oriented dwellings are proposed with this application to continue this form of housing across the remainder of the 100 Avenue blockface into 113 Street along the western frontage of the subject site. The placement of the townhome/ground-oriented type housing provides an appropriate transition to those single detached housing forms to the south across 100 Avenue.

To the north of the site is an existing residential tower constructed in 1978. This tower has reduced setbacks from 113 Street, and a south facing facade with limited openings (see photographs in *Site and Surrounding Area* above). The setback from the shared property line is 1.8 metres which is minimal for the proposed development. To mitigate this, the DC2 provision does not allow balconies to project into this setback to maintain appropriate separation from the building to the north. This results in a similar interface to an expected 3.0 m setback which would typically have a balcony projecting 1.5 metres back into this space. The 3.0 m setback from 113 Street for this proposal matches that of the adjacent tower and the context makes the setback from the north contextually appropriate. Further, the relatively low height of a 6 storey building works to limit the impacts of sun shadowing from the building on current residents. Appendix 1 shows potential shadows on equinoxes, the winter solstice, and summer solstice.

On the whole, this application represents a modest increase in development rights while considering surrounding properties. This proposal would also create a transition in height away from high rise tower developments which has been recently approved around the Edmonton General Hospital to the east and low rise apartments and single detached homes to the south and west.

PLANS IN EFFECT

Oliver Area Redevelopment Plan

This site is located within Sub Area 4 of the Oliver Area Redevelopment Plan (ARP) which centres around Jasper Avenue and extends south to 100 Avenue. The policies of this area work in conjunction with existing zoning to allow for the redevelopment of properties to mixed-use developments up to 12 storeys in height along Jasper Avenue that transitions to primarily residential developments towards the interior of the neighbourhood to the south. As a result, many properties within this area of Oliver are zoned RA9 to accommodate and encourage a mix of residential densities up to high-rise buildings. This application provides transitions from those higher density housing to the north with the low density housing found across 100 Avenue.

While this application conforms with the policy statements in the Oliver ARP, an amendment is required to update Map 10 showing zoning in Sub Area 4 to reflect the proposed direct control provision.

The portion of the site zoned (DC1) Direct Development Control Provision (Area 3 of the Oliver ARP) is also subject to a "major plan initiative" regarding the retention and conversion of older housing stock which is reflected on Map 3. This map would be amended to remove the site

from this initiative because the single detached houses have already been demolished, or will be demolished as part of this development proposal.

City Plan

City Plan, the new Municipal Development Plan, recently received second reading on September 16, 2020, and provides high level policy for the long term growth of Edmonton. This plan identifies Oliver as part of the Centre City district which is the central node of the metropolitan region.

The Centre City node's desired overall density is 450 people/jobs per hectare with a typical built form of high-rise and mid-rise buildings with increased expectations on excellent urban design. When reviewed in isolation, this site would need to accommodate a minimum of 120 people. At 135 residential units the proposed DC2 Provision exceeds this minimum without taking into account adjacent residential developments, the neighbourhood context, or employment. From a high level policy perspective, it is concluded that the proposed density and mid-rise built form supports the infill objectives of City Plan

Residential Infill Guidelines

This application was reviewed relative to the Residential Infill Guidelines (RIG) for Mid Rise Apartments. The majority of guidelines for Mid Rise Apartments are met with regard to location, parking, built form, building design, site layout, and streetscape. The application does not meet site size guidelines related to the Large Site Infill Guidelines, which can apply to mid rise infill buildings.

The RIGs suggest that suitable locations for mid rise apartments are on the sites greater than 1.5 hectares on the edge of neighbourhoods, or interior sites greater than 3.0 hectares. Oliver is an inner city neighbourhood with a significant history of redevelopment that would make land consolidation of this magnitude neither feasible nor desirable.

A comprehensive comparison of this application with the specific mid rise guidelines is included as Appendix 2 to this report.

EDMONTON DESIGN COMMITTEE

On June 2, 2020 this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of support with the following conditions:

- Revisit the interface of the ground floor units with the streetscape and consider design strategies which create a more appropriate semi-public transition;
- Give more consideration to the north site boundary and the interface with the existing adjacent development;
- Revisit the interior courtyard and the interface with the alley, loading and waste collection area, parkade entrance, amenity space and patios of adjacent ground floor units; and

- Giving more consideration to the current and future architectural character of this corridor.

