



## ADMINISTRATION REPORT **REZONING** WINDSOR PARK

### **8709 - 118 Street NW**

To allow for a tall mid-rise building.



**Recommendation:** That Charter Bylaw 19709 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision be APPROVED.

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

- appropriately balances a moderate increase in building height and massing with an improved building shape that transitions more sensitively to its surroundings;
- will continue to provide the opportunity for a mixed-use development along an arterial road and near major employment centres and LRT stops, increasing the liveability and vibrancy of this established neighbourhood; and
- supports the infill objectives of The City Plan by increasing density at an appropriate location within a Major Node.

## Report Summary

This rezoning application was submitted by Select Engineering Consultants on November 13, 2020 on behalf of Pagnotta Industries Inc. The application proposes to change the zoning of a parcel of land from a (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision to allow for a tall mid-rise residential building with commercial opportunities at ground level.

As the existing zoning already allows for a mid-rise residential building with commercial opportunities at ground level, the key difference proposed by the new zoning is a moderate increase in height, density and a change to the building's shape. As a result of the proposed building's increased height, there will be additional impacts to surrounding properties such as a longer shadow, however, this is an appropriate tradeoff when considering the substantially improved shape of the proposed building that transitions more sensitively to its surroundings, particularly along its northern and eastern edges where property lines are shared with residentially used land.

This application is supported by the City Plan which designates this area as a Major Node. A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. Typical building types in Major Node's are high-rise and mid-rise development.

## Rezoning History

Below is a summary of the two previous rezonings that occurred for this site, both of which proposed a mid-rise residential building with commercial uses at ground level.

- Bylaw 17379 approved on May 6, 2015 to allow for a mid-rise residential building with the following characteristics:
  - a maximum height of 26 metres (approximately 8 stories)
  - a maximum density of 121 units
- Bylaw 17804 approved on October 24, 2016 to allow for a mid-rise residential building with the following characteristics:
  - a maximum height of 29.9 metres (also approximately 8 stories with a larger ground floor base height, larger mechanical room height and)
  - a decrease in density from 121 units to 96 units
  - changes to building setbacks along the north and east façades

## The Application

**CHARTER BYLAW 19709** to amend the Zoning Bylaw to rezone the subject site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for a tall mid-rise building with the following characteristics:

- A maximum height of 34.0 metres (approximately 11 storeys);
- A maximum density of 140 units;
- A maximum Floor Area Ratio of 5.8;
- Ground level commercial uses facing 87 Avenue NW;
- Ground level commercial and residential uses facing 118 Street; and
- Underground and surface parking with access from the adjacent laneways

When this application was initially submitted, it was for a taller building of up to 40 metres in height (approximately 13 storeys) with a floor area ratio of 6.4 and up to 160 units. The applicant modified their proposal as a result of the Administration's review and public engagement. Below is a side-by-side comparison between the original application's south facing elevation (left image) and the modified application's shorter south facing elevation (right image).



ORIGINAL SOUTH FACING ELEVATION (MAX. HEIGHT 40 METRES)



MODIFIED SOUTH FACING ELEVATION (MAX. HEIGHT 34 METRES)

## Site and Surrounding Area

The site is located at the northeast corner of 87 Avenue and 118 Street. Construction began in 2018 under the existing zoning, but halted after the excavation of a three storey underground parkade. The applicant has cited financial reasons for why construction was halted. This remains the existing condition of the site today.

The site is surrounded by a mix of land uses. Along its western edge is the Windsor Park Community League building and Windsor Park School. Along its northern and southern edges are single detached housing, with the exception of the St. Georges Anglican Church south of 87 Avenue. Along its eastern edge is a 4-storey apartment building.

The site is within walking distance to the University of Alberta education and healthcare campuses and in close proximity to alternative modes of transportation which include bus service along 87 Avenue (identified as both a local and community bus route in the Bus Network Redesign), bike lanes along 89 Avenue and 116 Street, and both the University and Health Sciences LRT stations within approximately 600 m from this site.



AERIAL VIEW OF APPLICATION AREA



	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2.935) Site Specific Development Control Provision	Vacant Lot (Excavated for a 3-storey parkade)
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(DC2.718) Site Specific Development Control Provision	4-Storey Apartment Building
South	(RF1) Single Detached Residential Zone	Single Detached Housing; and Religious Assembly
West	(AP) Public Parks Zone (US) Urban Services Zone	Windsor Park Community League Building; and Windsor Park School and Park Space



VIEW OF THE SITE LOOKING NORTHWEST FROM 87 AVENUE NW



VIEW OF THE SITE LOOKING NORTHEAST FROM 87 AVENUE NW AND 118 STREET NW

## Planning Analysis

The existing DC2 Provision allows for a mid-rise residential building with commercial uses at ground level. The proposed DC2 Provision also allows for a mid-rise residential building with commercial uses at ground level, albeit at a taller height and an associated increase in floor area ratio and density. A comparison between both zones is provided below:

<b>Regulation</b>	<b>DC2.935 <i>Current Zoning</i></b>	<b>DC2 Provision <i>Proposed Zoning</i></b>
<b>Height (metres)</b>	29.9	34.0
<b>Floor Area Ratio</b>	5.1	5.8
<b>Maximum Density (units)</b>	96	140
<b>Setback (metres)<sup>1</sup></b> West setback (from 118 Street) South Setback (from 87 Avenue) North Setback (from east-west lane) East Setback (from north-south lane)	0.0 0.0 2.0 2.0	0.0 0.0 3.7 0.0
<b>Stepbacks (metres)<sup>1</sup></b> North Setback (from east-west lane)  East Setback (from north-south lane) <sup>2</sup>	1.7 m above 6.5 m; and 3.8 m above 22.9 m  1.8 m above 22.9 m	2.8 m above 9.5 m; and 9.7 m above 27.5 m  1.4 m above 6.5 m; and 2.0 m above 15.5 m
<b>Commercial Uses</b>	At grade, fronting 87 Avenue and portion of 118 Street	At grade, fronting 87 Avenue and portion of 118 Street
Notes: <sup>1</sup> There are no Stepbacks provided along either the west or south Façades (facing 118 Street and 87 Avenue) for both the existing and proposed DC2 Provisions. <sup>2</sup> This stepback is not required for any portion of the Façade within a horizontal distance of 15.0 m from the south Lot line.		

At 29.9 metres in height, the existing DC2 Provision can accommodate an approximately 8-storey building. While there have historically been many different descriptions for what constitutes a mid-rise building, Administration's current interpretation is that this refers to a range of about 6 - 12 storeys. At 34.0 metres in height, the proposed DC2 Provision can accommodate an approximately 11-storey building which is considered to be a relatively tall mid-rise building. The land use change being considered can be generalized as an increase of three storeys, 0.7 of floor area ratio and 44 additional dwelling units.

