



# ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** Oliver

## 12015 and 12021 102 Avenue NW

To allow for the development of a new commercial building, repurposing of an existing building and continued preservation of a historic building.



RENDERING LOOKING SOUTH

**Recommendation:** That Bylaw 19661 to amend the Oliver Area Redevelopment Plan and Charter Bylaw 19662 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision and (PU) Public Utility Zone to (DC1) Direct Development Control Provision be APPROVED.

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

- provide a complementary design to the existing heritage building;
- expand an existing commercial hub to support the local residents in the dense Oliver neighbourhood; and
- allow the repurposing of an old public utility lot to bring vibrancy to a mature neighbourhood.

## Report Summary

This land development amendment application was submitted by Beljan Development Management on December 11, 2020 on behalf of Oliver Exchange Ltd. This application proposes to maintain the existing (DC1) Direct Development Control Provision for the existing heritage building (West End Telephone Exchange Building) and expand the provision to include the site to the east to allow for:

- a new two-storey commercial building, a maximum of 12.0 m in height;
- the repurposing of the existing EPCOR Substation #200 building; and
- a common amenity area at the centre of the site.

This proposal is in alignment with the applicable policies of the City Plan for the Centre City to create welcoming and attractive places that connect the building, sidewalks and historical elements, while also developing an underutilized piece of land.

The application proposes an amendment to the Oliver Area Redevelopment Plan to revise the existing policy describing the West End Telephone Exchange building site to include this expanded site.

## The Application

1. BYLAW 19661 proposes to amend the Oliver Area Redevelopment Plan (ARP) to update the embedded zoning map and DC1 text, and expand the existing policy which describes the development of the West End Telephone Exchange building. This policy exempts the site from the general policy identifying the area for the development of high density medium to high rise residential development, and allows commercial and office development of the heritage building. The proposed amendment will provide direction for the expanded property to the east to be built in a complementary manner to the existing heritage building.
2. CHARTER BYLAW 19662 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision and (PU) Public Utility Zone to (DC1) Direct Development Control Provision. The rezoning proposes to create two sub areas; Area A which ensures the West End Telephone Exchange Building remains protected as a Municipal Historic Resource and Area B which proposes the development of a new 2 storey commercial building and the adaptive reuse of the electrical substation building as a commercial development.

## Site and Surrounding Area

The site is located in the Oliver neighbourhood, one block north of Jasper Avenue, along 121 Street and 102 Avenue NW, both of which are collector roads. 121 Street NW has painted bicycle lanes, and 102 Avenue NW has separated bicycle lanes. On the west portion of the site is the existing repurposed West End Telephone Exchange building (Oliver Exchange), which is operational as a commercial hub. The eastern portion of the site was previously used as an EPCOR substation, which is no longer in operation.

There are existing apartment buildings to the south and east of the site and across 102 Avenue NW to the north is the approved Open Sky tower development. The site is located along two major bicycle routes and is well connected to the mass transit systems, with the future Brewery

LRT Stop approximately 360 metres to the north, Jasper Avenue NW approximately 160 metres to the south and 124 Street NW approximately 350 metres to the west.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC1) Direct Development Control Provision (PU) Public Utility Zone	West End Telephone Exchange (Oliver Exchange) EPCOR Substation #200
<b>CONTEXT</b>		
North	(DC2.1099) Site Specific Development Control Provision (DC1 Area 1) Direct Development Control Provision	Approved High Rise Tower (Open Sky) Single Detached House
East	(RA9) High Rise Apartment Zone	High Rise Apartment building
South	(RA9) High Rise Apartment Zone	High Rise Apartment building
West	(RA7) Low Rise Apartment Zone	Low Rise Apartment buildings



VIEW OF SITE FROM NORTHEAST

## Planning Analysis

### LAND USE COMPATIBILITY

The proposed development is an expansion of a vibrant commercial development, which supports both local and non-local residents. The proposed new building on the site is appropriate for the location, as it is complementary in both scale and design to the existing designated heritage building.

The proposed repurposing of the substation building represents an adaptive reuse of a historic building. While this substation building is not planned to be designated as a municipal historic resource, the design intends to maintain a large portion of the exterior, while allowing additional glazing to face the proposed courtyard to integrate it with the rest of the development of the site.

The proposal includes a shared courtyard at the centre of the development, which is anticipated to create an attractive and vibrant urban place, expanding the services provided to residents.

### PLANS IN EFFECT

The Oliver Area Redevelopment Plan is proposed to be amended as part of this application. The proposed amendment is in line with the general policy of the area regarding the promotion of high quality commercial activity, which will attract pedestrian activity. The use of outdoor patios and articulated building facades, along with a decrease in parking along the streetfront are encouraged. The proposed policy amendment is considered to be in line with the goals of the plan for redevelopment of the neighbourhood.