To address these comments the following modifications were made to this application:

- Entrances for ground floor units were relocated to better address, and be visible, to 113 Street and 100 Avenue;
- The parkade ramp was moved in order to relocate the amenity space further north to allow for greater sun exposure and the garbage collection area is required to be located within an enclosed structure; and
- Boxed projections were added to balconies for the first and second storey to establish a street wall at a similar height to the existing houses on 100 Avenue.

The formal response letter from the Edmonton Design Committee is found in Appendix 3 of this report. Any future development Permit application for a new building on the subject site will also be subject to review by the EDC.

PUBLIC CONTRIBUTIONS

C582 - Developer Sponsored Affordable Housing

The proposed DC2 Provision provides the option for the City to purchase 5% of any proposed residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution.

C599 - Community Amenity Contributions

A required contribution for this proposal of \$230,797.06 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 the following amenities:

- 6 three bedroom dwellings designed to be suitable for families; and
- \$21,000 towards the Grandin Elementary School for improvements to playground and park infrastructure.

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 the rear lane. Loading and waste collection is also from the rear lane, which will be reconstructed as a condition of development.

Secure bicycle parking is to be provided at a rate 40 percent higher than would be required by the Zoning Bylaw. This increased rate is recommended for central locations near the existing and future bike network. 100 Avenue between 110 Street and 116 Street is identified as a future bike route within the draft Bike Plan. Bike network upgrades are expected to be planned and implemented through the Neighbourhood Renewal Program for Oliver.

A report, CR_7989 *100th Avenue Corridor Analysis* is to be presented to the Urban Planning Committee on October 13, 2020. This report provides information on how the infrastructure needs of new Oliver neighbourhood residents will be met, including transportation, in response to a significant number of rezonings recently approved in the 100 Avenue area. Neighbourhood Renewal is planned to begin in Oliver during the 2023-2026 budget cycle. Though an arterial road, 100 Avenue will be included in the scope of this work. This means that 100 Avenue will be included as decisions are made with respect to infrastructure and operational improvements informed by public input, technical feasibility, and City policy.

PUBLIC ENGAGEMENT

<p>PRE-APPLICATION NOTIFICATION Initial High-rise Proposal</p> <p>September 19, 2018</p>	<ul style="list-style-type: none"> • Number of recipients: 536 <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"> • Number of responses: 20 • Common comments included: <ul style="list-style-type: none"> ○ Concerns with height and density ○ Parking and traffic concerns ○ Concerns about impacts on neighbourhood character ○ Concerns about light pollution ○ Sun shadow impacts ○ Oversupply of apartment units in Oliver
<p>ADVANCE NOTICE Initial High-rise Proposal</p> <p>January 8, 2019</p>	<ul style="list-style-type: none"> • Number of recipients: 536 • Number of responses: 6 • Common comments included: <ul style="list-style-type: none"> ○ Concerns with height and density ○ Parking and traffic concerns ○ Shadow impacts on surrounding properties ○ Houses on 100 Ave should be preserved as per the DC1 ○ Oversupply of apartment units in Oliver ○ Impacts on trees in surrounding area ○ Concerns about overlook into the Edmonton General Hospital ○ Concerns about impacts on neighbourhood character ○ Jasper Avenue is the appropriate location for towers ○ Lack of park space in community
<p>PUBLIC ENGAGEMENT SESSION Initial High-rise Proposal</p> <p>September 12, 2019</p>	<ul style="list-style-type: none"> • Number of attendees: 36 • Number of feedback forms received: 14 • Common topics included: <ul style="list-style-type: none"> ○ Concerns with height and density