## Uses

The proposed DC2 Provision has a nearly identical list of uses when compared to the existing DC2 Provision, with the exception of the following new uses:

- Lodging Housing
- Supportive Housing; and
- Freestanding Signs

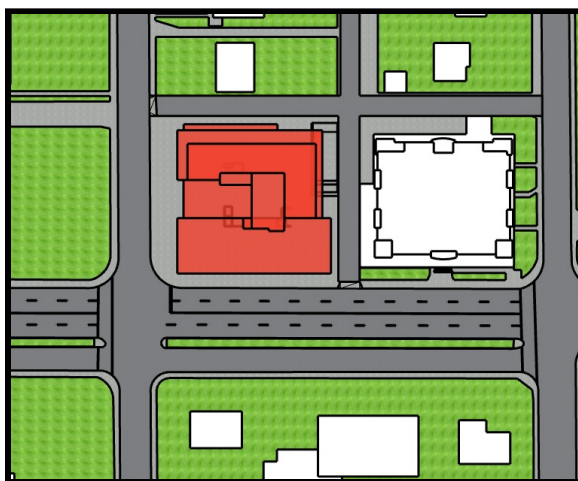
The City requires the Lodging Housing and Supportive Housing Uses be included as part of multi-unit projects to provide opportunities for supportive housing options. The Freestanding Signs use is limited in the DC2 Provision for wayfinding purposes only.

Restrictions on some commercial uses have also been carried forward from the existing zoning which include:

- limiting Specialty Food Services and Restaurants to 120 m<sup>2</sup> and 240 m<sup>2</sup> of public space, respectively; and
- excluding body rub centres from the Personal Service Shops use.

## Building Form and Site Design

Apart from the increase in height, the largest change proposed by this application is the modification to shape of the building itself. Unlike the building allowed by the existing DC2 Provision which takes a generally square-shaped floor plate (as shown in the image below, left side), the building allowed by the proposed DC2 Provision instead takes the shape of "L" in an effort to push the bulk of the building's massing away from its sensitive northern and eastern edges (as shown in the image below, right side). This results in a smaller building floor plate and introduces a significant amount of open space in the northeast corner of the site, ultimately reducing the building's massing impact on the properties to the north and east. As such, the shape of this building is considered a significant improvement from what is currently permitted, in terms how the proposed building responds to its' most sensitive edges.



BUILDING SHAPE PERMITTED BY THE EXISTING DC2 PROVISION (SQUARE SHAPE)



BUILDING SHAPE PERMITTED BY THE PROPOSED DC2 PROVISION ("L" SHAPE)

As is the case with the existing DC2 Provision, the proposed DC2 Provision allows the building to be built right up the western and southern edges (along 118 Street and 87 Avenue). Though not ideal in terms of pedestrian comfort, the DC2 Provision includes a strong landscape plan which will help to soften the public realm and enhance the pedestrian experience in front of the building. Tree planting along the street and avenue will also help to reduce adverse microclimatic effects at the pedestrian level such as wind.

The proposed zoning, like the existing zoning, also provides active residential and commercial uses along 118 Street and 87 Avenue at ground level. The active residential uses come in the form of ground-oriented units that are appropriately located along the northern portion of the building's facade facing 118 Street. This interface compliments 118 Street as a residential street by lending a sense of occupancy through prominent residential entryways and semi-private outdoor spaces that both activate and soften this edge.

The active commercial uses define the building's ground level interface along 87 Avenue and a portion 118 Street. These uses will support building permeability and additional pedestrian activity along 87 Avenue and 118 Street. Regulations within the DC2 will ensure that active commercial uses will lend themselves to a positive pedestrian experience by requiring the majority of the ground floor facade utilize glazing as well as intervalled facade articulation to further lend itself to an attractive streetscape. Along 118 Street, commercial uses are limited to one entrance that must be within 20 metres from the southern property line to keep these uses away from the existing residential neighborhood.

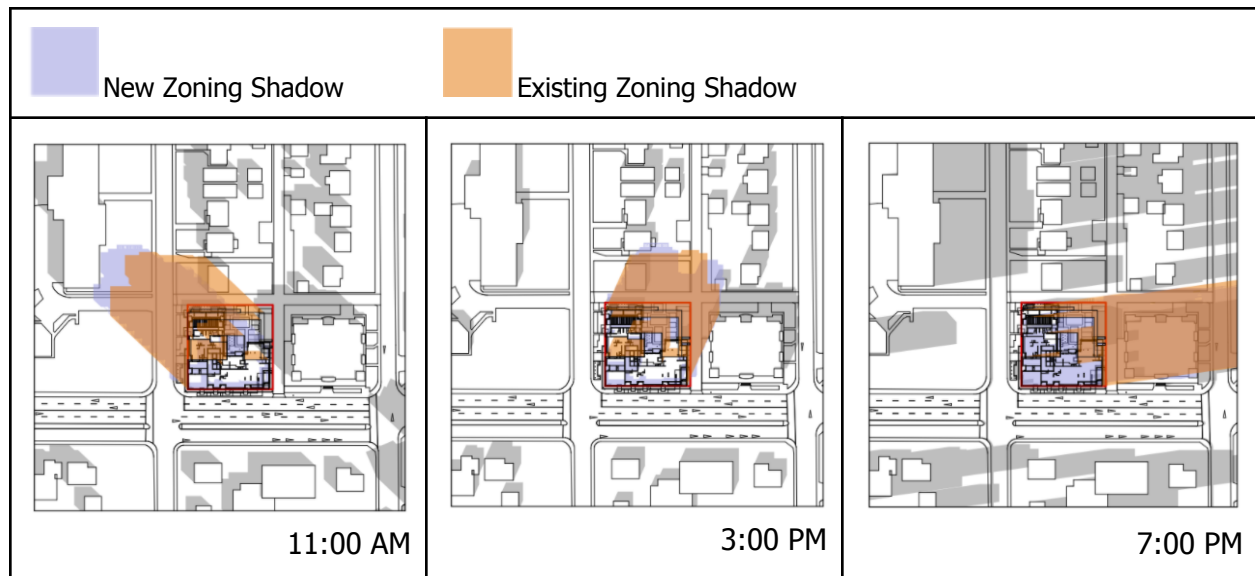
### Height, Transition and Shadowing

As the existing DC2 Provision already allows for an approximately 8-storey tall building, a significant shadow can already be produced with impacts to surrounding properties. As the proposed DC2 Provision is requesting approximately 3 more storeys of height, there will be a correspondingly larger shadow that will spread further onto impacted properties. The images below depict the difference between the shadow that is produced by the proposed zoning and the existing zoning during the spring equinox (March 21). The full sun shadow study is attached as appendix 2 to this report.