## **CITY PLAN**

The proposed development aligns with the goals for development within the Centre City area of the City Plan by contributing to the community through the imaginative and adaptive rebuilding of an underutilized site. It proposes to provide public space, animate the streetscape, and repurpose historical buildings into new welcoming and attractive places.

## **HERITAGE**

The West End Telephone Exchange building is a Designated Municipal Historical Resource, which was designated by Bylaw 18012. There are no proposed changes to this building as part of this rezoning. The existing EPCOR substation building warrants consideration for addition to the Inventory of Historic Resources in Edmonton, however, the owner does not intend to designate the building.

## **EDMONTON DESIGN COMMITTEE (EDC)**

This application was reviewed by the Edmonton Design Committee on January 19, 2021. A recommendation of support was provided. The complete letter from the EDC is attached as Appendix 1 to this report.

## **PUBLIC CONTRIBUTIONS**

### C599 - Community Amenity Contributions

A required contribution for this proposal of \$10,000 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. This value is calculated for the portion of the site that is being rezoned from (PU) Public Utility Zone, from a base of 1.0 Floor Area Ratio up to 1.25 Floor Area Ratio.

The contribution would go towards the improvement of the public realm on the southwest portion of the site. The contribution will start with the provision of pedestrian scale lighting and then public art along the south side of the existing building in order to provide an improved experience for pedestrians.

## **Technical Review**

### **TRANSPORTATION**

The proposed development is well-connected to pedestrian and bicycle infrastructure. This includes one-way painted bike lanes along 121 Street NW, a two-way protected bike lane along 102 Avenue NW, and enhanced pedestrian crossings at the adjacent intersection. Given the scale of proposed development and these existing active modes connections, no significant increase in vehicle traffic is expected.

The site is laid out such that a pedestrian desire line is created between the proposed outdoor common area and 121 Street NW along the abutting east-west lane. This area is expected to see increased pedestrian activity as patrons access the proposed courtyard. The owner will be required to provide pedestrian scale lighting as part of their community contribution in order to increase visibility and pedestrian comfort along the lane.

## **DRAINAGE**

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. Details of the required on-site stormwater management will be reviewed at the Development Permit stage. Otherwise, the existing drainage infrastructure in the area will be sufficient to accommodate development allowed under the proposed zone.

## **EPCOR WATER**

City of Edmonton Standards require hydrant spacing of 90 metres for the proposed zoning. Hydrant spacing in the area is approximately 126 metres. The applicant may be required to construct one new hydrant on 121 Street NW, with the details to be worked out at the Development Permit stage. All upgrades of the water infrastructure will be at the developer's expense.

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

## **Community Engagement**

<b>ADVANCE NOTICE</b> January 13, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 183</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/oliverplanningapplications">edmonton.ca/oliverplanningapplications</a></li></ul>

## **Conclusion**

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

## **APPENDICES**

- 1 Edmonton Design Committee (EDC) Letter
- 2 Application Summary



**EDMONTON ♦ DESIGN ♦ COMMITTEE**

January 20, 2021

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

Dear Ms Petrin:

Re: **Substation 200 DC1 (Rezoning)**  
Chris Dulaba - Beljan

As determined by the Edmonton Design Committee at the meeting on January 19, 2021, I am pleased to pass on the Committee's recommendation **of support** for the Substation 200 DC1 project submitted by Beljan.

**While the Committee supports the project, the Committee recommends the Applicant work with administration to address the discrepancies between the development regulations, site plan appendices, and development approach represented in the presentation perspectives.**

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

Janice Mills  
PEng MEng LEED® AP  
EDC Chair

WS/ps

- c. Chris Dulaba - Beljan  
Andrew Sherstone - City of Edmonton  
Holly Mikkelsen - City of Edmonton  
Edmonton Design Committee

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19661/19662
Location:	Southeast corner of 121 Street NW and 102 Avenue NW
Addresses:	12015 and 12021 102 Avenue NW
Legal Descriptions:	Lots 18 and 19, Block 20, Plan 4423AJ Lot 17A, Block 20, Plan 1723133
Site Area:	2,217.1 m <sup>2</sup>
Neighbourhood:	Oliver
Notified Community Organization:	Oliver Community League
Applicant:	Beljan Development

### PLANNING FRAMEWORK

Current Zones:	(DC1) Direct Development Control Provision (PU) Public Utility
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	The West End Telephone Exchange building is a Designated Municipal Historical Resource, Bylaw 18012

Written By: Heather Vander Hoek  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination