



# ADMINISTRATION REPORT **REZONING** QUEEN MARY PARK

## **11009 and 11015 - 109A AVENUE NW**

To allow for an increase in the maximum number of units in a medium rise residential building.



## **RECOMMENDATION AND JUSTIFICATION**

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

- is in conformance with the the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP);
- represents a minor increase in density from the recently approved DC2 Provision; and
- brings the regulations of the DC2 provision in line with Open Option Parking.

## THE APPLICATION

1. CHARTER BYLAW 19500 to rezone the subject site from (DC2.1115) Site Specific Development Control Provision to an updated (DC2) Site Specific Development Control Provision to allow for an increase in the maximum number of units in a medium rise residential building from 115 to 125.

## SITE AND SURROUNDING AREA

The site is located in the interior of the neighbourhood and is located on a local road, in a cul-de-sac that ends at a public park associated with École à la Découverte. To the south along 109 Avenue is a small strip of neighbourhood convenience retail, a church and three apartment buildings. To the north there is a four storey apartment building currently under construction, and one single detached house. To the east of the site is a parking lot associated with a four storey apartment building. St. Catherine's Elementary/Junior High School and St. Joseph's High School are located on the east side of 110 Street NW. The site is near 109 Street NW, which is a Transit Avenue at this location and the site is approximately 900 metres walking distance from the Kingsway/Royal Alex LRT Stop and Transit Centre and Kingsway Mall.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2.1115) Site Specific Development Control Provision	2 two-storey apartment buildings with surface parking and detached garages
<b>CONTEXT</b>		
North	(DC2) Site Specific Development Control Provision (RF4) Semi-detached Residential Zone	Four-storey Apartment building (under construction) Single Detached House
East	(RA7) Low Rise Apartment Zone	Four-storey apartment
South	(RA7) Low Rise Apartment Zone	2 three-storey apartments
West	(AP) Public Parks Zone	Public Park



PHOTOS OF SUBJECT SITE FROM THE CENTRE OF THE SITE LOOKING NORTHWEST AND EAST

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed rezoning would amend a DC2 Provision which was approved at the May 12, 2020 City Council Public Hearing, increasing the maximum number of units allowed from 115 to 125. The previously approved DC2 Provision will allow for the development of an eight storey residential building, surrounded mainly by low rise apartments, on an underutilized parcel of land in the Queen Mary Park neighbourhood. The proposed change is minor, and represents an increase in density of less than nine percent of the current maximum density. In addition, maximum densities were removed from standard, medium density zones in the Zoning Bylaw on August 26, 2019. The allowable built form for development on the site will not change as a result of this application.

<b>RA7 Zone</b> Zoning Pre-May 2020	<b>DC2.1115</b> (Current Zone)	<b>DC2 Provision</b> (Proposed)
No maximum density	115 Dwellings	125 Dwellings

The application will also remove requirements for on-site parking spaces, in line with the Open Option Parking changes to the Edmonton Zoning Bylaw, which were approved at the June 23, 2020 City Council Public Hearing. If parking is provided, the DC2 Provision will require that it is provided will be located underground.

### **PLANS IN EFFECT**

The Central McDougall/Queen Mary Park Area Redevelopment Plan was amended with the approval of the current DC2 Provision in order to identify the subject site for medium-rise apartment development. With the proposed changes, the DC2 Provision will continue to conform to this designation in the Plan.

### **PUBLIC CONTRIBUTIONS**

Public contributions are unchanged from the current DC2 provision and include the following.

#### C582 - Developer Sponsored Affordable Housing

The proposed DC2 Provision provides the option for the City to purchase 5% of any separately titled 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 \$81,560 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. The application exceeds this contribution requirement through the provision of four 3-bedroom dwellings, which are suitable for families (contribution calculated at \$140,000) and the provision of four additional boulevard trees along 109A Avenue NW (contribution calculated at \$8,000).

## **TECHNICAL REVIEW**

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

## **PUBLIC ENGAGEMENT**

<b>ADVANCE NOTICE</b> September 17, 2020	<ul style="list-style-type: none"><li>● Number of recipients: 51</li><li>● One response received with questions only</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/queenmarypark">edmonton.ca/queenmarypark</a></li></ul>