Based on the sun shadow study, the slightly larger shadow will have further impacts on the school site to the west, as well as two residential properties to the north and northwest of this site. It also should be noted that the shadow, though longer in some cases, does become narrower too in some periods throughout the day. However, relative to the large size of the shadow that is already permitted by the existing zoning, this additional shadowing is considered to be minimal.

The 4 storey apartment housing development to the east (The Bentley) will not experience any increase in shadow impacts except earlier shadows on the rooftop where there is no public access nor amenity areas.





Like the existing DC2 Provision, the current DC2 Provision uses setbacks along the north facing and east facing facades to help transition the building towards the adjacent single family housing and the 4 storey apartment building. In the case of the north-facing facade, the building is set back 3.7 metres, with additional building setbacks above that at approximately the 3rd and 9th storeys of 2.8 metres and 9.7 metres, respectively. In the case of the east-facing facade, the proposed building does get closer to the east property line by reducing this setback from 2 metres to 0 metres, although a superior building setback is introduced at 1.4 metres above approximately the 2nd storey and then another setback above approximately the 5th storey.

Though there are variations between the proposed building transitions and existing building transitions to the north and east, the impacts to the single family housing and 4 storey apartment building are anticipated to be similar. Additionally, the improved shape of the proposed building, as previously stated, is anticipated to be the largest factor in reducing impacts and improving these transitions.

## PLANS IN EFFECT

There is no plan in effect for the Windsor Park neighborhood.

## City Plan

The City Plan, Edmonton's new Municipal Development Plan, is a very high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors.

To this end, the University area is identified as one of six Major Nodes strategically located across the city. While there are no specific boundaries identified for these Major Nodes, they are considered to be up to 2 km across. This site is within 700 metres of both the University of Alberta Hospital and the core of the University of Alberta North Campus. As such, it is reasonable to consider this part of Windsor Park as being in this Major Node.

As defined by The City Plan, a Major Node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. They provide a unique identity relative to the rest of the city and include significant destinations like hospitals and post-secondary institutions. Important to note is that The City Plan, as a city-wide document, does not recognize the unique contexts of each Major Node in providing guidance. But, as an overall guide, it states that the desired overall density in a Major Node is 250 people and/or jobs per hectare and the typical massing/form is high-rise and mid-rise. In consideration of the fact this site is located within a primarily low-density context, this site is considered more appropriate for a mid-rise and not a high-rise.

From a high level policy perspective, it is concluded that this proposed mid-rise building is in support of the infill objectives of The City Plan.

## **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 contribution for this rezoning of \$55,700.00 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. The proposed application complies with this policy and exceeds the required contribution amount through the provision of the following amenity:

- 3 dwellings that each have at least three bedrooms and are designed to be suitable for families.

It should be noted that the existing DC2 Provision requires two community amenity contributions:

- up to \$100,000 towards the Windsor Park Community League for an offsite neighborhood amenity; and
- at least \$50,000.00 towards the acquisition and installation of public art on site.

The first contribution has been satisfied as a condition of a previous development permit, while the second has not been satisfied. As such, the proposed DC2 Provision carries forward the

same required contribution of \$50,000 towards the acquisition and installation of public art on site.

## Technical Review

### Transportation and Vehicular Access

Administration reviewed a Transportation Impact Assessment in support of this application. Based on the analysis, it is expected that the surrounding area's existing transportation infrastructure and the site's location will support walking, cycling and transit travel modes. This includes a pedestrian signal on 87 Avenue at 118 Street, bus service on 87 Avenue, and bicycle facilities on 89 Avenue and 116 Street. The site is within walking distance to the University of Alberta campus and LRT.

Vehicular access to the surface parking lot and underground parkade will be from the abutting lanes to the east and north. The owner will be required to upgrade the abutting portions of these lanes to a paved commercial standard. The owner will also be required to provide a bicycle repair and maintenance station, as well as a vehicle car wash bay, within the underground parkade.

### Drainage

Drainage supports the proposed rezoning and advises that sanitary sewer servicing to the proposed rezoning area can be provided from the existing 200mm sanitary sewer main within lane north of 87 Avenue and storm sewer servicing is available from the existing 200mm storm sewer main within 118 Street.

### EPCOR Water

EPCOR Water supports the proposed rezoning and advises that there is an existing 150mm water main that can be utilized for water servicing along the lane north of 87 Avenue and a 200mm water main along the lane east of 118 Street. Additionally, the applicant will be required to construct approximately 16.5m of new water main on 87 Avenue to connect to an existing hydrant on the south side of 87 Avenue.

### Environmental Site Assessment

This site has a number of Environmental Site Assessments that have been reviewed by administration for this and historical Land Development Applications. The site currently requires additional Environmental Site Assessments prior to redevelopment and Administration will track additional requirements at the permitting stage by including this as a requirement in the DC2 Provision. This site had been previously approved by the City's Brownfield Grant Program (CR\_4506, April 4, 2017).

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

## Community Engagement

<p><b>PRE-APPLICATION NOTIFICATION</b> October 15, 2020</p>	<ul style="list-style-type: none"> <li>• Number of recipients: <ul style="list-style-type: none"> <li>o 51</li> </ul> </li> <li>As reported by applicant: <ul style="list-style-type: none"> <li>• 11 responses received</li> <li>• 8 opposed</li> <li>• 1 in support</li> <li>• 2 neutral</li> </ul> </li> <li>• Common comments included: <ul style="list-style-type: none"> <li>o increased traffic/parking congestion</li> <li>o increased shadowing and reduced privacy</li> <li>o proposed height is out of scale with its surrounding context</li> <li>o does not fit the character of the neighborhood</li> <li>o this site already has a concerning history of upzonings</li> </ul> </li> </ul>
<p><b>ADVANCE NOTICE</b> December 1, 2020</p>	<ul style="list-style-type: none"> <li>• Number of recipients: <ul style="list-style-type: none"> <li>o 51</li> </ul> </li> <li>• 16 responses received</li> <li>• 15 opposed</li> <li>• 1 neutral</li> <li>• Common comments included: <ul style="list-style-type: none"> <li>o the building being out of character with the neighborhood</li> <li>o increased traffic and parking congestion</li> <li>o safety concerns for pedestrians and children who attend the adjacent school</li> <li>o residents of the neighborhood have already negotiated in good faith through the previous rezonings of this site</li> <li>o desire for the building to have more family oriented units</li> <li>o preference for the building to be a condo rather than rental units</li> </ul> </li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>• <a href="https://edmonton.ca/windsorpark">edmonton.ca/windsorpark</a></li> </ul>
<p><b>ENGAGED EDMONTON WEBPAGE</b> February 16 - March 9, 2021</p>	<p><a href="https://engaged.edmonton.ca/windsorterracer zoning">https://engaged.edmonton.ca/windsorterracer zoning</a></p> <ul style="list-style-type: none"> <li>• Aware: 165</li> <li>• Informed: 571</li> <li>• Engaged: 91</li> </ul>



