



CITY PLANNING REPORT REZONING & TWO PLAN AMENDMENTS OLIVER

10326 - 118 Street NW and 10231 - 120 Street NW

To allow for a residential high rise tower and public park.



RECOMMENDATION AND JUSTIFICATION

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

- supports residential infill along a major arterial road and in close proximity to a future Light Rail Transit (LRT) station;
- proposes a building which is reflective of adjacent zoning;
- supports the relocation of a portion of an underutilized park, adjacent to an arterial roadway, to the interior of the Oliver neighbourhood; and
- generally conforms with the Oliver and the 104 Avenue Corridor Area Redevelopment Plans.

THE APPLICATION

1. BYLAW 18796 to amend the Oliver Area Redevelopment Plan.

The proposed amendment to the Oliver Area Redevelopment Plan would redesignate the former St. John's School site as a public park.

2. BYLAW 18797 to amend the 104 Avenue Corridor Area Redevelopment Plan.

The proposed amendment to the 104 Avenue Corridor Area Redevelopment Plan would redesignate the northeast portion of Oliver Park to allow for the development of a high rise residential tower.

3. CHARTER BYLAW 18798 to amend the Zoning Bylaw from (US) Urban Services Zone to (AP) Public Parks Zone at the former St. John's School site and (AP) Public Parks Zone to (DC2) Site Specific Development Control Provision for the northeast portion of Oliver Park.

The proposed DC2 provision has the following characteristics:

- Approximately 24 storeys (80 metres) in height;
- Row-housing at ground level fronting onto 118 Street NW;
- Commercial uses fronting 104 Avenue NW; and
- A maximum of 280 dwellings.

These off-setting rezonings are intended to facilitate an exchange of property between the City and the owner of the former St. John's School site. The two areas are equal in area, would facilitate a tower next to a future LRT line and additional park space in the interior of the neighbourhood.

A sales agreement is currently being negotiated and, once complete, requires Council approval at a regular Council meeting after three readings are given to the above bylaws and resolution.

APPLICATION HISTORY

This application has been modified from the initial application received in 2016 which proposed a 14 storey building on the former St. John's School site on 120 Street NW. Challenges were identified with this application due to the proposed density on the interior of the neighbourhood, and the proximity to and associated shadowing impacts on Peace Garden Park directly to the north.

During public engagement for that application in the fall of 2017, a member of the public suggested a potential swap between the north east corner of Oliver Park and the former St. John's School site to resolve challenges identified with developing the former St. John's School site.

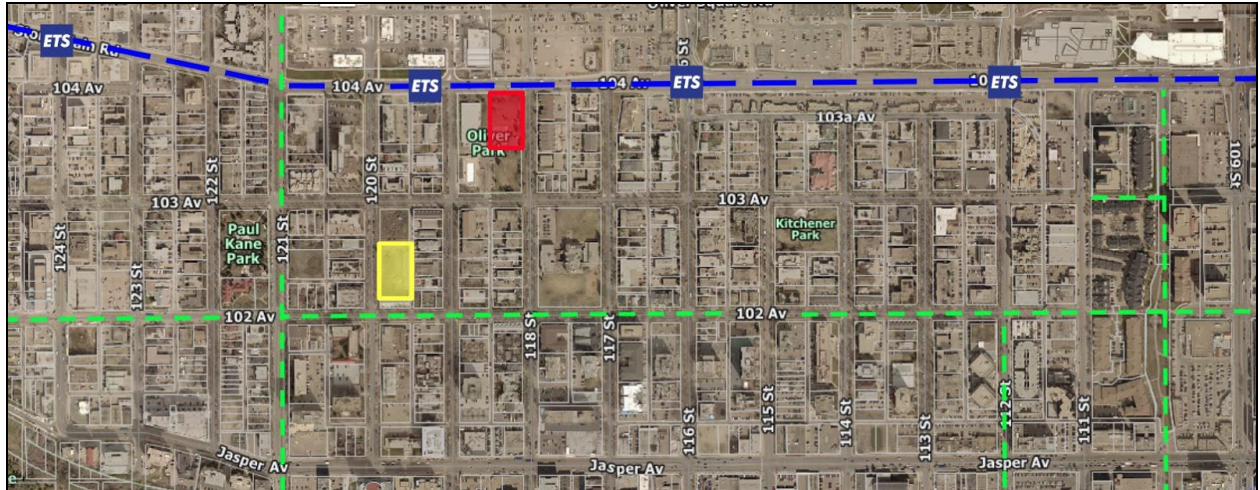
A public engagement event was held in January, 2018 to provide information and collect feedback from the public on a potential land swap for these two sites. Following this meeting, the applicant decided to pursue a modified application that included the swap of lands.



AERIAL VIEW OF APPLICATION AREA AND ZONING CONTEXT

SITE AND SURROUNDING AREA

The two subject properties are located in the Oliver neighbourhood and are approximately 200 metres from one another. This portion of Oliver is primarily comprised of low rise apartment buildings and row housing, with residential towers and single detached houses interspersed throughout. Both sites are located close to 104 Avenue and the future Valley Line West LRT line. The map below shows the proposed tower site (in red), the former St. John's School Site (in yellow), the future Valley Line West LRT (in blue), and existing bike routes (in green)



TRANSPORTATION CONTEXT

Oliver Park Site

Oliver Park is a city block with a total area of approximately 14,850 m². The park is primarily green/open space, but also home to the Oliver Pool, Oliver Arena, and a playground. Until its demolition in 2017, this was also the location of the Oliver Community League Hall and the associated licence agreement which allows the Oliver Community League to use a portion of the park for league related activities or structures.



VIEW OF OLIVER PARK AND THE EXISTING PLAYGROUND FROM THE SOUTH EAST

The park is bounded on the east, west and south by low-rise apartment buildings and single detached houses. To the north is 104 Avenue NW, an arterial roadway and future route of the Valley Line West Light Rail Transit (LRT) line. Large format commercial developments, the Brewery District and Oliver Square West, are located across 104 Avenue NW.



VIEW OF OLIVER PARK FROM 104 AVENUE NW

If this application is approved, a subsequent subdivision would create a new lot of approximately 3,840 m² in the north east corner of the existing Oliver Park to allow for a residential tower. This proposed lot would be directly adjacent to the Oliver Arena to the west, open/green space to the south, two low rise apartment houses to the east, and large format commercial development to the north.

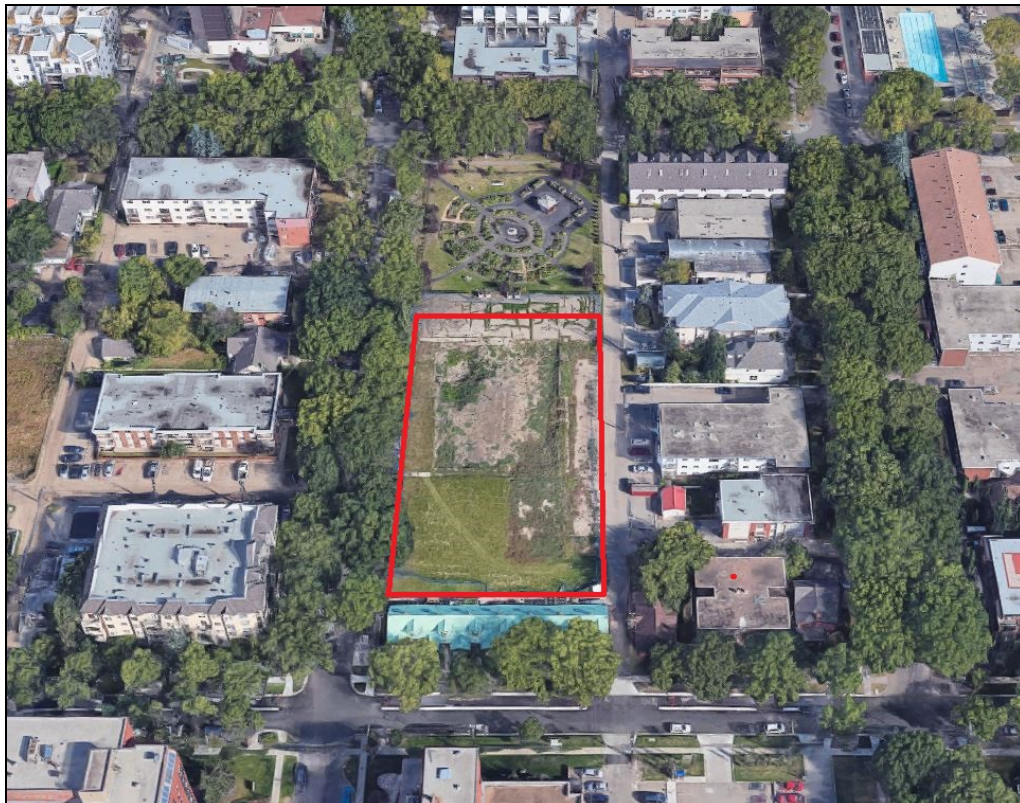


AERIAL VIEW OF OLIVER PARK SHOWING THE PROPOSED NEW LOT IN THE NORTH EAST

	EXISTING ZONING	CURRENT USE
NORTH EAST PORTION OLIVER PARK	<ul style="list-style-type: none"> • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Public park - Playground, green space, and the former location of the Oliver Community League Hall
CONTEXT		
North	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision - Area 1, 104 Avenue Corridor Area Redevelopment Plan 	<ul style="list-style-type: none"> • Large site commercial development
East	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision - Area 2, 104 Avenue Corridor Area Redevelopment Plan 	<ul style="list-style-type: none"> • Low rise apartment buildings
South	<ul style="list-style-type: none"> • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Public park - Green space
West	<ul style="list-style-type: none"> • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Public Park - Oliver Arena and Oliver pool

Former St. John's School Site

Previously the location of the St. John's School, this 3,840 m² site is located directly to the south of Peace Garden Park, an open/green space currently used as a Community Garden for the Oliver Community League. Adjacent to the site is medium density development in the form of low rise apartments and row housing, as well as two single detached houses.