## **CONCLUSION**

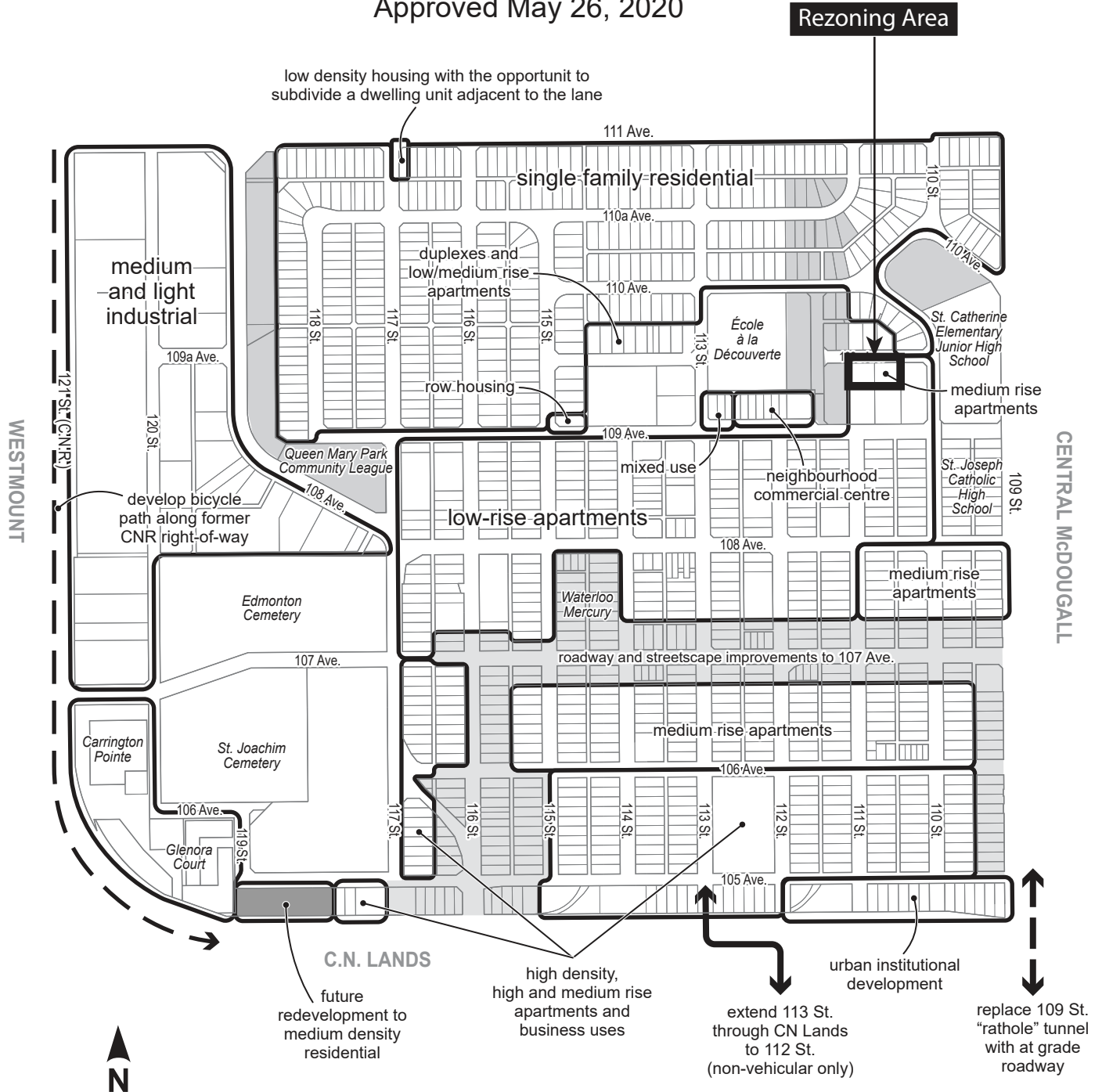
Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

- 1 Context Map
- 2 DC2 Text Mark-up
- 3 Application Summary

# Map 6 – Queen Mary Park - Overall Plan Concept Area Redevelopment Plan (as amended)

Approved May 26, 2020



## (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

### 1. General Purpose

To accommodate a mid-rise residential development with ground-oriented dwellings and the opportunity for limited neighbourhood commercial at the ground level, which supports a pedestrian-friendly streetscape.

### 2. Area of Application

This Provision shall apply to the north portion of Lots 2 and 3, Block 10A, Plan 2109HW, located to the west of 110 Street and south of 109A Avenue, as shown on Schedule "A" appended to the Charter Bylaw adopting this Provision, Queen Mary Park.

### 3. Uses

a. Convenience Retail Stores

~~b. Group Home~~

b. Live Work Unit

~~c. Limited Group Home~~

d. Lodging Houses

e. Major Home Based Business

f. Minor Home Based Business

g. Multi-unit Housing

h. Non-accessory Parking

i. Residential Sales Centre

j. Specialty Food Services

~~k. Supportive Housing~~

l. Fascia On-premises Signs

m. Projecting On-premises Signs

#### 4. Development Regulations for Uses

- a. Specialty Food Services shall not exceed 200 m<sup>2</sup> of Public Space indoors. Outdoor seating associated with Specialty Food Services shall be permitted within the west Setback. Outdoor speakers or amplification systems shall be allowed in the outdoor seating associated with Specialty Food Services.
- b. Signs shall comply with the regulations in Schedule 59B of the Zoning Bylaw.
- c. A maximum of 10% of any glazing for Commercial Uses may be covered by Signs. The remainder of the glazing shall remain free from obstruction.