	<ul style="list-style-type: none"> o Parking and traffic concerns o Impacts on surrounding properties o Concerns about impacts on neighbourhood character o Appearance & Built Form • See Appendix 4 for a full “What We Heard” Report
APPLICATION REVISED FROM TOWER TO MID-RISE	
April, 2020	
SECOND PRE-APPLICATION NOTIFICATION Mid-rise Proposal May 4, 2020	<ul style="list-style-type: none"> • Number of recipients: 531 <u>As reported by applicant</u> <ul style="list-style-type: none"> • Number of responses: 1 • Comments included: <ul style="list-style-type: none"> o General support of mid rise proposal
SECOND ADVANCE NOTICE Mid-rise Proposal July 20, 2020	<ul style="list-style-type: none"> • Number of recipients: 531 • Number of responses: 2 • Common comments included: <ul style="list-style-type: none"> o Commercial at grade from original proposal should be maintained o Concerns regarding construction disruption and road closures
PROJECT WEBPAGE	www.edmonton.ca/residential_neighbourhoods/neighbourhoods/northeast-corner-100-avenue-nw-and-113-street-nw.aspx

It should be noted that a second pre-application notification was not required to be completed for this application. This was requested by the applicant due to the substantial changes in the proposal, the time that had passed since the application was originally submitted, and desire to collect feedback from nearby residents and the Oliver Community League.

It was determined that a public engagement session was not required for the mid-rise proposal due to the lack of responses received by Administration during the second set of advance notices mailed on July 16, 2020.

CONCLUSION

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

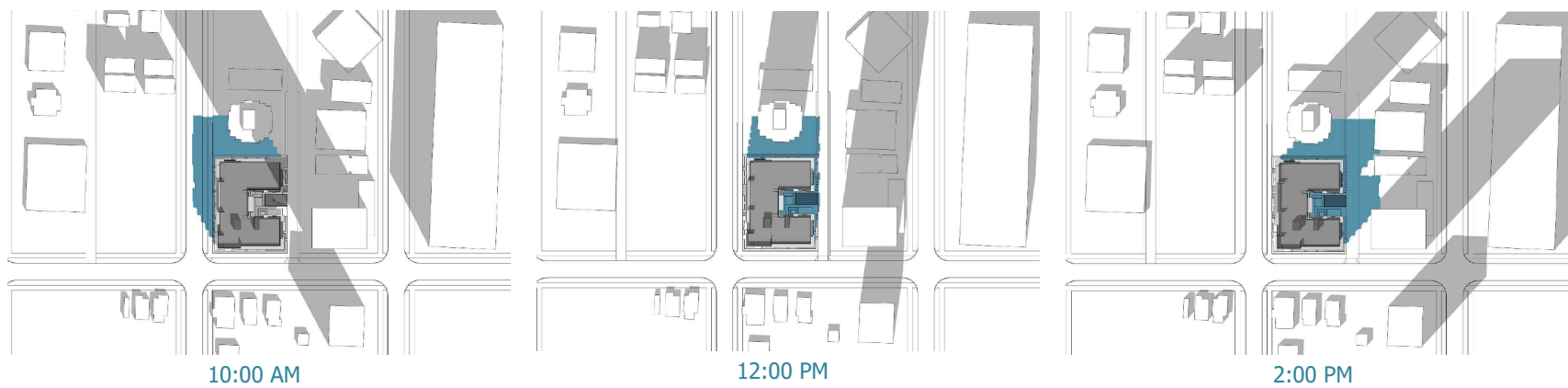
APPENDICES

- 1 Sun Shadow Study
- 2 Residential Infill Guideline Analysis
- 3 Edmonton Design Committee Letter of Conditional Support

- 4 "What We Heard" Public Engagement Report (Initial High-rise Proposal - September 12, 2019)
- 5 Application Summary