	<ul style="list-style-type: none"> <li>• Opposed: 63</li> <li>• Support: 23</li> <li>• Mixed:5</li> <li>• Common comments included: <ul style="list-style-type: none"> <li>o The building is too tall and will have adverse impacts on surrounding properties such as shadowing and reduced privacy</li> <li>o Residents of the neighborhood have already negotiated in good faith through previous rezoning applications</li> <li>o The height of the building should be reduced so it is closer in scale to its surroundings</li> <li>o support for the commercial uses at ground level</li> <li>o A desire to see more family-oriented units within the building</li> <li>o increased traffic and parking congestion</li> <li>o safety concerns for pedestrians and children who attend the adjacent school</li> </ul> </li> </ul> <p>See appendix 1 for a full "What We Heard Report"</p>
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Through the Engaged Edmonton webpage, the Windsor Park Community League's Development Committee submitted a formal response to the application. In their response, they identified positive aspects of the application which included the following:

- support for the commercial uses at ground level which provide retail amenities to the neighborhood and increase walkability; and
- support for the "L" shape of the building which reduces impacts to single family housing to the north and 4-storey apartment building to the east.

They also identified two areas of concern for the application which included the proposed height of the build and the lack of a mix of unit types within the building. As such, three suggestions were made that would rectify these areas of concern which included the following:

- the maximum percentage of studio apartments permitted in the development be reduced from 25% to 10%; and
- increasing the minimum number of 3-bedroom units from three (3) to six (6) to create a small community of families within the building; and
- retaining the previously approved height of about 30 metres, rather than increasing it to 40 metres.

Following discussions between City Administration and the applicant team, the applicant reduced the maximum percentage of studio apartments permitted in the development to 10%

and reduced the height of the maximum height of the building from 40 metres to 34 metres. The minimum number of 3-bedroom units remains unchanged.

Another noteworthy change to the DC2 Provision as a result of engagement with the neighborhood is the inclusion of dedicated space within the underground parkade for a bicycle maintenance area and wash bay which can be used by both bicycles and vehicles.

## Conclusion

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

## APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Sun/Shadow Analysis
- 3 Application Summary



## WHAT WE HEARD REPORT

### Online Public Engagement Feedback Summary LDA20-0378 - Windsor Park

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**PROJECT ADDRESS:** 8709 - 118 Street NW

**PROJECT DESCRIPTION:** The proposed rezoning is from a Site Specific Development Control Provision (DC2) to a Site Specific Development Control Provision (DC2). The proposed DC2 Provision would allow for a mixed-use building with the following characteristics:

- A maximum height of 40 metres (approximately 13 storeys)
- A maximum of 160 residential units
- A maximum Floor Area Ratio of 6.4
- Ground level commercial uses along 87 Avenue NW
- Ground level commercial and residential uses facing 118 Street
- Underground and surface parking with access from the east-west lane

**PROJECT WEBSITE:** [https://www.edmonton.ca/residential\\_neighbourhoods/neighbourhoods/8709-118-street-nw.aspx](https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/8709-118-street-nw.aspx)

**ENGAGEMENT FORMAT:** Online Engagement Webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/windsorterracerezoning>

**ENGAGEMENT DATES:** February 16 - March 9, 2021

**NUMBER OF VISITORS:**

- Engaged: 91
- Informed: 165
- Aware: 571

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

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## **ABOUT THIS REPORT**

The information in this report includes feedback gathered through online engagement via the Engaged Edmonton platform from February 16 - March 9, 2021. Because of public health issues related to COVID-19, the City wasn't able to host an in-person public engagement event to share information and collect feedback, as we normally would have.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision.

This report is shared with all web page visitors who provided their email address. This summary will also be shared with the applicant and the Ward Councillor.

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## **ENGAGEMENT FORMAT**

The Engaged Edmonton webpage included an overview of the proposed development, information on the development and rezoning process and contact information for the file planner. Two “tools” were available for participants: one to ask questions and one to leave feedback.



The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

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## WHAT WE HEARD

Opposed: 63

Mixed: 23

Support: 5

## Comments

### General

- Residents of the neighborhood have already negotiated in good faith through the previous rezoning applications and there is no desire to do it again (12x)
- This building will likely be used for student housing, which the area already has enough of (5x)
- The developer is upzoning the land for increased profit at the expense of the neighborhood (5x)
- Surrounding housing will decrease in value if this is approved (as evidenced by the houses for sale along 118 Street) (5x)
- This is a bait and switch by the developer (3x)
- This site needs to be rescued because of its current condition (3x)
- The City does not listen and will approve the application regardless of concerns (3x)
- Windsor Park is already dense enough and experiences enough problems being so close to the University campus (3x)
- The shadow study is inadequate as it has missing information (2x)
- Older people do not want to live in a taller building, while younger people cannot afford it

- Apartment buildings will not attract families
- This building should allow pets
- During construction, there may be damage to the foundations of adjacent buildings
- The area already has vacancy for multi-unit buildings, so this proposal is unnecessary
- The owner of this site has failed to maintain it properly
- High density buildings should not be considered during a pandemic

### Building Height

- 13 storeys is too tall/imposing (40x)
- The building will cast an unwanted shadow on surrounding properties (20x)
- This building should be no taller than 8 storeys (14x)
- This building should be no taller than the Bentley which is at a more human scale (10x)
- Buildings within the University-area should not be used when comparing this proposal to the rest of the area's height and scale (10x)
- This is not an appropriate location for this type of building (10x)
- The building should be 10 storeys or fewer (4x)
- The proposed height will create privacy issues from overlook (3x)
- The height of this building is fine (3x)
- There was no compelling reason given to go from 8 to 13 storeys (3x)
- Northern cities need as much sunlight as possible (2x)
- Taller buildings should be kept to the University campus area
- A better integration with the neighborhood would be 4 storeys (ex: Windermere neighborhood)
- Buildings over 5 storeys in height have a negative effect on the pedestrian realm
- The building will create increased windy conditions around the sidewalks
- A building like this should be much closer to an LRT station
- The shadow study indicates no real change between 8 storeys and 13 storeys