AERIAL VIEW OF ST. JOHN'S SCHOOL SITE

	EXISTING ZONING	CURRENT USE
FORMER ST. JOHN'S SCHOOL SITE	<ul style="list-style-type: none"> • (US) Urban Services Zone 	<ul style="list-style-type: none"> • Vacant
CONTEXT		
North	<ul style="list-style-type: none"> • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Public park - Peace Garden Park
East	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone • (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Low rise apartment buildings, and a Single Detached House • Low rise apartment buildings
South	<ul style="list-style-type: none"> • (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Row Housing
West	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone & (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Low rise apartment buildings, and a single detached home.



VIEW OF THE FORMER ST. JOHN'S SCHOOL SITE
FROM PEACE GARDEN PARK



VIEW OF THE FORMER ST. JOHN'S SCHOOL SITE
FROM THE SOUTH WEST

PLANNING ANALYSIS

Oliver is Edmonton's most dense and diverse neighbourhood with a variety of uses from single detached homes to high rise apartments mixed with commercial uses and public parks. Transected by two major transportation corridors, Jasper Avenue and 104 Avenue NW, the Oliver neighbourhood has seen development of higher density on these corridors while preserving lower intensity development on local streets between them. Preserving this diverse character, and the quieter local streets, is what has helped maintain the neighbourhood feel of Oliver as it has grown.

The development pattern of Oliver, which locates high density development on major transportation corridors, is one of the foundational principles of the City's growth strategy. This

is articulated in *The Way We Grow* regarding nodes and corridor development, and is reflected in Area Redevelopment Plans (ARPs) including the Oliver ARP and the 104 Avenue Corridor ARP.

Open space planning in mature neighbourhoods focuses on higher quality parks due to the constraints of acquiring additional land in these established neighbourhoods. As neighbourhoods densify, the expectation for higher quality green space grows as these spaces serve a greater number of residents. *Breathe, Edmonton's Green Network Strategy*, identifies that the focus for mature neighbourhoods is on developing high quality and diverse open spaces to support intensification and the livability of these neighbourhoods and the policies are intended to improve existing spaces through design quality and greater multifunctionality.

This proposal represents a unique opportunity to meet a number of City goals and policies by:

- relocating a portion of an underutilized park, adjacent to an arterial roadway, to the interior of the Oliver neighbourhood with the opportunity to reinvision its use at a more suitable location, and
- supporting densification along a major arterial roadway and future LRT station which aligns with zoning and planned intent for this corridor.

This application responds to the character of the Oliver neighbourhood and the importance of Transit Oriented Development (TOD) as part of the City's development goals by seeking to locate high density development on a future LRT line, and moving park space to the interior of the neighbourhood.

PLANS IN EFFECT

104 Avenue Corridor Area Redevelopment Plan

The 104 Avenue Corridor Area Redevelopment Plan (ARP) directs high density development towards 104 Avenue and station hubs, with transitions to medium density away from the corridor to the south. This plan was developed within the framework of the Transit Oriented Design Guidelines (TODG) which encourage development around LRT stations that supports City investment in transit infrastructure.

The proposal for a residential tower on the north east corner of the Oliver Park conforms with the overarching objectives of the ARP which encourage sensitive infill south of 104 Avenue NW with transitions to the surrounding neighbourhood. The proposal places a tower on the northern boundary of the site with the required transition away from 104 Avenue NW. The podium reinforces the plan's intent to establish a pedestrian friendly and transit-supportive area through the inclusion of street oriented commercial uses on 104 Avenue NW, and street oriented residential uses at grade to 118 Street NW and Oliver Park to the south.

While the Building Height Strategy of the ARP limits the maximum height of development to 15 storeys, the policies of the plan allows for increases to height, floor area ratio and density on the condition that appropriate community amenities are provided. As this site is located less than 150 metres from the future LRT station, and provides community amenities which satisfy the requirements of City Policy C599, this is an appropriate location for increased density as outlined in the plan.

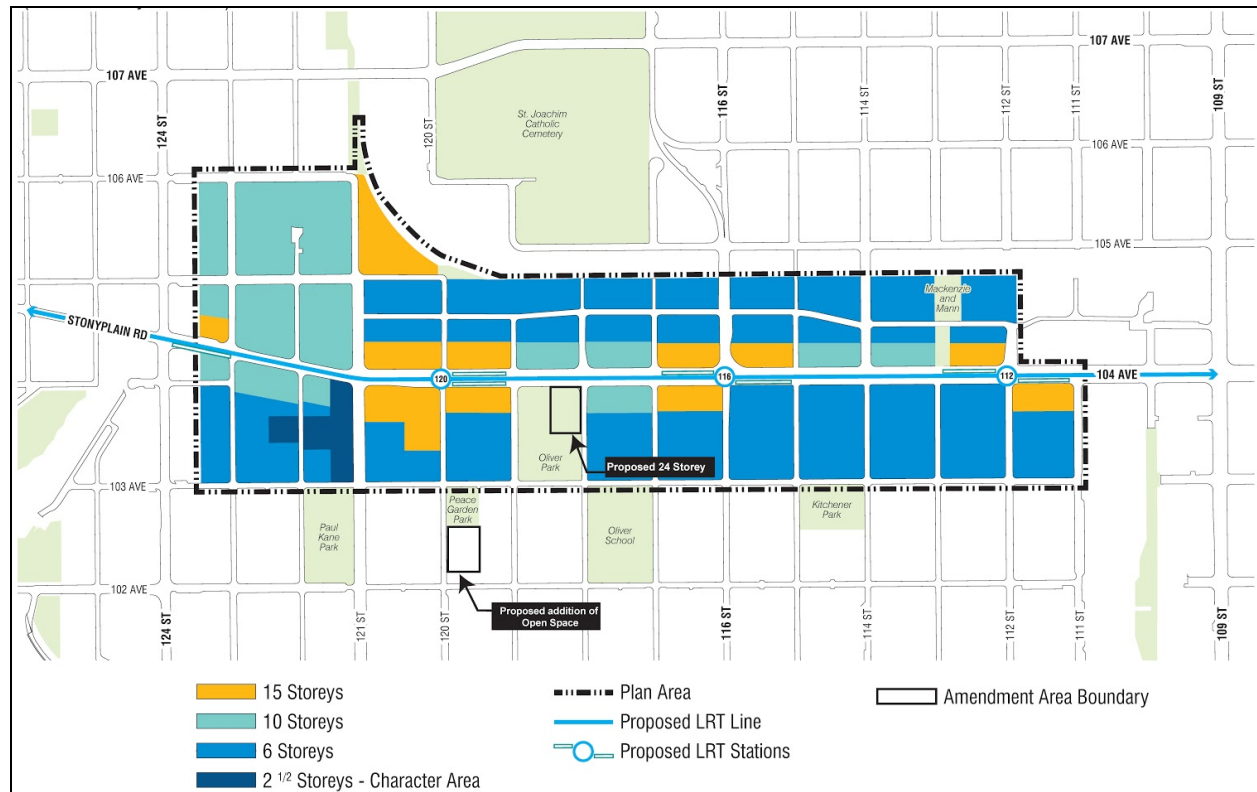


FIGURE 22 FROM THE 104 AVENUE CORRIDOR ARP SHOWING THE BUILDING HEIGHT STRATEGY AND HEIGHT TRANSITION AWAY FROM 104 AVENUE NW

Public Realm policies in the plan state that existing park space in the corridor should be maintained with emphasis on Oliver Park being an essential amenity. While this proposal is moving park space directly from the corridor, it is being relocated within a block of the site, with the remnant of Oliver Park remaining on the 104 Avenue corridor along with the arena and the pool.

The proposed relocation of this portion of Oliver Park complies with the criteria outlined in the ARP for the design and location of public spaces which indicate park space should minimize frontage on arterial roads and connect with other open spaces through the active transportation network. The new park created from this exchange of land would expand the existing Peace Garden Park as well as be located adjacent to the bike lane on 102 Avenue NW.

Oliver Area Redevelopment Plan

The former St. John's School Site is located within Sub Area 2 of the Oliver ARP which encourages redevelopment in the area to be in a variety of built forms from single detached housing to low rise apartment housing. The policies of this Sub Area, in conjunction with the other policies of the ARP, and the 104 Avenue Corridor ARP, direct high density development to be located along 104 Avenue NW and Jasper Avenue and to retain the low rise character of the area.

The previous proposal for a high rise building at this location was not supported by the ARP. Development of a park on this site is supported by the ARP which currently designates this property as a school site and existing public amenity.

LAND USE COMPATIBILITY

The Proposed Development

As part of the implementation of the 104 Avenue Corridor Area Redevelopment Plan, the properties south of 104 Avenue NW and north of 103 Avenue were rezoned in 2016 to a DC1 Provision intended to facilitate the development of a pedestrian and transit-supportive buildings with commercial and residential uses. The DC1 allows mixed use towers that step down to the mid and low rise character of the interior of Oliver between 116 Street NW and 120 Street NW.

The proposed DC2 Provision would allow for an 80 metre (approximately 24 storey) residential tower and a 34 metre (approximately 10 storey) attached mid-rise building on the south portion of the site. These two buildings are connected by a glazed amenity space to be shared by both buildings which is intended to break up the mass of the building and transition the density down towards the interior of the neighbourhood.