SUN SHADOW STUDY

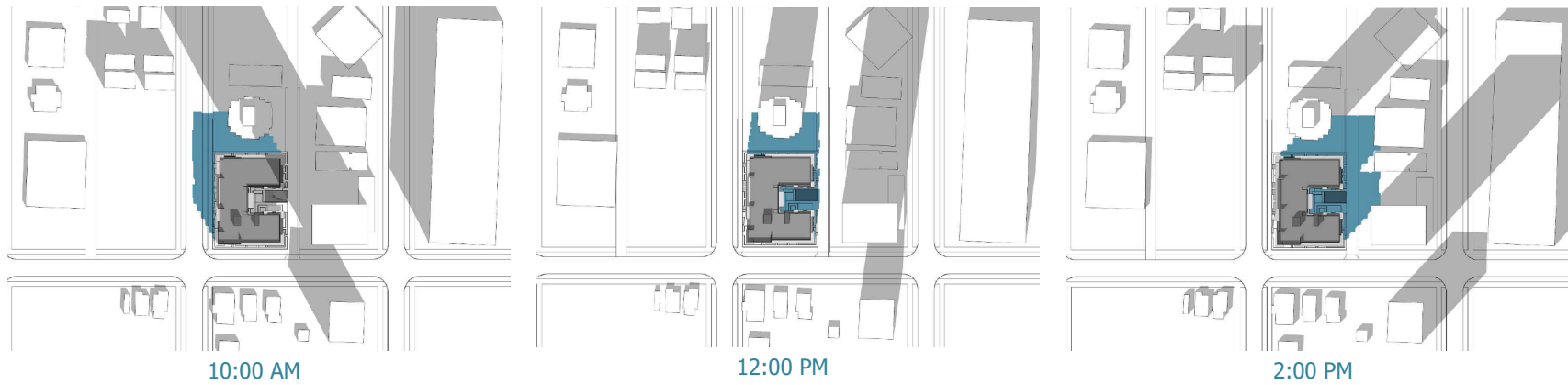
SPRING EQUINOX - March



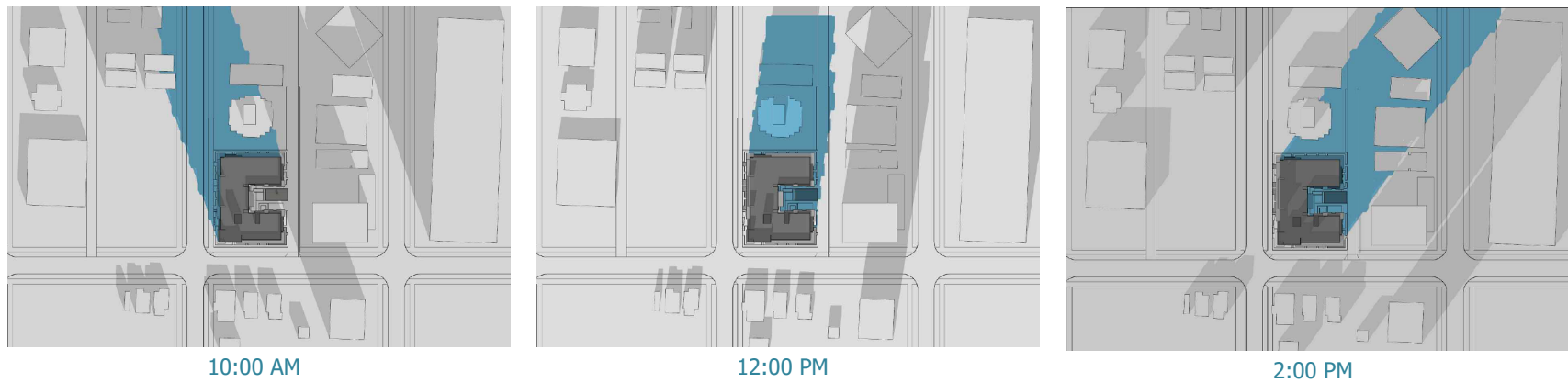
SUMMER SOLSTICE - June



AUTUMN EQUINOX - September



WINTER SOLSTICE - December



RESIDENTIAL INFILL GUIDELINES ANALYSIS

This application was reviewed for conformance to the recommendations for Mid Rise Apartments due to the proposed DC2 dealing with a mid rise form and being adjacent to a residential neighbourhoods that may be impacted by such issues shadowing, traffic and parking and loss of views. A breakdown of the DC2 Provision is provided indicating if a particular guideline is met or not.