### Building Design

- Support for commercial uses at ground level (25x)
- Desire for more family-oriented units than what is being proposed (17x)
- No setbacks from the street and avenue is concerning (7x)
- Support for the proposed family-oriented units (7x)
- Support for the design of the building (5x)
- Setbacks should be provided so that the site is contributing to a wider and more aesthetically pleasing public realm (3x)
- Suggestion for a cafe/restaurant/grocery store/post office in the building's commercial space (3x)
- The "L" shape of the building reduces impacts to adjacent landowners, particularly to the north and east (3x)
- A greater mix of unit sizes should be considered, suggested increase of a maximum studio unit allowance of 25% down to 10% (3x)
- Support for the landscaping plan (2x)
- Not supportive of a cannabis store
- After completion of the building, the landscaping should be installed in a timely manner
- Patios should be considered within the public realm
- The building would look better with larger windows
- The entire ground floor should be commercial, no residential
- Environmental components should be introduced such as solar panels and green roofs
- When designing the building, residents with mobility issues should be kept in mind
- The building should use a water containment system to reside water runoff concerns
- This proposal must consider community integration with its scale and design
- Concern that mechanical equipment will produce noise and disturb surrounding landowners

#### Parking/Traffic

- This will produce too much traffic adjacent to a school which becomes a safety issue for children and pedestrians who are crossing the street (17x)
- This building will produce unwanted parking and traffic congestion (15x)

- Without proper setbacks, this building will create sightline issues for vehicles coming and going from 118 Street (8x)
- The adjacent lanes are narrow and may not be able to support the increased traffic (2x)
- Bike parking should be attractive, convenient and safe to help limit vehicle use (2x)
- Residents will not walk to the LRT stations
- All parking should be underground and not on the street
- Building occupancy should not exceed the underground parking spaces
- Support for surface parking in the rear for the commercial uses
- Bike parking should be available within the parkade for both residents and customers
- This application should consider closing the portion of lane north of this site to reduce traffic along 118 Street
- The proponent should be required to resurface the lanes as a condition of the permit

#### Broader Neighbourhood Impacts

- This level of density is too much across from a school (5x)
- Risk of Windsor Park becoming like Garneau which is overcrowded (3x)
- The Windsor Park school will be adversely impacted by this proposal as it is already at classroom capacity
- This proposal may overload the neighborhood's utility capacity

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#### **Questions & Answers**

1. It is not clear from the presentation if these are to be rental units or condos. Can you please clarify?
  - Zoning regulates how we use land and helps ensure what is built is compatible with the surrounding area. This includes what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. Zoning does not regulate who can live or work in



the buildings, how the buildings are operated, or the tenancy of a property (renting vs ownership). As a result, tenancy is not considered as part of the City's review of rezoning applications. That said, the landowner has indicated that they intend to pursue rental units.

2. Is it possible to require that a certain % of units are designated for low income rentals?

- 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 for affordable housing purposes. This is a requirement of [City Policy C582 - Developer Sponsored Affordable Housing](#).

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## Web Page Visitor Definitions

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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If you have questions about this application please contact:

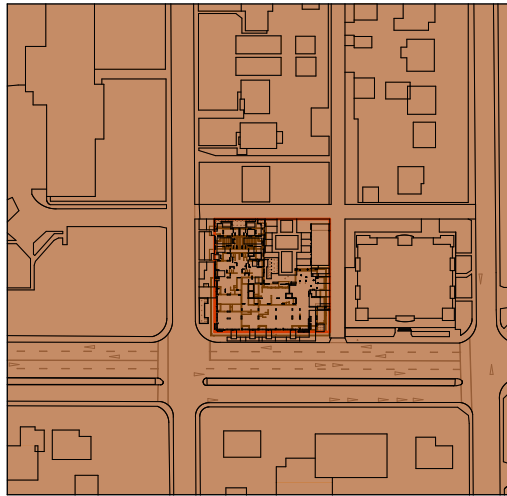
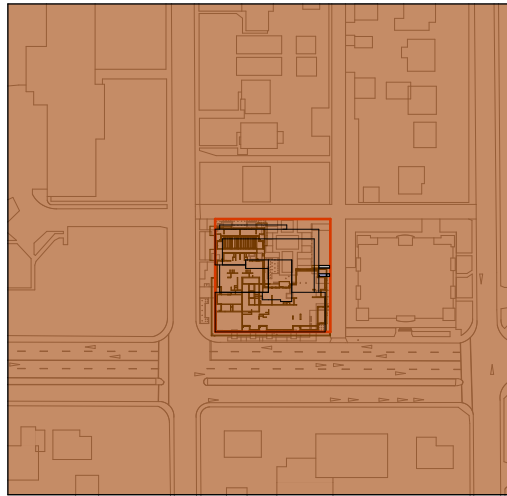
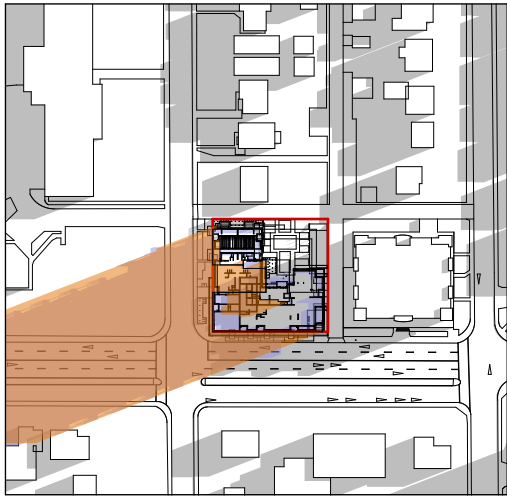
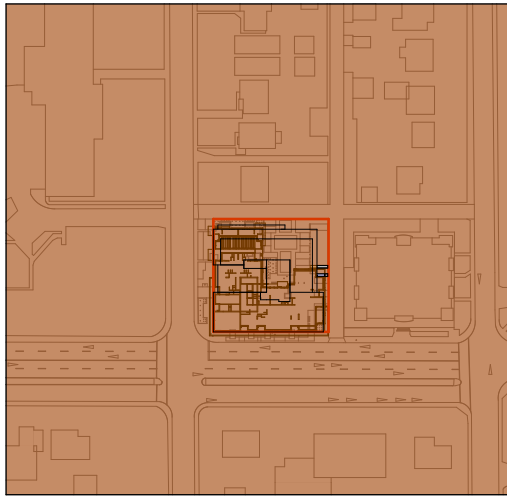
Stuart Carlyle, Planner  
780-496-6068  
[stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca)