REGULATION	104 Avenue Corridor Area Redevelopment Plan Area 2, DC1		Proposed DC2 Provision
	Base Zone	Zone with Height Incentives	
Height Podium Tower	6.0 m - 23.0 m 40.0 m - 50.0 m	6.0 m - 23.0 m 80.0 m	9.0 m 80.0 m
Floor Area Ratio (FAR)	5.0	7.0	7.0
Density (Dwellings per ha)	No Maximum		280
Tower Floor Plate	750 m ²		750 m ²
Setbacks 104 Avenue - North: South: 118 Street - East: West:	3.0 - 4.5 m 3.0 m 3.0 - 4.5 m N/A		4.5 m (1.5 m*) 3.0 m 3.0 m 1.5 - 5.5 m
Stepbacks	3.0 m		From North & East: 4.0 m From South & West: 5.5 m

* The 1.5 metre setback from the north lot line is in addition to a 3.0 metre road widening in association with this application that was identified as a requirement for future LRT construction on 104 Avenue NW.

The building includes a two storey street wall comprised of row house style dwellings fronting 118 Street NW and Oliver Park to the south, with pedestrian oriented commercial uses fronting 104 Avenue NW. The proposed DC2 Provision is reflective of the adjacent DC1 zoning and aligns with the development concept of the 104 Avenue Corridor ARP.

Generally, the impacts of tower development are directly to the north of the site where shadows will be generally cast over 104 Avenue NW and commercial development across the avenue. As the solar angle is greater during summer months, shadow impacts on apartments to the east and to Oliver Park to the west are minimized during these months. As the proposed DC2 Provision conforms with the surrounding DC1 Provisions, typical issues associated with high-rise development including shadowing, floor plate, and tower separation are addressed through the comprehensive zoning of the area.

As part of this application, the adjacent pedestrian realm along 104 Avenue NW and 118 Street NW will be enhanced. Currently there is no sidewalk located on the western boundary of Oliver Park. As part of this development application, a treed boulevard and 1.8 metre wide sidewalk will be installed from 103 Avenue NW to 104 Avenue NW to add to the pedestrian connections in the neighbourhood at the expense of the land owner/developer.

Vehicular access for this property is required to cross the proposed boulevard as the site does not have access to an adjacent lane. While this is not an ideal location for vehicular access, the alternative would be to dedicate a new lane adjacent to the site which would result in a net loss of parkland in the neighbourhood.

The Proposed Park

The former St. John's School site is located on 120 Street NW between 102 Avenue NW and 103 Avenue NW. While this has been a privately held property since its sale by the Catholic School Board in 2016, it is considered a public amenity to many in the Oliver community.

Rezoning this property to a public park aligns with many policies and objectives regarding open space planning in Edmonton. The site is located on a local street, is adjacent to the existing Peace Garden Park, and is in close proximity to the protected bike lane on 102 Avenue NW which make it a good location for future park investment. This site would also build upon the network of parks located in the interior of the Oliver neighbourhood which includes Paul Kane Park, Oliver School, and Kitchener Park.

While it is expected that the City will receive a graded and seeded/sodded property in exchange for the proposed lot on Oliver Park, the infrastructure and programming of the site will need to be developed as part of a future public engagement process. This work would be completed as part of a future Community Needs Assessment for the St. John's School Site which would commence following Council's decision on this application. Further improvements to this site, including a potential replacement for the aging Oliver Park playground and planting of replacement trees provided as part of amenity contributions, would likely not occur for at least two years. During this design phase, the park space would remain open to the public as a green space.



AERIAL VIEW OF OLIVER BETWEEN 104 AVENUE AND JASPER AVENUE SHOWING THE POTENTIAL CONTINUATION OF PARK AND OPEN SPACE NETWORK ON THE INTERIOR OF THE NEIGHBOURHOOD

While this would temporarily reduce park services in the Oliver neighbourhood, two playgrounds are located approximately 400 metres away from the existing playground at Oliver School and Kitchener Park. The former St. John's School Site would become a publicly accessible space in the interim providing minimal loss of green or open space.

While no loss of park land in Oliver would occur as a result of this proposal, there would no longer be a contiguous City owned block that Oliver Park currently represents. As part of the review of the application, an assessment of potential facilities and open space needs for Oliver was undertaken to consider the implication of losing the opportunities presented by maintaining this full City block.

An Open Space Assessment was completed to confirm park programming opportunities resulting from the transfer of park land to the former St. John's School site (Appendix 1). The results of this assessment identified that current park and facilities in the neighbourhood provide appropriate amenities for the neighbourhood, and that a reduced Oliver Park with an expanded Peace Garden Park would be able to support future recreational needs for the neighbourhood.

The results of this assessment was reflected through a review of future facility opportunities which concluded that as the proposed City lots are both of a size and configuration to support future facilities, and there is no net loss in City owned land, there is no potential loss in facility opportunities which would realistically be feasible for the Oliver neighbourhood.

COMMUNITY LEAGUE LICENCE AREA

While not a land use consideration, a tripartite license agreement between the City, the Oliver Community League (OCL) and the Edmonton Federation of Community Leagues (EFCL) is located on the south east quadrant of Oliver Park. This licence agreement, which expires December 2021, provides the Oliver Community League the right to use the area for community

league activities or structures. Currently, this licence area does not contain any structures as the Oliver Community League Hall was demolished in 2017. The proposed new lot in Oliver Park encroaches on the north eastern portion of this licence area. Notwithstanding this encroachment, the current application does not alter the licence agreement between the City, the OCL and the EFCL as it is a contractual relationship.



VIEW OF PROPOSED LOT IN RED WITH THE EXISTING TRIPARTITE AGREEMENT AREA SHOWN IN BLUE

In order to remove the encroaching section of the new lot from the licence area, a resolution is required to direct Administration to provide the OCL and the EFCL the required six months notice of the City's intention to terminate the existing licence agreement. A motion recommending Administration to work with the OCL and the EFCL will also be required to establish a new tripartite agreement. The motion and resolution to address the licence area will be presented to Council for consideration and discussion at a future City Council meeting and is not the subject of this application.

EDMONTON DESIGN COMMITTEE (EDC)

On August 7, 2018 this application was reviewed by the Edmonton Design Committee (EDC). The committee provided a recommendation of support with no conditions. The formal response letter from the Edmonton Design Committee is found in Appendix 3 to this report.

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 \$864,000 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:

- 8 three bedroom Family Oriented Dwellings;
- Off-site public amenities (i.e. a playground structure) located in Oliver Park or in the former St. John's School site;
- On site public art at the corner of 104 Avenue NW and 118 Street NW;
- Sidewalk and Treed Boulevard on the west side of 118 Street from 103 Avenue NW to 104 Avenue NW;
- Replacement trees for those currently located on Oliver Park at a rate of 150%;
- Public access from 118 Street NW to Oliver Pool and Oliver Arena; and
- Improvements to community league facilities or for construction of a new Community League Hall.

These proposed public amenity contributions comply with City Policy C599, Community Amenity Contributions in Direct Control Provisions.

REGIONAL CONSIDERATIONS

This application is required to be referred to the Edmonton Metropolitan Region Board (EMRB) for review prior to third reading in accordance with Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17 because the proposed 104 Avenue Corridor Area Redevelopment Plan and Oliver Area Redevelopment Plan amendments are within 0.8 km of a Planned LRT line, in the form of the Valley Line West along 104 Avenue NW (Section 4.2.j).

One of the guiding principles of the EMR Growth Plan is to achieve compact growth that optimizes infrastructure investment, which is achieved through this development.

TECHNICAL REVIEW

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

DRAINAGE AND UTILITIES

This development requires the construction of a water line between 104 Avenue NW and 103 Avenue NW to be able to ensure appropriate fire coverage to service the proposed development

to City standards. The cost of this infrastructure construction will be the responsibility of the land owner/developer and will be dealt with at the Development Permit stage.

PUBLIC ENGAGEMENT

<p>PRE-APPLICATION NOTICE Former St. John's School Site Development September 20, 2016</p>	<ul style="list-style-type: none"> • Number of recipients: 606 <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"> • Number of responses: 8 • Common concerns included: <ul style="list-style-type: none"> ◦ Sun-shadow impacts on Peace Garden Park (Community Garden) and surrounding buildings ◦ Traffic and parking ◦ Height and density ◦ Infrastructure capacity ◦ Construction impacts on adjacent buildings
<p>ADVANCE NOTICE Former St. John's Site School Development Application April 3, 2017</p>	<ul style="list-style-type: none"> • Number of recipients: 606 • Number of responses requesting more information: 1 • Number of responses in support: 1 • Number of responses with concerns: 16 • Common comments included: <ul style="list-style-type: none"> ◦ Sun-shadow impacts ◦ Traffic and parking ◦ Interaction of development with Peace Garden Park (Community Garden) ◦ Does not conform with ARP ◦ Building aesthetics ◦ Character of the neighbourhood ◦ Height and density
<p>PUBLIC ENGAGEMENT SESSION Former St. John's School Site Development Application September 13, 2017</p>	<p>A drop-in event hosted by the City, where attendees could view display boards with information about the rezoning process and the applicant's proposed rezoning of the former St. John's Site to allow for two residential towers (12 storeys and 10 storeys). Participants were invited to discuss the application, ask questions of City staff and the applicant, and provide written comments.</p> <ul style="list-style-type: none"> • Number of event notification recipients: 601 • Number of attendees: 64 • Number of comment forms received: 34 <p>A detailed summary of this event and the</p>

	feedback received is available in Appendix 3 "What We Heard Report" Public Engagement Report - September 13, 2017
PUBLIC ENGAGEMENT SESSION General Land Swap Proposal January 31, 2018	<p>A public engagement session to present and collect feedback on the proposal of exchanging the former St. John School Site for the north east portion of the Oliver Park to allow for residential development on 118 Street NW, and create a new park on 120 Street NW.</p> <p>Number of event notification recipients: 1489</p> <ul style="list-style-type: none"> • Number of attendees: 52 • Number of comment forms received: 31 <p>A detailed summary of this event and the feedback received is available in Appendix 4 "What We Heard Report" Public Engagement Report - January 31, 2018</p>
PUBLIC ENGAGEMENT SESSION Oliver Park Development and Land Swap Application December 11, 2018	<p>A drop-in event hosted by the City, where attendees could view display boards with information about the rezoning process and the applicant's proposed land swap and rezoning to allow for a residential high rise on 118 Street NW and a new public park on 120 Street NW. Participants were invited to discuss the application, ask questions of City staff and the applicant, and provide written comments.</p> <ul style="list-style-type: none"> • Number of event notification recipients: 1489 • Number of attendees: 56 • Number of comment forms received: 34 <p>A detailed summary of this event and the feedback received is available in Appendix 5 "What We Heard Report" Public Engagement Report - December 11, 2018</p>
WEBPAGE	edmonton.ca/stjohnsschoolsite