LOCATION AND DISTRIBUTION

Guideline	DC2
Mid Rise Apartment buildings should locate in the City's key activity centres, including: <ul style="list-style-type: none"> The central area of the City, including Downtown, the Station Lands, and Downtown North Edge; Areas adjacent to LRT Stations; and, At existing regional or community level shopping centre sites 	Yes
Mid Rise Residential Infill buildings may also be located on other sites in mature neighbourhoods where they can meet the Large Site Infill Guidelines.	No
The preferred locations for Mid Rise Apartment buildings may be further defined through an Area Redevelopment Plan, Transit Oriented Development (TOD) Plan, or Site Vision and Context Plan.	Yes
Mid Rise Apartment sites should have direct access to an arterial or collector road, or a road with the demonstrated capacity to accommodate the development without undue impact on adjacent areas.	Yes

BUILT FORM AND DESIGN

Guideline	DC2
The maximum height of Mid Rise buildings on specific sites should be determined using the Large Site Infill Guidelines.	No
To minimize visual impact on and maximize integration with the existing neighbourhood, Mid Rise Apartments should: <ul style="list-style-type: none"> Incorporate fundamental design elements, proportions, and character found within the neighbourhood; and, Be constructed with durable, quality materials similar or complimentary to those found within the neighbourhood. 	Partial

A sun/shadow analysis should be prepared, including analyses of shade impacts for the spring and fall Equinoxes and the winter Solstice.	Yes
The privacy of adjacent dwellings should be maintained by minimizing overlook through setbacks and articulation of the building, and, careful placement of windows, doors, patios and balconies.	Yes
Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to create visual interest. The building façade should be punctuated: <ul style="list-style-type: none"> At a maximum of eight metres along the building frontage with an indentation no less than two metres wide and two metres deep; and, At the primary street entrance to the building with an indentation of no less than two metres wide and two metres deep. 	Yes
The maximum building length of Mid Rise Apartments should be no more than 48 metres, permitting views through the site and limiting building mass along the block face.	Partial
All units should have access to common, outdoor, ground level amenity space.	Yes
All ground-oriented units should be provided with private outdoor open space.	Yes
The building should front onto a street.	Yes
All ground level units with street frontage should have an individual, private entrance that fronts onto a street; all other units should be accessed through a front entrance hall fronting onto a street.	Yes
Retail/commercial uses should be developed on the ground floor of buildings which: <ul style="list-style-type: none"> Front onto a commercial/shopping street; and Provide for retail uses in the context of a comprehensively planned development. 	Yes

SITE DESIGN AND STREETScape

Guideline	DC2
The site should be landscaped in accordance with an approved Landscape Plan which provides for a high standard of landscaping on the site.	Yes (Addressed through landscape plan but implemented at Development Permit)
The Landscape Plan should: <ul style="list-style-type: none"> Include an assessment of mature trees on site; Provide for the retention of mature trees to the greatest extent possible; and, 	Yes (Addressed through regulations but

<ul style="list-style-type: none"> • Incorporate the design and planting of public sidewalk and boulevard areas adjacent to the site. • Illustrate the landscaping of yards and common outdoor amenity areas. 	implemented at Development Permit)
Upgrading of the adjacent public sidewalks and boulevard areas may be a requirement of development approval if warranted by the existing conditions.	N/A
<p>The site design should, in concert with the design of the building:</p> <ul style="list-style-type: none"> • Contribute to optimizing sunlight on adjacent properties and on common outdoor amenity areas; and, • Maintain the privacy of adjacent homes through the use of fencing, screening, and landscaping. 	Yes
<p>Common, outdoor amenity space should be provided on site:</p> <ul style="list-style-type: none"> • To accommodate the recreational and social needs of residents, including families with children when family units are proposed; and, • At a location where there is surveillance, sunlight, and weather protection. 	Partial
<p>The streetscape design, including building features and landscape treatment along street frontages, should integrate the new development into the existing neighbourhood by:</p> <ul style="list-style-type: none"> • Providing entry transitions (e.g. use of steps, fences, gates, hedges, low walls) and semi-private outdoor spaces that create a comfortable relationship between the public realm of the street and the private space of the dwelling units; • Providing individual, private front entries and landscaped yards for ground floor units; • Providing a prominent front entrance to the building; • Using articulated building facades and quality building materials, and creating recessed balconies and roofline features along street fronts; and, • By maintaining the existing development pattern along the street, including set backs, treed boulevards and no vehicular access from the street 	Yes

