



ADMINISTRATION REPORT REZONING & TEXT AMENDMENT DOWNTOWN

9724 - 105 Street NW

To allow for a high density, high rise development.



RECOMMENDATION AND JUSTIFICATION

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

- Conforms to the Capital City Downtown Plan; and
- Allows for consistent zoning with the surrounding area.

THE APPLICATION

1. CHARTER BYLAW 19483 to amend the Zoning Bylaw to amend maps which are appendices to Section 910 of the Zoning Bylaw to reflect changes to zoning, maximum height and maximum floor area ratio in the Downtown.
2. CHARTER BYLAW 19484 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to the (HDR) High Density Residential Zone. The purpose of the proposed HDR Zone is to accommodate high density housing with opportunities for minor local commercial uses in a predominantly residential area. This zone would allow for a development with the following characteristics:
 - A maximum height of 60 m (approximately 15 storeys)
 - A maximum floor area ratio of 4.5; and
 - Up to 100 residential dwellings.

SITE AND SURROUNDING AREA

The subject site is approximately 2,071 m² and located on the west side of 105 Street NW, and approximately 45 metres north of 97 Avenue NW within the Downtown neighborhood.

The site, which is partially vacant and partially developed as a surface parking lot serving the building to the south, is surrounded by a mix of high rise residential buildings typologies throughout this portion of Downtown as well as older single detached homes and low rise multi-residential developments predominantly found east of 105 Street NW. The rezoning site is well situated near major roadways and located within walking distance to commercial uses to the north along 100 Avenue and Jasper Avenue. Additional walkable opportunities include the Provincial Legislature Grounds further west and other local commercial businesses.

Nearby transit opportunities are found along 97 Avenue and the Government Transit Centre located abutting the Legislature Grounds at the northwest corner of 98 Avenue NW and 107 Street. The site is located within close proximity to bicycle routes and shared use paths along 97 Avenue NW, 100 Avenue NW and 107 Street NW further providing other modes of transportation opportunities for the development and other surrounding properties.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	<ul style="list-style-type: none"> • Vacant lot • Parking lot
CONTEXT		
North	(HDR) High Density Residential Zone	Multi-family Residential (4 - storey Apartment Building)
East	(HDR) High Density Residential Zone	<ul style="list-style-type: none"> • Multi-family Residential (5 - storey Apartment Building) • Multi-family Residential (3 - storey Apartment Building) • Single Detached House
South	(HDR) High Density Residential Zone	Multi-family Residential (12 - storey Apartment Building)
West	(RMU) Residential Mixed Use Zone	Multi-family Residential (16 - storey Apartment Building)



SUBJECT SITE (VIEW LOOKING WEST)



SUBJECT SITE (VIEW LOOKING NORTH)

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposal for the HDR zone seeks to provide high density housing with options for minor local commercial uses in a predominantly high density residential environment. The site is well situated within the southern edge of the neighborhood in close proximity to nearby amenities to support the needs of residents in the area. These amenities include proximity to the legislature grounds and access to the main streets along 104 Street and 99 Avenue further north. Additionally, Jasper Avenue is within walking distance providing other options for commercial uses and transit connectivity via high frequency bus transportation and LRT services.

PLANS IN EFFECT

This site is guided by the Capital City Downtown Plan as part of the McKay Avenue Residential Sub Area of the Plan. The site and surrounding area proposes to contain a concentration of high-density residential uses which look to encourage high density residential redevelopment in this sector of Downtown and to promote neighbourhood commercial opportunities. This rezoning would further strengthen Downtown's areas by aligning with the Plan's designation of Downtown as a Special Area with its own set of unique land use zones. The designation of zones includes seven (7) special area downtown zones captured in the Edmonton Zoning Bylaw including the (HDR) High Density Residential zone which is located throughout the McKay Avenue Residential Sub Area. By rezoning the site to HDR, there is an opportunity to realize its full potential in terms of urban design, height, density, architectural significance, and floor area in conformance with the Plan.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE August 18, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 430 ● Number of responses for information only: 2 ● Number of responses in support: 0 ● Number of responses with concerns: 3 ● Common comments included: <ul style="list-style-type: none"> ○ Height and lost views ○ Impact to nearby commercial business due to additional opportunities for commercial uses ○ parking impacts to nearby residential properties.
<p>PUBLIC MEETING</p>	<p>Not held</p>
<p>WEBPAGE</p>	<p>edmonton.ca/downtown</p>

Public engagement was conducted as part of the application through the advanced notification mail distribution on August 18, 2020. As a result of the 430 postcards sent to surrounding affected property owners, three responses of non support were submitted to administration. The concerns provided included feedback related to the loss of views to the river valley for the adjacent building to the west, along with potential commercial and parking impacts for the adjacent property to the south. During the review of this application, it was determined the proposed zone reduces the height from 77.5 m under existing development rights of the current DC2, to a maximum of 60 m under the HDR zoning regulations. This reduction of height allows for some form of retained views for portions of the adjacent building.

Parking regulations in the Edmonton Zoning Bylaw were amended on June 23, 2020 in accordance with Charter Bylaw 19275 to allow for “Open Parking” options for developments. It is expected that the proposed redevelopment for this subject site adheres to the Zoning Bylaw requirement of parking and shall be reviewed during the development permit stage.

The opportunities for commercial business for this lot is similar to those of the other adjacent and abutting properties. Although it is in the opinion of the administration that the small commercial uses under HDR zoning be compatible with surrounding properties, the applicant indicates the intent of the proposal is to focus on the residential component of the redevelopment. Any proposed commercial elements shall conform to the HDR zone and the Capital City Downtown Plan.

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment & Rezoning
Charter Bylaws:	19483 & 19484
Location:	North of 97 Avenue NW and west of 105 Street NW
Address:	9724 - 105 Street NW
Legal Descriptions:	Lots 101-103, Block 5, Plan NB
Site Area:	2071 m ²
Neighbourhood:	Downtown
Notified Community Organizations:	Downtown Edmonton Community League Rossdale Community League Downtown Business Association
Applicant:	Evan Joyes

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(HDR) High Density Residential Zone
Plan in Effect:	Capital City Downtown Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Marty Vasquez
Tim Ford
Development Services
Planning Coordination