The Oliver Community League has provided a letter of non-support for this application and is attached as Appendix 6. Major areas of concern include:

- a need for additional park and recreation spaces in Oliver;
- preservation of Oliver Park as a contiguous block;
- the loss of mature trees and playground on the proposed new lot;
- development rights proposed as part of this application; and
- the loss of the historic location of the Oliver Community League Hall.

City Planning recognizes concerns raised regarding the need for additional park and recreation space in Oliver as reflected in Appendix 1, however; the acquisition of additional parkland in Oliver is out of the scope of this application.

CONCLUSION

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

APPENDICES

- 1 Oliver Park - Open Space Assessment
- 2 Edmonton Design Committee Letter
- 3 "What We Heard" Public Engagement Report - September 13, 2017
- 4 "What We Heard" Public Engagement Report - January 31, 2018
- 5 "What We Heard" Public Engagement Report - December 11, 2018
- 6 Oliver Community League Letter of Non-Support
- 7 Application Summary

OPEN SPACE ASSESSMENT: OLIVER PARK AND THE FORMER ST. JOHN'S SCHOOL SITE

Breathe, Edmonton's Green Network Strategy provides a framework to support decisions regarding the City's open space. The strategy incorporates a geospatial database containing an inventory of all the open spaces in the city, and accompanying information about function and connectivity. This database informs a comprehensive understanding of the green network and the issues confronting it, and provides the City of Edmonton with a tool to make decisions about the future of open spaces in Edmonton.

Breathe adopts a multi-functional network approach to open space planning. The strategy considers the amount, function and configuration of municipal parks and publicly accessible open spaces, in order to form a comprehensive understanding of the performance of the network. A focus on the functionality of open spaces in addition to area, allows for a better understanding of what each open space provides to the community it serves, greatly aiding open space programming and management.

In assessing open space, *Breathe* considers the functions in terms of their contribution to three overarching values or themes:

- **Ecology:** Supports and enhances the environment;
- **Wellness:** Promotes healthy living; and,
- **Celebration:** Connects people and builds a sense of place.

Using *Breathe* as a guide, Urban Growth and Open Space Strategy undertook an open space assessment in response to a potential repurposing of open space at Oliver Park to accommodate a potential transfer of privately held land of equivalent size located at 10231 - 120 Street NW. The assessment included consideration of both Oliver Park and Peace Garden Park (10259 - 120 Street NW).

SITE INFORMATION

Oliver Park

10326 - 118 Street NW

Current Zone: Public Parks Zone (AP)

1.5 hectares

Existing Amenities:

Playground, Indoor Arena, Outdoor Pool, Parking Lot, Park Sign & Supporting Infrastructure

Peace Garden Park

10259 - 120 Street NW

Current Zone: Public Parks (AP)

0.24 hectares

Existing Amenities:

Community Garden & Supporting Infrastructure

CURRENT SITE FUNCTIONALITY

Oliver Park and Peace Garden Park are both examples of community parks. This level of open space is intended to be frequent in the landscape, and flexible enough in programming to meet the social and recreational needs of most people in their catchment area. Some community parks are co-located with Community Leagues or schools (usually elementary schools) and may be managed under a Joint Use Agreement or Occupancy License. In the case of Oliver Park there is an existing License Agreement with the Oliver Community League for a portion of the park site.

An understanding of the existing site functionality is needed to understand the trade-offs and potential impacts of the transfer of parkland between sites or various repurposing scenarios.

Oliver Park Functionality

Based on these functions, Oliver Park scores medium to high in Ecology, Wellness and Celebration as defined by *Breathe*. Oliver Park has a number of amenities including an outdoor swimming pool, indoor arena, playground, passive open space, and existing license area for the Oliver Community League.

The current site is multifunctional and includes provisions for parking, active recreation (swimming, skating), structured play (playground) and passive open space for unstructured program activities. Many of the park amenities at Oliver Park are reaching the end of their service life and will require replacement, renewal or refurbishment in the near future.

Peace Garden Park Functionality

Peace Garden Park generally operates as a single use space in the form of a community garden. Due to the single use nature of the site, Peace Garden Park scores lower in terms of Wellness functionality but higher in terms of Celebration and Ecology due to enhanced community building opportunities offered through community gardening, increased biodiversity, local food production, and waste management through on site composting.

St. John's School Site Repurposing

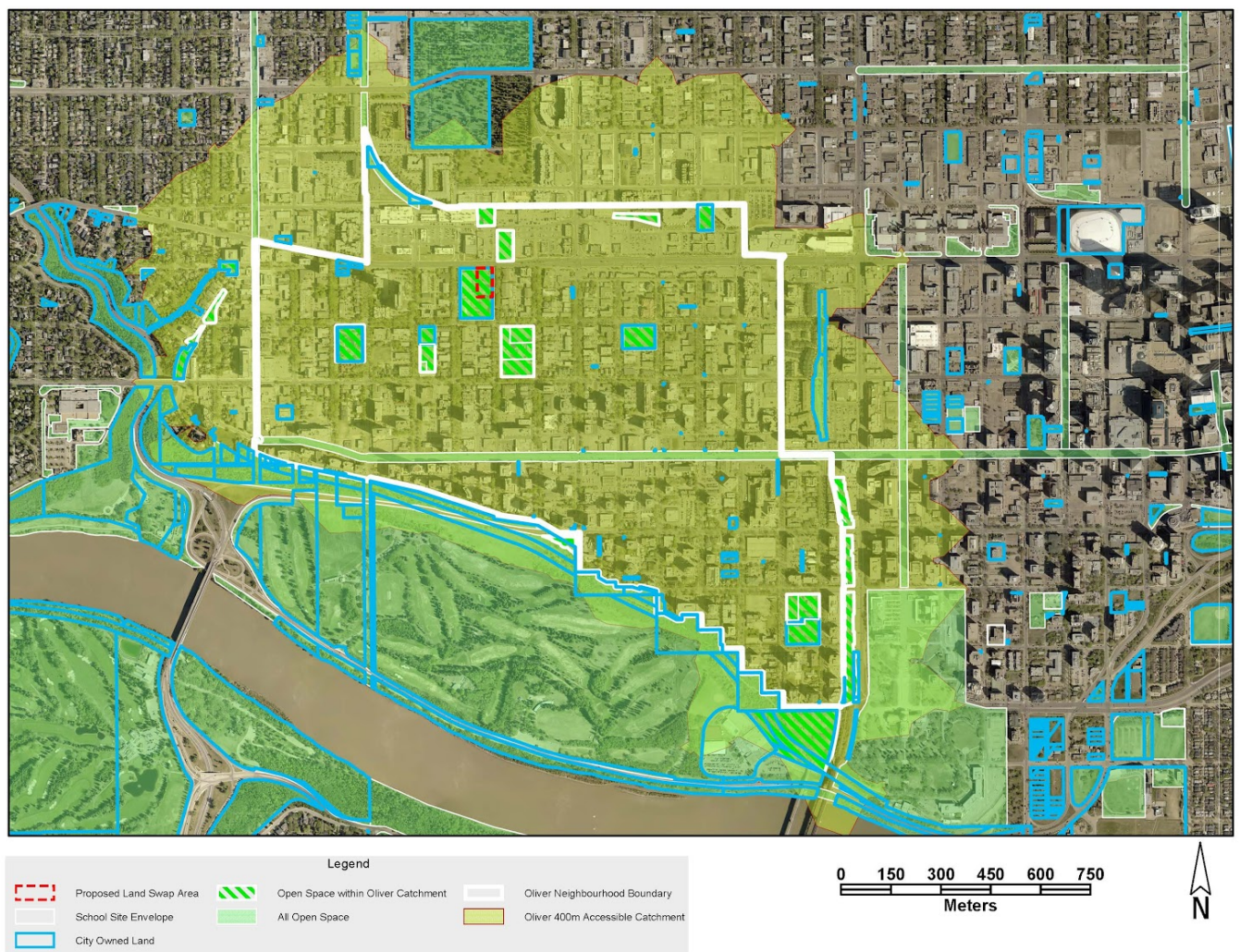
If the transfer of open space from Oliver Park to the St. John's School site proceeds, a 0.38 hectare portion of land would be removed from the overall Oliver Park. This would result in the loss of the existing playground, loss of mature trees, and less space available for community programming and community league use at this site.

The transfer would create a new or expanded park space adjacent to Peace Garden Park which would provide opportunities to explore further enhancements to Peace Garden Park, and/or the enhancement of multifunctional uses within an expanded community park at this location.

Should the repurposing of Oliver Park not proceed, development adjacent to Peace Garden Park has the potential to negatively impact the current use of the park by shadowing the site.