 Rezoning Shadows

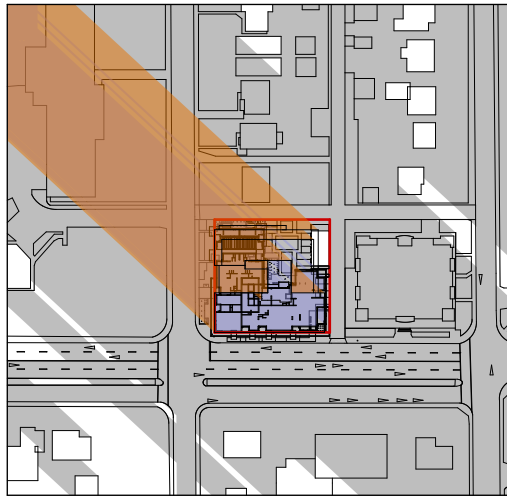
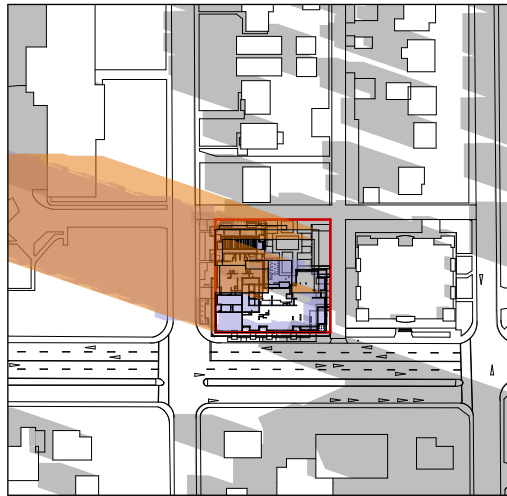
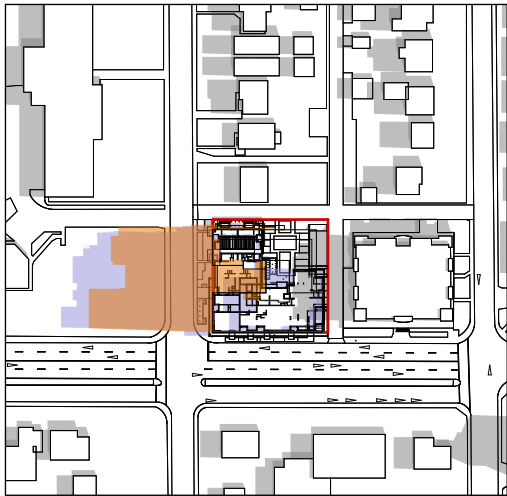
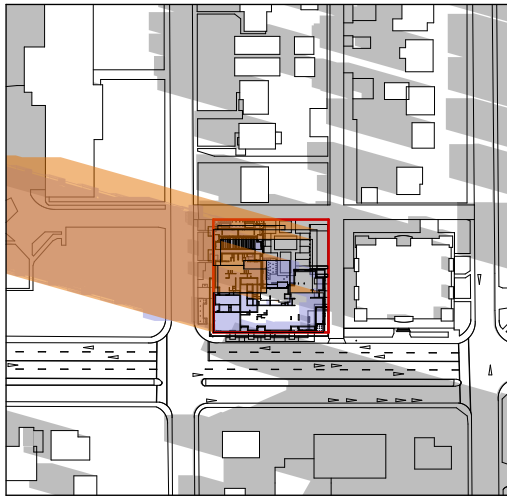
 Rezoning Site

 Previous DC2 (2016) Shadows

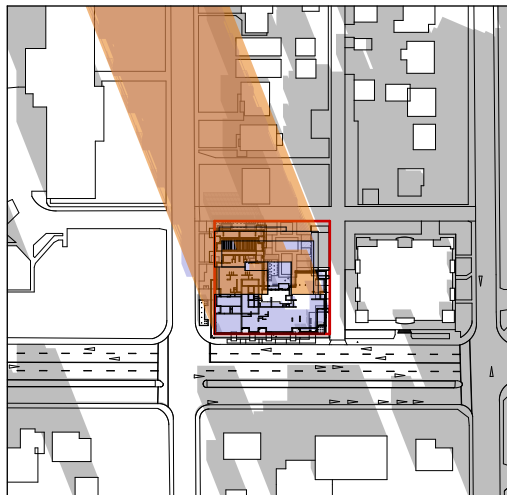
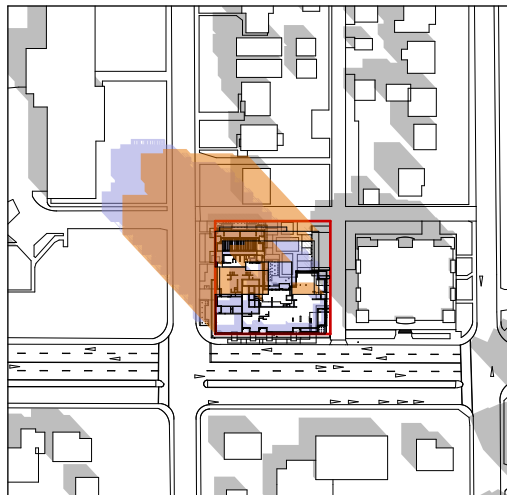
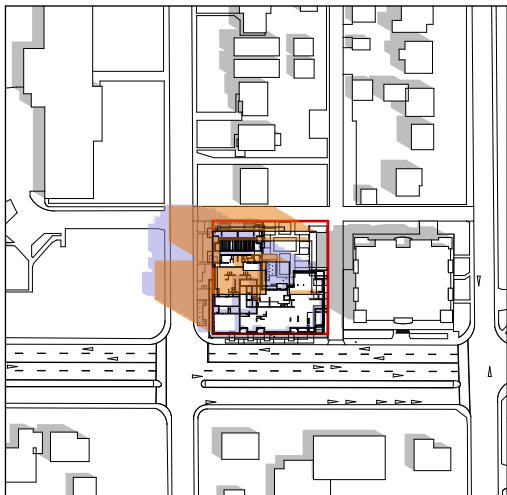
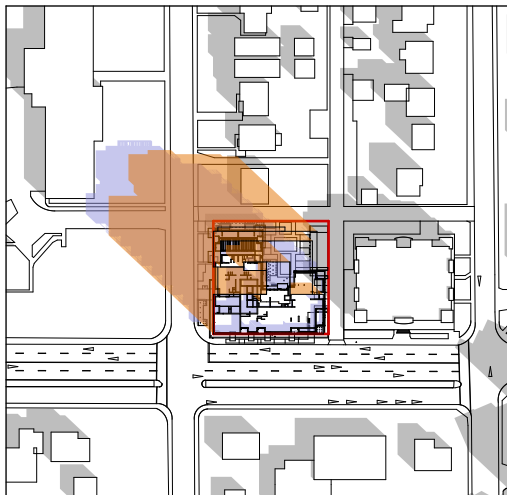
7:00AM