#### 5. Development Regulations for Site Layout and Built Form

- a. The development shall be in general conformance with the attached Appendices.
- b. The maximum Floor Area Ratio (FAR) shall be 3.0.
- c. The maximum number of Dwellings shall be ~~115~~ 125.
- d. The maximum building Height shall be 28.0 m.
- e. Minimum Setbacks shall be as follows:
  - i. 3.0 m from the north Lot line except that any portion of the building greater than 9.0 m in Height shall have a minimum Setback of 4.5 m from the Lot line.
  - ii. 12.0 m from the south Lot line
  - iii. 4.0 m from the east Lot line and
  - iv. 11.0 m from the west Lot line.
- f. The portions of the Parking Garage below ground level shall not be subject to required Setbacks and may extend to all Lot lines provided there is sufficient soil capacity to support any required Landscaping, to the satisfaction of the Development Officer. This may be achieved by, but is not limited to, the use of planters and other acceptable green roof technologies.
- g. Building Stepbacks shall be as follows:
  - i. for the west Façade, the building shall have a minimum 4.0 m Stepback at a maximum Height of 15.5 m and an additional minimum 4.0 m Stepback at a



maximum Height of 21.5 m and

- ii. for the east Façade, the building shall have a minimum 4.0 m Stepback at a maximum Height of 21.5 m.

## **6. Development Regulations for Building Design and Features**

- a. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path so as not to obstruct the access to the building.
- b. A minimum of five (5) Dwellings shall be located at ground level fronting onto 109A Avenue NW and have the following features:
  - i. Dwellings shall be articulated as individual units
  - ii. each Dwelling shall have individual and private entrance access to ground level.  
Sliding patio doors shall not serve as this entrance
  - iii. masonry shall be used as the exterior cladding material for a minimum of 30% of the Façades of each Dwelling and
  - iv. a private outdoor Amenity Area of at least 10 m<sup>2</sup> shall be provided in front of each Dwelling. Landscape features, such as decorative fencing, shrub beds, rock gardens and/or built elements such as private entrance features and verandas or porches, shall be incorporated.
- c. A minimum of four (4) Dwellings shall be located at ground level facing south and have the following features:
  - i. Dwellings shall be articulated as individual units
  - ii. each Dwelling shall have individual and private entrance access to ground level.  
Sliding patio doors shall not serve as this entrance  
and
  - iii. a private outdoor Amenity Area shall be provided in front of each Dwelling. Landscape features, such as decorative fencing, shrub beds, rock gardens and/or built

elements such as private entrance features and verandas or porches, shall be incorporated.

d. Commercial Uses shall not be located above the ground floor and shall have an external entrance that is separate from any access to Residential Uses, is universally accessible, and is oriented to face 109A Avenue NW and / or the publicly accessible Amenity Area to the west of the building.

e. Architectural treatment of all Façades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:

- i. clear articulation of the Façade, using a defined pattern of projections and recessions
- ii. a recession in the north Façade above 15.0 m in Height with a minimum 3.0 m depth and 10.0 width
- iii. the use of a variety of exterior building cladding materials and colours
- iv. articulation of the two-storey ground oriented Dwellings along 109A Avenue
- v. a prominent front entrance fronting a public roadway.

f. All building Façades shall use high quality and durable exterior finishing materials. The use of vinyl siding is prohibited.

g. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers, where permitted, shall be properly barricaded and concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.

h. Waste collection, storage areas, and loading shall be located within the building, screened from view from the Abutting public roadway and shall be designed to the satisfaction of the Development Officer in consultation with Waste Management Services, Subdivision, Development Coordination (Transportation) and City Operations.

## **7. Development Regulations for Parking, Loading, Storage, and Access**

a. Vehicular access to the Site shall be from 109A Avenue NW.

~~b. Vehicular parking shall be provided as per Section 54 Schedule 1(C) Transit Oriented~~