OPEN SPACE PROVISION ANALYSIS

The Oliver Neighbourhood as a whole includes approximately 14 hectares of open space (publicly accessible/owned). Based on the 2016 municipal census this equates to 0.76 hectares per 1000 residents, which is lower than the target of 2 hectares per 1000 residents set in the Urban Parks Management Plan and the target of 1.1 hectares per 1000 residents identified in the Capital City Downtown Area Redevelopment Plan. It should be noted that this calculation does not include Victoria Park located in the river valley adjacent to Oliver.



BREATH OPEN SPACE ASSESSMENT FOR THE OLIVER NEIGHBOURHOOD

In mature neighbourhoods such as Oliver there are fewer opportunities to acquire suitable lands for new open space development to supply population growth and provision must focus on quality and diversity instead. Residential populations are anticipated to rise in Oliver, making improvements in the amount, quality and functionality of open space increasingly important. Access to private open space is also limited within higher-density areas. This, combined with the expected increase in the residential population, supports the need to provide increased higher quality, multifunctional and publicly accessible open space.

OLIVER NEIGHBOURHOOD FIT STUDY

As part of this open space assessment, a fit study was undertaken to confirm park programming opportunities resulting from the transfer of 0.38 hectares of park land to the St. John site. The fit study sought to identify potential impacts on future park programming within the Oliver neighbourhood resulting from the transfer of land

The fit study considered Base, Shared and Enhanced level development in alignment with the Urban Parks Management Plan for neighbourhood level parks and identified programming and infrastructure opportunities for the former St. John's School Site:

<p>Base Level Development A base level of development will be funded by the City or developer and may include the following:</p>	<ul style="list-style-type: none"> • Grading, Leveling and Seeding/Sodding of park • Sledding/Sliding Hill • Tree Planting • Community Garden • Playground Infrastructure: base, drainage, curbing and sand • Sportfields • Social Gathering Places • Sports Fixtures • Park Signs • Bicycle Parking • Garbage Receptacles • Sidewalks
<p>Shared-Level Development Cost-shared level of development may include the following:</p>	<ul style="list-style-type: none"> • Spray Decks • Gazebo/Shelter • Playground • Lighting

Enhanced-Level Development All enhancements will be located together and within a license area jointly agreed to by the City and the community organization:	<ul style="list-style-type: none">• Community Hall• Outdoor Skating Rink• Tennis Courts
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The assessment concluded that base, shared and enhanced level park development can be accommodated within a new city park should this rezoning application proceed. It should be noted that new recreation facilities (i.e. a pool or arena) were not considered as part of this assessment. The ultimate design and determination of park program elements would be informed through a formal community needs assessment process and public engagement process.

In conclusion, both a reduced Oliver Park area and an expanded Peace Garden Park area are able to support base, shared and enhanced level development consistent the *Urban Parks Management Plan*. This assessment considered a scenario for redevelopment of *existing* recreation amenities, the pool and arena, and possible neighbourhood scaled multi-purpose recreation facilities. It is reasonable to assume both Oliver Park and Peace Garden Park could continue to support recreation facilities within the site boundaries.



EDMONTON ♦ DESIGN ♦ COMMITTEE

August 9, 2018

Mr. Peter Ohm, Chief Planner
City Planning, Sustainable Development
7th Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Mr. Ohm:

Re: **Oliver 104 Avenue (Rezoning Application)**
10326 118 Street NW
Stantec - Kim Petrin

As determined by the Edmonton Design Committee at the meeting on August 7, 2018, I am pleased to pass on the Committee's recommendation **of support** for the Oliver 104 Avenue project submitted by Stantec.

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

Wes Sims, Chair

WS/ps

c. Stantec - Kim Petrin
City of Edmonton - Andrew Sherstone
Edmonton Design Committee

WHAT WE HEARD REPORT

St. John's School Site Open House

LDA17-0181

PROJECT ADDRESS: 10231 - 120 Street NW

PROJECT DESCRIPTION:

- Amendment to the Oliver Area Redevelopment Plan
- Rezoning from (US) Urban Services Zone to (DC2) Site Specific Development Control Provision to allow the opportunity for a high rise residential tower

EVENT TYPE: Open House

MEETING DATE: Wednesday, September 13, 2017

NUMBER OF ATTENDEES: 64

ABOUT THIS REPORT

The information in this report includes feedback gathered during the September 13, 2017 open house. 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 and plan amendment advances to Public Hearing these comments will be summarized in a report 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 opportunities does this application present?
- What challenges does this application present?
- What would you like Council to know about this application?

Planning Coordination
CITY PLANNING



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

WHAT WE HEARD

Building Height and Shadow Casting

- Concerned that height is excessive, too tall; 6-8 stories would be better
- 4 stories max!
- A considerable amount of feedback received included concerns regarding height of the structure and the resulting shadows cast on adjacent homes and public park, which contains a community garden. The following concerns were raised in relation to height and shadowing:
 - Does not meet zoning regulations (Sub Area 2 of the ARP) - Building should remain “low rise”, as per the plan and the Winter City Strategies, or step down more
 - Highrises should remain on the neighbourhood periphery
 - Views from the east will be lost
 - Concerned about the height of the towers being increased in later years
 - Concerned about the shadow study provided was not adequate and misleading
 - The garden is under considerable shade from 11 a.m. to approximately 3 p.m. during the best growing light time of day, land should be swapped with garden.
 - Lack of sun takes away fall and winter usage for peace garden.

Building Design and Site Layout

- Regarding the stairwell and elevators at the north portion of the site:
 - The stairwell and elevator create a blank wall facing garden. Would like the developer to provide a reason for people to commune in this area, such as seating
 - North portion of building is sterile - reminiscent of a parking garage at night. Why should the building side that faces a public garden be the least interesting?
 - Opportunity for coloured glass rather than a blank wall
- Concerned about balconies and benches facing existing units - the view some may have to existing homes - please ensure they are limited as possible to protect the privacy on a home (mostly the south side). Would prefer benches facing east-west.
- Concerned about recycling and waste location - drawings didn't indicate access for trucks; and during the winter if they need to be rolled from inside, alleyway will be challenging
- Concerned there is lack of interaction with the street
- Opportunity for the townhouse podium to wrap around the north side of the site
- Opportunity to provide a larger setback from north property (like 4.5-6 m).
- Opportunity to create a step back for the tower from north edge

- Opportunity to provide a commercial unit at the bottom of the building such as a cafe that overlooks the park would help transition from park to building
- Opportunity to have upper units larger for families
- Opportunity to plant fruit trees rather than just trees
- Townhouse design is very appealing, good street level interactions
- Main entrance on NW corner makes sense due to proximity to future LRT
- The design is well integrated into Oliver
- Concerned that the design looks out of place, ugly and prefabricated
- Opportunity to beautify the block with interesting architecture, greenspace and lighting
- Opportunity to see mixed use - great mix of townhouse (facing onto street) and apartment/condos
- Good looking building, fits right in - moving the neighbourhood in an innovative direction
- Townhouses fronting street are attractive and positive for public realm

Neighbourhood Impact:

- Concerned about the damage of existing properties due to construction.
- Concerned damage will occur to older surrounding buildings due to construction
- Opportunity for the high rise to be moved to the neighbouring downtown community as it has less than 5000 people. It is better prepared for a population influx
- Development within Oliver should be done responsibly in that the benefit of a few doesn't impact the many
- Concerned about the current density of Oliver without adding a 12 storey building to the mix
- Opportunity for the trees and shrubs to provide excellent boundaries for us and will enrich the landscape tremendously
- Concerned about the Utilities - they need to be upgraded in the Oliver area
- Concerned that the development is too close to bubble houses on 102 Ave
- Concerned that existing townhomes/bubble row houses will be negatively impacted considering alley entrance sight lines
- Concerned that the green space from the former school has been lost
- Opportunity to update services in a neighbourhood that needs it
- Opportunity for more amenities to support more people
- Opportunity for friendly neighbours, community initiatives and more eyes on the street (to prevent theft)

Parking, Traffic and Transportation:

- Concerned about the lack of parking and influx of external cars/parking in the area because of LRT
 - How many are accessible (handicapped), visitor spots?

- 102 Ave is one-way complicates travelling
- Concerned about the noise from the underground parking entrance/exit
- Lack of area for bicycles
- Concerned about snow clearing and narrowing the streets more than they have already (with the bike lanes)
- Opportunity to provide units with no stalls. This could be made more affordable and open the building up to other demographics
- Intersection will become more dangerous with more traffic
- Concerned about excess traffic in the rear laneway
- Create a bonus for potential carless homeowners! Less parking needed!
- Concerned street parking will be reduced or less available
- Concerned that the alley east of the building is too small to accommodate the car traffic and will become dangerous for the bikers - Edmonton drivers are not defensive drivers
- Concerned 102 Ave has a bike lane and is one way with a school close by. Too high density for all those cars
- Too many cars, narrow roads, schools, walking traffic (noticed huge difference when Pearl was built)

Development/Density:

- Extremely dense development considering all the other proposed buildings in area.
- Oliver has a medium density and is valuable for that.
- Consider building this in the neighbourhood directly south or an empty lot downtown instead where there are already highrises
- Taller buildings should be closer to 104 Ave (Transit Oriented Development) or Jasper Ave.
- Approve along with more density downtown
- Oliver is the densest neighbourhood in the city (20000 residents). I'd like other neighbourhoods to share the density
- This structure only serves the developer. It does not show enough respect for existing zoning, an existing city park and how loved it is by residents.
- Want more creativity and within zoned height limits
- Looking forward to the opportunities that exist for further community beautification with this project
- As a direct neighbour, I am happy to see a well-designed project beside me. This adds to Oliver. I see nothing that detracts from Oliver's community feeling.
 - Considerations have been made re: light, safety, aesthetics, and community well-being
- This development fits our community! Developers are very open to ideas and working with us!