PARKING

Guideline	DC2
All parking should be accessed from the adjacent lane.	Yes
Resident parking should be provided on site in either underground or above ground parking structures.	Yes
Above ground parking structures should be fully screened with residential, commercial, or community uses to provide for active frontages.	N/A
Any surface visitor parking areas provided for Mid Rise buildings should: be developed at the side or rear of the building; be separated from residential units by landscaped buffers; be clustered into smaller	Yes

parking lots and divided with landscaping (including trees); and, not impact the street or outdoor amenity areas.	
The City should consider the relaxation of parking requirements for Mid Rise buildings at TOD locations.	N/A



EDMONTON • DESIGN • COMMITTEE

June 4, 2020

Kim Petrin, Branch Manager
Development Services, Urban Form and Corporate Strategic Development
3rd Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Ms Petrin:

Re: **Grandin 4 (Rezoning)**
Marcelo Figueira - Green Space Alliance

As determined by the Edmonton Design Committee at the meeting on June 2, 2020, I am pleased to pass on the Committee's recommendation of **support with conditions** for the Grandin 4 project by Green Space Alliance.

The Committee recommends the following:

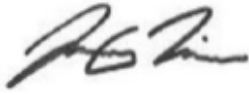
- **Revisiting the interface of the ground floor units with the streetscape. Consider design strategies which create a more appropriate semi-public transition (ie. raised patios / stoops) and encourage the use of patio areas by residents. The Committee notes that the Grandin 2 project to the east employs such strategies.**
- **Giving more consideration to the north site boundary and the interface (ie. proposed fencing) with the existing adjacent development.**
- **Revisiting the interior courtyard and the interface / integration with the alley, loading and waste collection area, parkade entrance, amenity space and patios of adjacent ground floor units. The Applicant is encouraged to explore locating the waste collection area within the building (or enclosed structure) to improve the experience of users in the interior courtyard.**
- **Giving more consideration to the current (and future) architectural character of this corridor, and in particular, its form and grain.**
- **Ensuring the above concerns are captured in more specific design regulations within the Direct Control provision - both text and drawing appendices.**

In addition, the Committee notes that this project demonstrates the need for Administration to develop strategies for corridors within mature neighbourhoods (including 100 Avenue) in order to guide thoughtful urban design decision making.

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 'JM' followed by a stylized flourish.

Janice Mills
PEng MEng LEED® AP
EDC Chair

JM/ps

- c. Marcelo Figueira - Green Space Alliance
- Andrew Sherstone- City of Edmonton
- Andrew McLellan - City of Edmonton
- Holly Mikkelsen - City of Edmonton
- Edmonton Design Committee

WHAT WE HEARD REPORT

Rezoning Public Engagement Session Feedback Summary LDA18-0684 - Oliver

PROJECT ADDRESS: 11218 - 100 Avenue NW
11222 - 100 Avenue NW
11228 - 100 Avenue NW
11230 - 100 Avenue NW
10011 - 113 Street NW

PROJECT DESCRIPTION: Proposed rezoning from (RA9) High Rise Apartment Zone and (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for a 90.0 m mixed use building.

PROJECT WEBSITE: edmonton.ca/oliver

EVENT TYPE: Public Engagement Session

MEETING DATE: September 12 , 2019

NUMBER OF ATTENDEES: 36

ABOUT THIS REPORT

The information in this report includes feedback gathered during the September 12, 2019 public engagement session. This report is shared with all attendees who provided their email address during the event. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing, these comments will be summarized in a report provided to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a “Graffiti Wall” by offering general feedback as well as by answering the following questions:

- What do you LIKE about this application?
- What do you NOT like about this application?

14 feedback forms were also received. The comments & questions we received are summarized by the main themes below.

WHAT WE HEARD

The following information summarizes feedback form responses and the main themes that emerged. The number of times a comment was received by participants are recorded in brackets following that comment.