~~Development and Main Streets Overlay of the Zoning Bylaw:~~

- c. Vehicular parking spaces shall be provided in an ~~underground Parking Garage~~ Underground Parkade.
- d. ~~A reduction in the number of off-street vehicular parking spaces may be considered if the owner can demonstrate through a Parking Impact Assessment or Parking Justification that a different number is appropriate, to the satisfaction of the Development Officer in consultation with Parking Management Services:~~
- e. No off-street loading spaces shall be required.
- f. Bicycle Parking shall be provided at a rate of 0.5 Bicycle Parking spaces per Dwelling, including:
  - i. a minimum of 30 long-term Bicycle Parking spaces shall be provided in a safe and secure location within the building that is easily accessible to cyclists via access ramps or a route through the building which facilitates easy and efficient transportation of bicycles
  - ii. a minimum of 5 short-term Bicycle Parking spaces shall be provided in a visible and well-lit location within the public realm, either on or off-Site, and be developed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation)
  - iii. vertical or stacked racks may be used to satisfy Bicycle Parking requirements if it can be demonstrated that they can be safely and efficiently used, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). If vertical racks are used, each Bicycle Parking space shall be a minimum of 0.6 m wide, 1.1 m deep and have a vertical clearance of at least 2.3 m, with a minimum 1.5 m wide aisle to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation)

**8. Development Regulations for Landscaping, Lighting, and Amenity Area**

- a. A Landscape plan shall be provided by a registered AALA landscape architect and shall include:
  - i. a plant material palette that provides a variety of colors and textures to create seasonal interest particularly during the winter months and

- ii. a mix of hard and soft landscaping elements.
- b. A minimum 100 m<sup>2</sup> publicly accessible garden or plaza shall be developed on the west side of the building. The plaza shall be allowed in the applicable Setbacks and include seating and lighting and be Landscaped with a mix of coniferous and deciduous shrubs and trees where possible given the underground Parking Garage, in addition to annuals and/or perennials.
- c. An Amenity Area shall be provided above the fourth Storey of the west end of the building for the active or passive recreation and enjoyment of the residents.
- d. Landscaping that extends onto or over City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design and Construction Standards to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- e. An arborist report and tree preservation plan to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 109A Avenue NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the foundation wall. If:
  - i. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed as part of the redevelopment of the site. The owner/developer shall be responsible for the cost of removal as well as compensating the City for the value of the tree being removed. If required by the Development Officer, each tree removed shall be replaced by a new tree in an enhanced growing soil medium in the form of soil cells or continuous trenches, at the cost of the owner or
  - ii. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy C45B6.
- f. An exterior lighting plan shall be required as part of the Development Permit application. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and shall be provided to ensure a well-lit and safe environment for pedestrians.

g. All exterior lighting of the Site shall be designed so that the lighting is directed away from adjacent residential development and illumination shall not extend beyond the boundaries of the Site. Night-time light pollution shall be reduced by avoiding over-illumination of the development and by using exterior lighting fixtures that are full cut-off in design to direct light downward.

## **9. Public Improvements and Contributions**

a. Prior to the issuance of a Development Permit for:

- i. a building that contains 12 or more Dwellings or
- ii. a building that contains less than 12 Dwellings, but is part of a Site with 12 or more Dwellings in total

the Development Officer shall ensure a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of each Development Permit approval, the option to purchase up to 5% of the proposed number of Dwellings (rounded to the nearest Dwelling) in each building with Dwellings, at 85% of market value or the equivalent value as cash in lieu (at the discretion of the owner) to the City. The City may exercise its option to purchase only in respect of Dwellings that are individually titled.

b. As a condition of the Development Permit for construction of a principal building, the owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development, such improvements to be constructed at the owner's cost. The agreement process includes an engineering drawing review and approval process. Improvements to address in the agreement include, but are not limited to:

- i. the addition of a minimum of four (4) new boulevard trees along 109A Avenue NW, to the satisfaction of the Development Officer in consultation with Urban Forestry
- ii. removal of the existing two accesses on 109A Avenue NW to the site and construction of sidewalk and restoration of the boulevard, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation)
- iii. construction of a new access to 109A Avenue NW, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination

(Transportation)

- iv. the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The Site must be inspected by Subdivision and Development Coordination (Transportation) prior to the start of the construction and once again when construction is complete
- c. A minimum of four (4) Dwellings shall be suitable for families by meeting the following criteria:
- i. have a minimum of 3 bedrooms
  - ii. have direct individual access at ground level and
  - iii. be supported by a minimum of two of the following amenities:
    - A. have access to a communal Amenity Area of at least 50.0 m<sup>2</sup> that is specifically designed for children
    - B. have dedicated and enhanced bulk storage located within the Dwelling or on the same floor as the Dwelling
    - C. have access to a minimum of 2 Bicycle Parking spaces in addition to those required for the remainder of the Dwellings in the development

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19500
Location:	South of 109A Avenue NW and west of 110 Street NW
Address(es):	Portions of 11009 & 11015 109A Avenue NW
Legal Description(s):	Portions of Lots 2-3, Block 10A, Plan 2109HW
Site Area:	0.31 ha
Neighbourhood:	Queen Mary Park
Notified Community Organization(s):	Queen Mary Park Community League
Applicant:	Michelle Ouellette Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(DC2.1115) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By: Jeff Booth  
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Branch: Development Services  
Section: Planning Coordination