9:00AM



11:00AM



MARCH 21

JUNE 21

SEPTEMBER 21

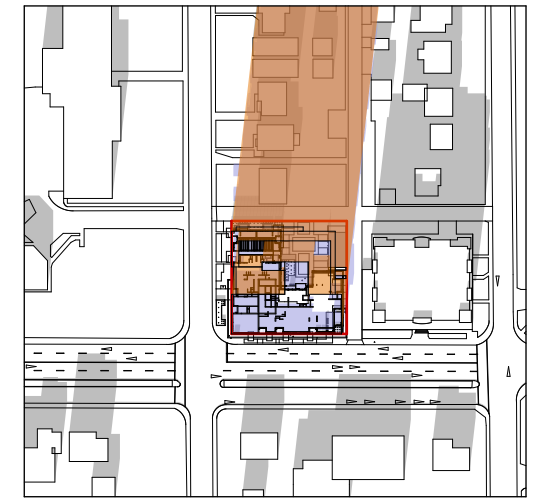
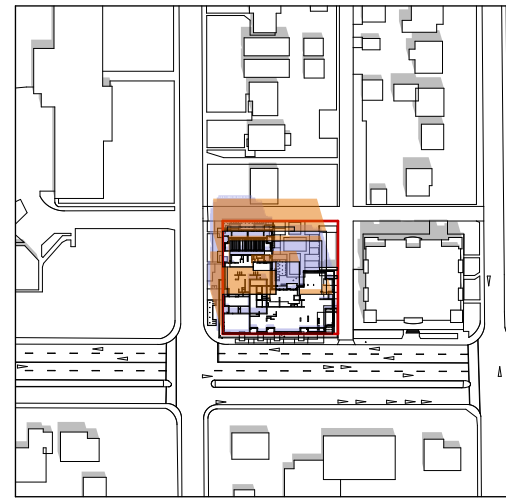
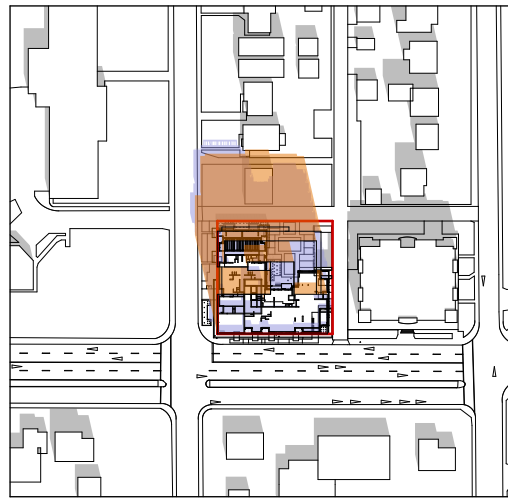
DECEMBER 21

Rezoning Shadows

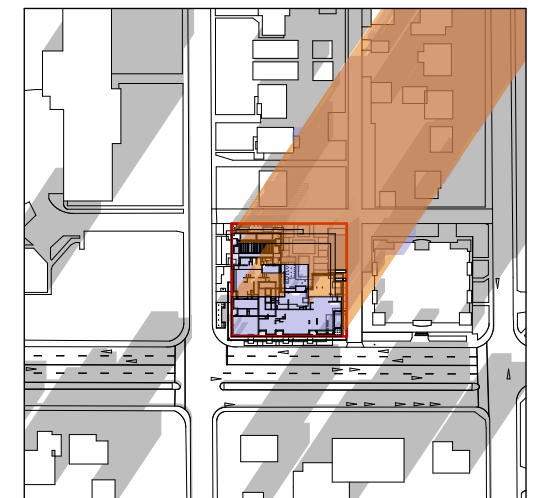
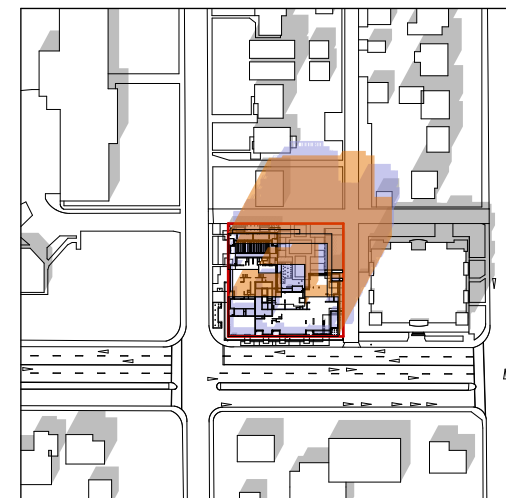
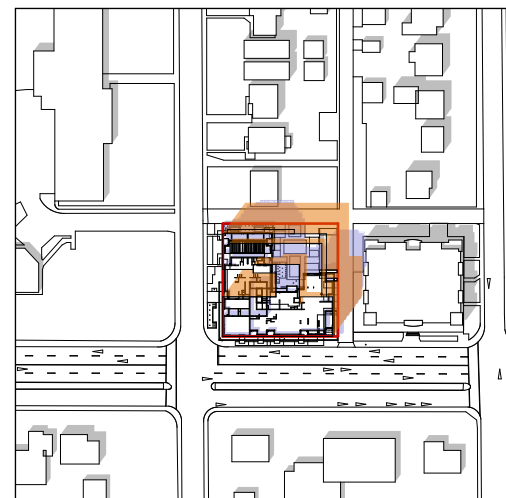
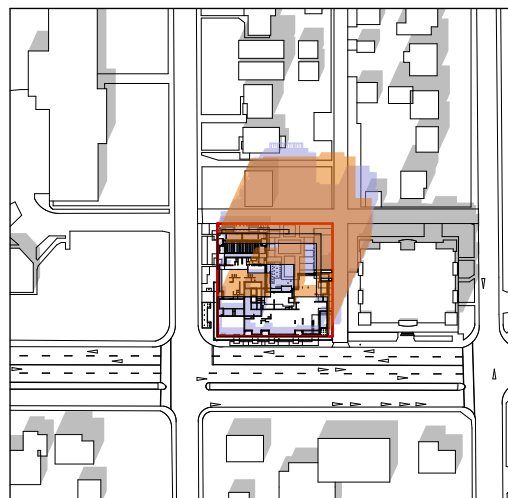
Rezoning Site