- This design is well thought out and takes into consideration the neighbours who live directly next to it.
- Concerned the development occurs on too large an area of the lot
- Can't we have high density low rises?
- Opportunity to improve density and adds vivacity to mature neighbourhood with focus on Transit Oriented Design

Community Character and Precedent:

- This project is updating the current neighbourhood identity, not deterring
- It changes the neighbourhood negatively. This will not add to the community's character.
- Allowing developments like this to go ahead sets a precedent for developers to do what they want for profit without taking ownership for how their choices impact the community!
- Rezoning this plot opens the door to more buildings like this in Oliver - could affect community character negatively.
- Concerned that this will set a negative precedent for the area by allowing high rises in the area

Strategies/Plans:

- Does not fit with Winter City Strategies as it will cause shadowing in City owned public land
- Too tall, goes against/contravenes ARP (which is well thought out)
- Other development in the past has been more in compliance with APR so it seems only fair that this one should as well.
- There are too many challenges that need to be addressed accurately or deny the application for rezoning.
- Opportunity to have the application meet the existing zoning

Housing:

- % of housing that if for middle class income
- Good to see a mix of townhouses and condos
- Concerned there are no 3 bedroom or affordable housing options
- Opportunity to have family oriented homes in a density building (3 bedroom housing)
- Opportunity for more younger families to move in

Community Garden

- Too much shadow impact on community garden
- This site is meant to be used to provide community services.
- There is a large wait list for the community garden. Would rather see garden increase in space. Packing in more people (for profit) is wrong

- The Community League/Garden had a chance to swap land and they said no. They are willfully opposing any development that doesn't serve them without thought to what others think or want.
- It's not that tall...just too tall near the community garden - important to this neighbourhood
- Concerned that the building doesn't interact with the garden
- Opportunity to have the building open up to garden through a patio or terrace. Maybe the design could have a step down approach
- Garden is a place of solitude and socialization which will be affected
- Garden is a huge part of Oliver's culture

Public Engagement

- City & developers need to do more to solicit and engage public input
- Encouraged by the relationship Stantec and Abbey Lane have built with us so far
- Not enough notice to decision point events
- The community response is negative
- The community response is positive.
- Concerned that this was designed without community consultation re: garden, traffic, parking
- Opportunity for discussion and to do development for the area right

ANSWERS TO QUESTIONS

Concerned with influx of external cars/parking to the area because of LRT. How will it be managed to Oliver as a parking lot?

- *As part of the application, the applicant was required to submit a Traffic Impact Assessment which indicates what impacts the increased traffic created by this development would have on the area. This report is currently being reviewed by Planning Coordination.*

Concerned the back alley will attract more cars as more cars will be in area because of new building. How will the speed be reduced? (This is current problem now, people use the alley as a speed track)

- *The concern of existing speeding occurring in the lane has been forwarded to our Traffic Operations and Edmonton Police Service. Area residents may contact 311 to request the*

installation of 'Alley Max' signs, which are laminated 20 KPH speed signs that can be posted in the alley.

- *Access to the proposed development's underground parkade, two loading areas, and surface parking stalls adjacent to the alley, is all via the alley. Accordingly, the alley will see additional traffic as a result of the development, though it has the capacity to accommodate this. Additional traffic, parking, access tends to have the effect of reducing vehicle speeds, rather than increasing them. No specific measures are proposed by the development to further reduce vehicle speeds.*

Where do moving trucks park/go?

- *The proposed development includes two loading areas directly off the lane.*

How many units will be going into this development?

- *The applicant is proposing a maximum of 155 Dwellings for this development*

165 parking spaces - how many are handicapped, visitor spots??

- *A minimum of 1 visitor parking space for every 10 Dwellings is proposed. With a maximum of 155 Dwellings, this would work out to 16 Visitor parking spaces. The number of handicapped stalls is regulated by the Safety Codes and shall meet the minimum requirements of that code.*

Concerned about the lack of space now for garbage and recycling...how does this development propose to handle/locate these items?

- *The waste collection area will be accessed off of the rear lane. The applicant has indicated it will be located at the south end of the site.*

Concerned about the lack of bicycle parking spaces - where are they?

- *The applicant is proposing 60 Bicycle Parking Spaces which will be provided somewhere within the building.*

How many parking spots per unit?

- *There are enough parking spaces for each unit to have one parking space plus appropriate amount of visitor stalls.*

Why is there a 165 + parking stalls - this seems like a lot. Why does the City require this?

- *A development in this location, based on current Zoning Regulations would require 0.75 parking spaces for each 2 bedroom Dwelling. If every Dwelling is 2 bedrooms, the City would need 117 Parking Spaces as well as 23 Visitor Parking Spaces, for a total of 140 Parking Spaces. Excess parking is likely provided to provide each unit with at least 1 parking space.*

What recourse do we have if construction damages my home?

- *Any damage incurred as a result of the construction of the property is the responsibility of the land owner to repair. City Administration is investigating potential regulations that may allow additional support to enforce construction related property damage and to support residents in ways that are not currently possible.*

Why allow a height exception that is against current zoning?

- *The applicant will need to justify both to City Planning and City Council why this increase in Height is acceptable at this particular location. If any exception were to be granted, negative impacts should be mitigated*

Why allow such an extension to shade a city park?

- *City Planning will inform City Council that should they approve this development, there will be a negative impact on the Community Garden in the form of extra shadowing. City Planning is generally not supportive of shadowing existing Amenity Areas unless the negative impacts are somehow mitigated, and will continue to work with the applicant to reduce the potential shadow impact.*

If you have questions about this application please contact:

Mark Harrison, Planner

780-944-0459

mark.harrison@edmonton.ca

WHAT WE HEARD REPORT

St. John's School Site Open House LDA17-0181

PROJECT ADDRESS: 10231 - 120 Street NW
10326 - 118 Street NW

PROJECT DESCRIPTION: Open house to present the proposal for the exchange of the St. John's School site for an equivalent area of Oliver Park

PROJECT WEBSITE www.edmonton.ca/stjohnsschoolsite

EVENT TYPE: Open House

MEETING DATE: Wednesday, January 31, 2018

NUMBER OF ATTENDEES: 52

ABOUT THIS REPORT

The information in this report includes feedback gathered during the January 31, 2018 open house. 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 and plan amendment advances to Public Hearing these comments will be summarized in a report 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 the possible land swap?
- What are your concerns with a potential land swap?
- What are your top priorities for a new park space?

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

The number of times a comment was received by participants are recorded in brackets following that comment.

WHAT WE HEARD

General

- Opportunity to have Community League located near Community Garden (5)
- Opportunity to preserve and expand community garden in Peace Garden Park (5)
- City should force developer to build something that fits in the neighbourhood (5)
- Concerned this would potentially impact the City's ability to develop recreation facilities by splitting up the block that Oliver Park is on (4)
- Concerned this sets a precedent for developing the rest of Oliver Park (4)
- Good for new development to be located next to LRT (4)
- High rise development should be along 104 Avenue (4)
- General support of land swap (4)
- Concerns for increased parking and traffic if St. John's Site is developed (3)
- Pool and rink need rehabilitation (3)
- Would like developer to build Oliver Community League a new hall on the new park (2)
- Proposal would mean 104 Avenue was in shade and not the community garden (2)
- Like proposal with commercial units and townhomes on the ground floor (2)
- New community centre or playground could be built on new park site (2)
- Safety concerns with adding high density development near bike lane (2)
- General non-support of land swap (2)
- Benefits to the community for swapping land are not clear (2)
- Concerns with rezonings being approved in Oliver, demolitions of buildings occurring, and no construction ever commencing leaving vacant lots
- Need for density in Edmonton to combat urban sprawl
- Original proposal for the St. John's site was poor
- Support proposal provided there is no loss of green space in Oliver
- Need for green space with trees and grass in Oliver
- Support land swap if affordable housing is included in new development
- Like design of proposed building
- Need for "Community Needs Assessment" to understand residents needs and wants for the St. John's site

- Should not be giving up a portion of the Oliver Park without having a plan in place for what will happen to the rest of the site
- Development should include family oriented units
- Concerns regarding construction damage
- Plans in area are not consistent with one another and should be updated
- Concerned about removal of playground with no plans to replace it
- Concerned about property value loss to those living near Oliver Park
- Concerned about process for a land sale of a public property and lack of tendering process
- Appears the developer is benefiting greatly from swap and not sure why the City is entertaining this proposal
- Developer should consider a child care centre or daycare in their proposal
- Concerned this will set a precedent for swapping land for City owned parks

Concerns with a park at St. John's School Site

- Concerns about who will pay to make the st. John's site into a park
- Swap makes sense if park is done properly
- Oliver Park is for everyone while the Community Garden is for 150 people - losing public park to expand garden is not a benefit to the community

Concerns with development of Oliver Park Site

- Proposed development is too large for Oliver Park and out of character for Oliver (2)
- Site unable to accommodate traffic and parking (2)
- Development on Oliver Park will damage the remaining park space there
- Not enough community contributions to make this worthwhile
- Proposal for 23 storey tower not consistent with 104 Avenue plan
- Removal of trail connecting corner of 104 Avenue and 118 Street and Oliver Pool
- Site too close to Oliver School
- Concerns with visitors using Oliver Arena and Oliver Pool parking lot

WHAT ARE YOUR TOP PRIORITIES FOR A NEW PARK SPACE?