General:

- General opposition to multiple towers being proposed for the area (x3)
- City Council isn’t listening to the public (x3)
- General non-support for the project (x3)
- General support for the proposal (x3)
- Proposal is a negative change which will damage the character of the neighborhood (x2)
- Additional neighborhood greenspace is needed (x2)
- Grandin and Oliver is being sold out to developers (x2)
- Complaint regarding road/sidewalk repairs, and property upkeep issues in the general Oliver community
- Council should listen to City Administration to know what’s happening in the neighbourhood
- Attendance at this meeting is low due to the nice weather and inconvenient time

- Overall effect of proposals in area will destroy the character of the community
- Where can children play with playground equipment besides Grandin School?
- All towers are approved by Council regardless of public feedback
- High rises diminish people's participation in public spaces
- Proposal is a direct contradiction to the ARP for the area
- Bike lane on 102 Avenue should be removed
- Stop approving DC2s and fix the Oliver ARP
- Concerns sewer system capacity
- Current zoning is appropriate
- Build a park instead

Height & Density:

- Proposal is too tall for the area (x5)
- Tower will create unacceptable shadows (x3)
- General concerns about increased densification (x2)
- Plenty of space and capacity for density in this community which will support local businesses and schools
- Did not get a good justification from planners for why it's 30 stories
- Why have a height policy of 12 stories when it's continually defied?
- Concern over whether sewer system can handle the proposal
- Towers may be an unsustainable solution for density
- Prefer 4 or less stories at this location
- This tower will block existing views

Uses & Design:

- Proposal provides a comfortable amount of space between the building frontage and the street
- No commercial should be allowed as there are too many vacancies on Jasper Ave already
- Street level retail and services are a welcome addition to the community
- Design is too similar to other developments and proposals in Oliver
- Commercial should be for small local tenants
- Setbacks don't align with adjacent buildings
- Space is too small for local business growth
- Love the public art as part of the project

Parking & Traffic:

- Concerns about increased traffic (x6)
 - Concerns over increased noise (x2)
 - Concerns over safety
-

GRAFFITI WALL COMMENTS

WHAT DO YOU LIKE ABOUT THIS PROPOSAL?

- Family and row house units provided (x2)
- General support for retail at this location (x2)
- General support for density (x2)
- It is providing increased amenities in the area
- Public art and community contributions
- Comfortable setbacks along the street

WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?

- Proposal is too tall (x7)
- Neighbourhood does not need more density (x3)
- Will increase traffic (x3)
- Proposal will have a negative impact on the character of the neighbourhood (x2)
- Negative sun shadow impacts on nearby developments (x2)
- Too close to neighboring high rises / development (x2)
- Design doesn't reflect Oliver / Grandin (x2)
- Redevelopment is too homogeneous (x2)
- Site is better used as a green space (x2)
- What happened to The View being a "special site" that was not going to set a precedent for Oliver?
- Does not comply with the ARP and Policy 8.5.1 for retaining older housing stock
- Please just update the ARP and stop granting special exemptions to the plan
- Minimum setback from the North lot line, 100 Ave, and 113 St is too small

- Oliver would benefit from a wider building for local businesses
- No reason to close the southern East-West lane
- These developments should be on Jasper Ave
- Podium too small for size of tower and FAR
- Stop tearing down quality heritage houses
- Current design is not pedestrian-friendly
- More space for dogs should be provided
- Current design is not pedestrian-friendly
- Wind effects for adjacent developments
- Proposal should follow existing zoning
- would be better if proposed shorter
- Building is bland and obtrusive
- Shadow study is not accurate
- No green space proposed
- Too much commercial
- Too noisy

If you have questions about this application please contact:

Andrew Sherstone, Principal Planner

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Planning Coordination

CITY PLANNING



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning, Plan Amendment & Road Closure
Bylaw/Charter Bylaw:	19440, 19439 & 19274
Date of Application Acceptance	November 20, 2018
Location:	Northeast corner of 113 Street NW and 100 Avenue NW
Addresses:	10011, 10017 - 113 Street NW, 11218, 11222, 11228, 11230 - 100 Avenue NW
Legal Descriptions:	Lot 45, 45A, 46, 46A & 47, Block 12, Plan 2123AH Lot A, Plan 4519Q
Site Area:	2,690.8 m ²
Neighbourhood:	Oliver
Notified Community Organizations:	Oliver Community League
Applicant:	Green Space Alliance

PLANNING FRAMEWORK

Current Zone:	(RA9) High Rise Apartment Zone (DC1) Direct Development Control Provision (Area 3 of the Oliver ARP)
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Andrew Sherstone
Tim Ford
Development Services
Planning Coordination