General Comments:

- High density development is better located on Jasper Avenue or 104 Avenue/an LRT route (12)
- Would create a safe centrally located park away from busy roads (5)
- Protects and provides expansion opportunity for Peace Garden Park (4)
- Opportunity to have Community League located near Community Garden (4)
- General support of land swap (4)
- General non-support of land swap (3)
- Prefer park located on bike route/reduce traffic increase along bike route (3)

- Concerned about fragmentation of Oliver Park site and loss of potential development (2)
- Swap protects current medium density in central Oliver
- Land swap would resolve issues with original St. John's proposal
- Develop original St. John's School site
- Concerns with rezonings being approved, demolitions of buildings occurring, and no construction ever commencing.

Consultation:

- Meeting shows a bias towards the land swap
- Materials provides lots of information in an unbiased manner
- I liked that you asked us what we thought about it and understand our concerns

WHAT ARE YOUR CONCERNS WITH A POTENTIAL LAND SWAP?

General Comments:

- Fragmentation of large park and loss of future opportunities for Oliver Park (9)
- Concerns development will not benefit community (4)
- Developments should stick to plans (3)
- Negative impacts on Oliver Pool and Arena during and after construction (3)
- Concerns that developer will sell land after swap and never build (3)
- Concerns this will set a precedent for trading parks (3)
- Land value of property on 104 Avenue is higher than St. John's site (2)
- Concerns with parking and access on 118 Street (2)
- No concerns (2)
- Concerns new development will overwhelm remainder of Oliver Park
- Loss of privacy for Oliver Pool
- Development too close to Oliver School
- Concerns regarding when a building will actually start construction
- City should upgrade current parks rather than swap land
- Concerns with impacts to nearby residents of Oliver Park
- Location of building on 104 Avenue would negatively impact current and future park use
- Community league cannot afford underground parking on St. John's site

Proposed Building Comments:

- Proposed building too large
- Preference for townhomes and family oriented units in new development
- Prefer higher density on main road and park on quiet street

WHAT ARE YOUR TOP PRIORITIES FOR A NEW PARK SPACE?

Specific Priorities:

- Playground (9)
- Community Hall (8)

- Additional Community Garden Plots (4)
 - Trees (3)
 - Natural Space/Green Space (2)
 - Splash Park (1)
 - Park space away from major roads (1)
-

If you have questions about this application please contact:

Andrew Sherstone, Planner

780-442-0699

andrew.sherstone@edmonton.ca

WHAT WE HEARD REPORT

Rezoning Public Engagement Session Feedback Summary LDA17-0181 - Oliver

PROJECT ADDRESS: 10231 - 120 Street NW
10326 - 118 Street NW

PROJECT DESCRIPTION: Proposed rezoning and land exchange of the former St. John's School site on 120 Street for an equal portion of the Oliver Park on 104 Avenue and 118 Street. This proposal would:

- Create a public park at the former St. John's School Site, and
- Allow for the development of a high rise residential tower on a portion of the existing Oliver Park.

PROJECT WEBSITE www.edmonton.ca/stjohnsschoolsite

EVENT TYPE: Open House

MEETING DATE: Tuesday, December 11, 2018

NUMBER OF ATTENDEES: 56

ABOUT THIS REPORT

The information in this report includes feedback gathered during the December 11, 2018, 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 and plan amendment advances to Public Hearing these comments will be summarized in a report 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:

Planning Coordination
CITY PLANNING



- What do you like about this proposal?
- What do you not like about this proposal?

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

The number of times a comment was received by participants are recorded in brackets following that comment.

WHAT WE HEARD

The following information summarizes feedback form responses and the main themes that emerged.

Context in Neighbourhood

- Development and density should be supported in the neighbourhood especially on 104 Avenue. (x5)
- The proposal promotes density along an LRT route. (x4)
- The land swap protects the existing community garden, provides opportunities to expand the garden, and retains more green space for the neighbourhood. (x2)
- If the City closes the arena, we should swap for the northernmost portion of Oliver Park so the building completely fronts 104 Avenue. (x2)
- Oliver has the least amount of green space per person in the City and the land swap will not make up for this shortage. (x2)
- Development should be located on the St. John's School Site. (x2)
- The new proposal shades Oliver Square and 104 Avenue rather than residents, the community garden, and trees.
- The development should be moved back to the St. John's School Site and the community garden should be moved.
- Recreation space should also be located on the LRT corridor to serve the community better.
- There should not be a development that looks over the Oliver Pool.

Building Density and Height

- The building is too tall (x3)
- The development should conform to the 104 Street corridor plan with a maximum of 15 stories. (x2)

- The original application that negatively impacted the community garden was too large and the City should not trade park land to because the developer proposed such a large building.
- The proposed building will negatively affect those currently across from the building on 118 Street.
- There is already over development of condos and apartments in the area.
- Oliver Park was intended to provide space to offset increasing density.
- The sewer system needs to be upgraded to handle the proposal.
- Oliver has enough density already.

Land Use, Building Design & Aesthetics

- Community/communal space should be on the building roof. (x2)
- The family oriented townhomes are good to see in the building.
- The blank wall on the west side of the podium is poor design.
- The building is not attractive and should be redesigned
- The building should be built to a LEED standard.
- Like the design of the building.

Parking, Traffic and Transportation

- Concerns that businesses are being proposed when there will be no dedicated on-street parking. (x2)
- Concerns that traffic will become a problem after a train is running on 104 Avenue and lanes of traffic are lost.
- There is not enough parking for people visiting residents by the park already.
- The development needs to have adequate visitor bike parking.
- Concerns about traffic during LRT construction.
- Concerns about traffic during construction.
- Parking is already a problem in this area.

Future Park & Potential Programming

- Oliver has a high density of dogs, and a dog park is needed in our neighbourhood. (x3)
- Would like to have a new Community Hall, playground, dog park, a place for outdoor skating, or a simple green space at a minimum.
- Park should have a shared space for families with benches and BBQ pits.

Land Swap

- The land swap proposal does not offer an equitable trade. (x4)
- The Oliver Park block should be kept intact for public use. (x4)

- Advantages for having multiple public facilities on the same site which can share waste, parking, etc..
- Residents around St. John's School unfairly have more influence than those who live on 118 Street.
- Concerned that people will think facilities at the Oliver Park are for the new building.
- The land swap will make accessing the park for residents on 118 Street a challenge.
- A third party assessor should be retained to assess the value of the two lots.
- Concerned that this land swap sets a precedent.

Public Amenity Contributions

- The developer should provide funds to completely replace the playground. (x2)
- Developer should contribute to keeping the Oliver Pool open. (x2)
- The developer should pay for the full assessed value of all the trees and these should be replaced within the Oliver neighbourhood.
- The developer should not get credit for the sidewalk and trees in front of the development as these should be requirements.
- Support proposed investment back into the neighbourhood with new trees, contribution to the community league, etc.
- Developer and City profits should also be shown, not just public amenities.
- Not enough three bedroom units.

Other Comments

- General support of proposal (x8)
- The City should keep the Oliver pool in Oliver Park. (x4)
- Do not support the original rezoning application on the St. John's Site either (x3)
- The City should listen to residents rather the community league. (x3)
- General non-support of the proposal (x3)
- Felt there was a lot of misunderstanding among people at the meeting even after they read the info boards. (x2)
- Quality of life for residents living on the east side of 118 Street will be impacted with this proposal (x2)
- There should be a recreational plan for the community before swapping park land (x2)
- There is a misunderstanding that this is a choice between a 27 storey building on Oliver Park or a 12 storey building on the St. John's Site when the developer does not have that zoning.
- Thank you to City and Developer for listening to the community's concerns and coming up with the land swap.
- This does not meet the policies of the 104 Street Corridor Area Redevelopment Plan.
- Community should be more open minded to the land swap proposal.

- The pool and arena closures are a separate discussion.
- Would prefer a formal question and answer portion.
- This is a reasonable compromise.
- Lack of trust in the developer.

GRAFFITI WALL COMMENTS

WHAT DO YOU LIKE ABOUT THIS PROPOSAL?

General Comments:

- General support of the proposal (x6)
- Density will be located closer to commercial development (x3)
- General support of the design of the building (x3)
- Like density being on LRT route (x3)
- Proposal makes more sense than development on the St. John's Site (x2)
- Opportunity to have density by shopping and transportation (x2)
- The land swap gives the neighbourhood more green space (x2)
- Like that proposal has townhome units facing 118 Street (x2)
- Like that proposal has family friendly/3 bedroom units (x2)
- Like the street level commercial facing 104 Avenue (x2)
- The land swap makes the most use of both sites (x2)
- Appreciate proposed community amenities (x2)
- Proposal is good only if there is a complete plan for the community
- Park space will be more useful on 120 Street than on Oliver Park
- Shadows Brewery District and not the community garden
- Community bus routes are important for Seniors
- Land swap makes more sense than before
- Good compromise for all those involved
- This part of Oliver Park is underutilized
- Nothing

Park Space:

- The land swap will protect the community garden/Peace Garden Park (x3)
- Opportunity for a dog park on the St. John's Site with the land swap (x2)
- Want to see future park as a shared space for families and animals (x2)

WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?

General Comments:

- General non-support of proposal (x5)
- Both sites should be parks (x4)

- Concerns with impacts to nearby residents of Oliver Park (x3)
- The two pieces of land are not the same value (x3)
- Concerned about property value loss to those living near Oliver Park (x2)
- New development should be on the St. John's School Site (x2)
- Impacts to the community garden are being overvalued (x2)
- Oliver Park provides green space that is used (x2)
- Council should buy the St. John's School Site (x2)
- Need more park space in Oliver (x2)
- Concern that if the swap is not approved, the builder will be permitted to construct a high rise on the St. John's site
- Concern that residents around 120 Street are being prioritized over those on 118 Street
- Need policies to prevent park spaces from shadow effects of new buildings
- Need to plan community's recreational needs before swapping park land
- Land swap should be made for a portion of the park in Queen Mary Park
- Concern that high density development will increase crime in the area
- Concern about damage to adjacent properties from construction
- Neither site is appropriate for high rise development
- City Council should not be able to sell City land
- Need more senior housing in Oliver
- Not enough details provided

Density & Parking:

- Already a surplus of condos in the neighbourhood (x3)
- General concerns about density (x3)
- Concern there is not enough parking provided to accommodate visitors (x2)
- Concerns that increased density will impact parking for other buildings along 118 Street
- Oliver is already the most dense neighbourhood in the City
- 118 Street is too narrow to support the proposed density

Park Space:

- Oliver needs more green space (x4)
- City should not consider giving away mature parkland (x3)
- 104 Avenue Corridor Plan shows this land and park space and should remain as park
- Residents will have to go further to visit green space if the land swap is approved
- The community garden/Peace Garden Park should be closed for a public park
- No details provided on remediation of St. John's Site
- Park space is important to reduce crime

Building Design:

- Building is too tall (x4)
- Building design does not fit in with the neighbourhood (x2)
- Building design is unappealing/ugly (x2)
- Building lacks innovative design for such a valuable property

Continuous City Block of Park:

- Concern breaking up the block of land will hinder future public development of the site (x4)
- The block of land should remain public (x2)
- Concern there is no long term plan for all of Oliver Park, Oliver Arena, and Oliver Pool.

Oliver Pool & Oliver Arena:

- City should keep the Oliver Pool Open (x3)
- City should refurbish the Oliver Pool and Oliver Arena instead of closing them (x2)
- Concern land swap will speed the closure of Oliver Arena and Oliver Pool (x2)

Public Amenities:

- Oliver Community League should get an equivalent lease on the Oliver School Site
- Replacement of trees should not be considered a community contribution
- Concerns that builder will not complete all the proposed amenities

RESPONSES TO QUESTIONS ON FEEDBACK FORMS AND THE GRAFFITI WALL

- Why is a 25 storey building being considered if the rest of 104 Avenue is only zoned for a max 15 storeys?
 - The zoning for 104 Avenue (Area 2) allows for up to 50 metres or approximately 16 storeys. These zones also provide height incentives which allow height up to 80 metres, or approximately 26 storeys, if a development provides affordable housing, public art and sustainable building design.
- Why was the “104 Avenue Corridor Plan” scrapped?
 - The 104 Avenue Corridor Area Redevelopment Plan was not scrapped, but approved by City Council on July 6, 2015. Implementation of this plan is intended to take place over a long period of time with public and private investments supporting the vision of the plan through projects such as the LRT and private developments.
- When does LRT construction on 104 Avenue start?

- Construction of the Valley Line West is expected to start in 2019 or 2020 and is expected to last for five years. Timelines for the construction of the 104 Avenue portion of the line are not determined at this time.
- Why has this land sale not gone through the proper tendering process?
 - The City is not surplus land for a public sale of that land. The development proposal does not represent the sale of City land, but the swap of an equal value of land with the intent of obtaining a better park site for the City.
 - More information on the sale of City owned land can be found online at edmonton.ca/landsales

If you have questions about this application please contact:

Andrew Sherstone, Planner

780-442-0699

andrew.sherstone@edmonton.ca



March 22, 2018

Dear Mayor and Councillors,

The Oliver Community League (OCL) **does not support** the proposed land exchange of the former St. John's School Site for an equal size of Oliver Park and its associated rezoning into a high density residential development.

Our board of volunteers has been working hard on this subject since September, 2017. In addition to the 2,000+ hours board members volunteer annually, we have spent over 500 hours engaging community members and conducting research to create our position and vision for parks and recreation for Oliver.

Fundamentally, the OCL does not support this land exchange because:

1. Oliver's population is growing and we need more park and recreation spaces to support current and future residents
2. We need to preserve and enhance Oliver Park – not subdivide it
3. We need more park space in Oliver – the City should also acquire the St. John's School Site
4. The land swap reduces functional park space in Oliver – we would lose mature trees and a much-loved playground
5. The developer would receive significantly more development rights – at a cost to the City of Edmonton
6. The Oliver Community League would lose the community's hall site

The OCL needs City Council to vote against the proposed bylaws, to protect park spaces in Oliver for current and future residents.

1) Oliver's population is growing and we need more park and recreation spaces to support current and future residents

Of all neighbourhoods in Edmonton, Oliver has the least amount of open space per capita (*Breathe*, Edmonton's Green Network Strategy). Our population has grown 12% in eight years. Our population will increase by another 30% if all approved and proposed residential towers are constructed, not including the 104 Avenue Area Redevelopment Plan. We need *more* public spaces, including parkland, just to maintain access for current and future residents.

The 104 Avenue Area Redevelopment Plan, approved by Council in 2016, rezoned all private, currently commercial, land for tower development. Oliver Park is highlighted as a significant green space for future density on 104 Avenue.

2) We need to preserve and enhance Oliver Park – not subdivide it

The City of Edmonton owns one full block of land in Oliver – Oliver Park. We need to preserve this full block of land to protect opportunities to meet the recreation and social needs of our residents in the future.

What kind of opportunities? A new community hall that could double as a daycare space. A small recreation facility that houses library space. The Oliver Community League has repeatedly asked the City to conduct a needs assessment in Oliver. This has not been done.

As a result, we took it upon ourselves to engage the community through a parks and recreation survey. Our key findings include:

- The Edmonton Public Library was the most popular facility residents leave Oliver to access (68%)
- 75% of respondents use a personal vehicle to access services outside of Oliver; the lack of facilities in Oliver hinders transportation mode shift
- 78% would be more likely to visit a recreation facility if located in Oliver

The creation of a community hub at Oliver Park would co-locate multiple facilities and assets in one space, and allow for:

- strategic land use to protect park space and trees
- animation of the park through multiple times of day and seasons
- synergies between facilities
- shared use of infrastructure like parking, waste removal, and stormwater management

Subdividing Oliver Park to build a residential tower will not only limit the City's and OCL's ability to develop new community facilities, it will negatively impact residents' perceptions and use of Oliver Park. This development would place a large tower meters away from our outdoor pool and directly adjacent to green space used for recreation.

3) We need more park space in Oliver – the City should also acquire the St. John's School Site

Purchase of the developer's site, while preserving Oliver Park, provides a *very rare* opportunity to actually *increase* public space in Oliver. This site would be a natural extension of Peace Garden Park, OCL's community garden located directly north of the developer's site. The community garden is a much-loved park enjoyed by our gardeners and the community at large.

In the short term, while funds are raised to develop the new parkland, Peace Garden Park would be protected from the alternative - the shadow of a tower directly at its southern doorstep.

4) The land swap reduces functional park space in Oliver

Administration proposes a "land swap" of two spaces of equivalent size, but these spaces are not equivalent in functional value. The Oliver Park site to be given to the developer contains 40 mature trees, a beloved playground, the OCL hall site, and space for play and picnics in both shade and sun.

The St. John's School Site currently owned by the developer would be given to the City as bare land, reducing recreation options for our residents.

5) The developer would receive significantly more development rights – at a cost to the City of Edmonton

The developer has *not* provided funding to construct a park space on the St. John's School Site. Residents have been led to believe this rezoning approval will give them a park. A new park on that site could cost up to \$1,000,000, based on recent park projects.

The developer proposes \$150,000 in their Community Amenity Contribution package for playground replacement. The OCL has worked with the City of Edmonton Citizen Services and their approved playground equipment suppliers to estimate the replacement cost of the Oliver Park playground: at least \$500,000. The City will need to pay more than \$350,000 to replace the playground to equivalent function.

If these bylaws are approved, the full costs to replace the playground and the mature trees should be covered by the developer through the land sale agreement, **outside of the Community Amenity Contribution package.**

6) The Oliver Community League would lose the community's hall space

The community hall space has been and will be a hub for our residents - it is three times more popular than the Oliver arena, according to our recent survey. Without the space, the OCL is limited in where and how it builds its new community hall. Without a well-executed community hall, the OCL's fiscal sustainability is severely compromised.

As several councillors have stated during EFCL general meetings, Community Leagues are a vital part of the fabric of Edmonton. As such, our community hall is an important part of Oliver as it is a place for neighbours to gather, engage, and participate with each other.

The OCL strongly recommends voting against the proposed land swap. Council has this rare opportunity to signal protection and enhancement of public park spaces in Oliver and to ensure the largest residential community is supported now and more importantly, into the future.

Thank you,



Lisa Brown
President, on behalf of the Board
Oliver Community League

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments & Rezoning
Bylaws & Charter Bylaw:	18796, 18797, 18798
Date of Application Acceptance	March 24, 2017
Location:	1. South of 104 Avenue NW and west of 118 Street NW 2. North of 102 Avenue NW and east of 120 Street NW
Addresses:	1. 10326 - 118 Street NW 2. 10231 - 120 Street NW
Legal Description(s):	1. Lot 45A, Block 18, Plan 8520386 2. Lot 372, Block 19, Plan 0623115
Site Area:	1. 3,840 m ² 2. 3,840 m ²
Neighbourhood:	Oliver
Notified Community Organization(s):	Oliver Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	1. (AP) Public Parks Zone 2. (US) Urban Services Zone
Proposed Zones:	1. (DC2) Site Specific Development Control Provision 2. (AP) Public Parks Zone
Plans in Effect:	1. 104 Avenue Corridor Area Redevelopment Plan 2. Oliver Area Redevelopment Plan

Written By:
Approved By:
Branch:
Section:

Andrew Sherstone
Tim Ford
City Planning
Planning Coordination