Previous DC2 (2016) Shadows

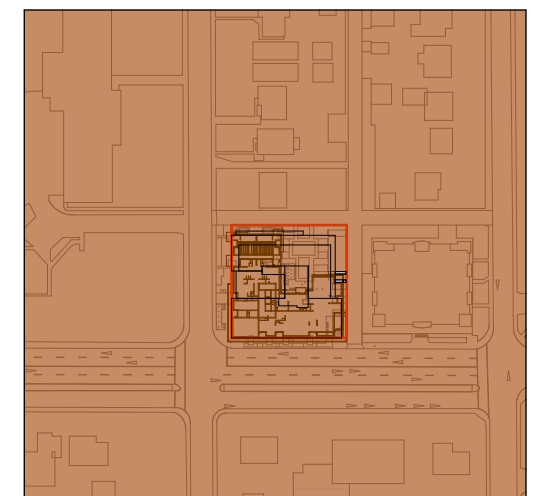
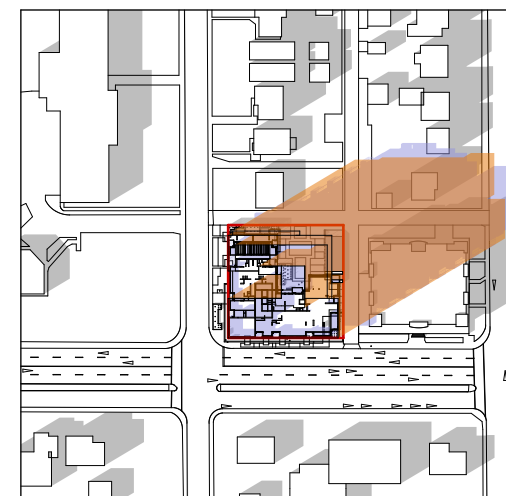
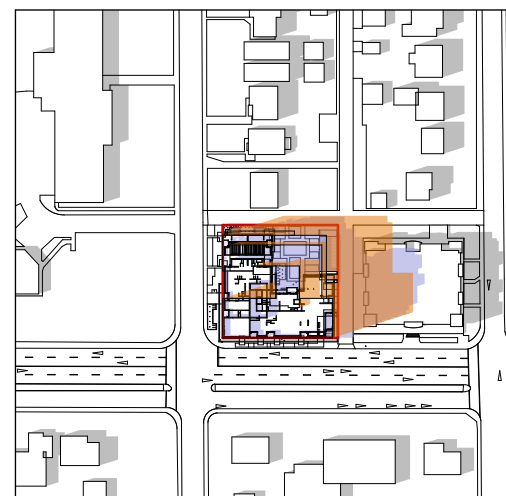
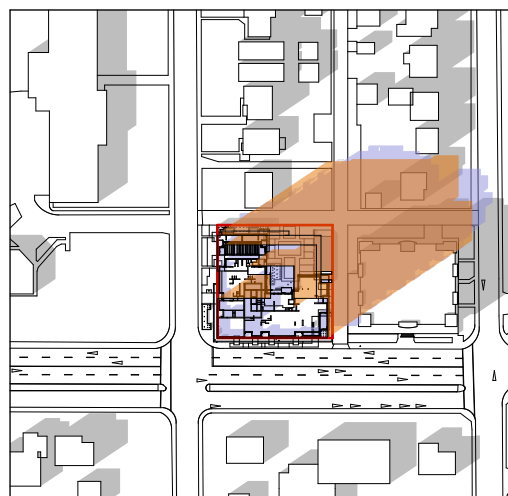
1:00PM



3:00PM



5:00PM



MARCH 21

JUNE 21

SEPTEMBER 21

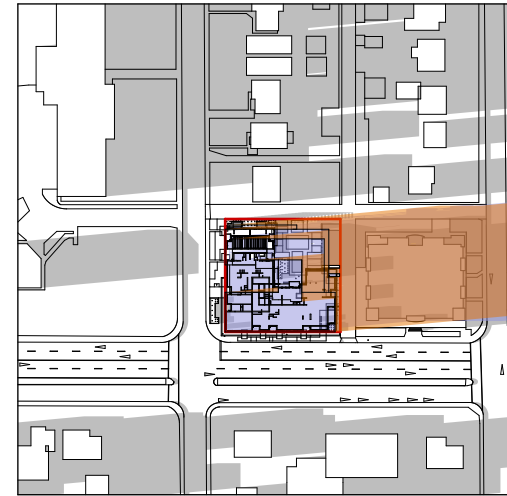
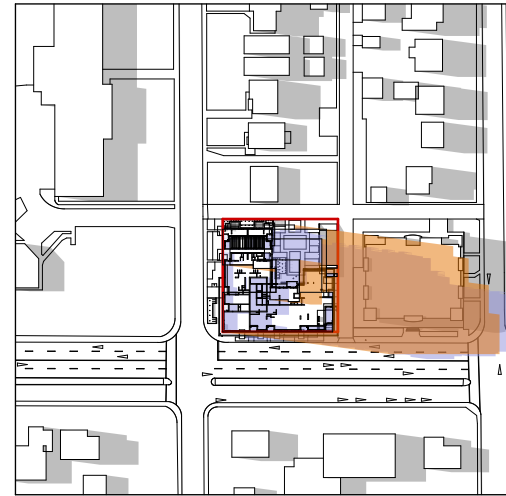
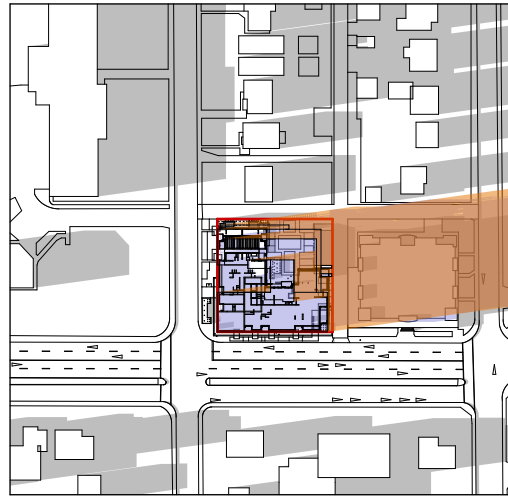
DECEMBER 21

 Rezoning Site

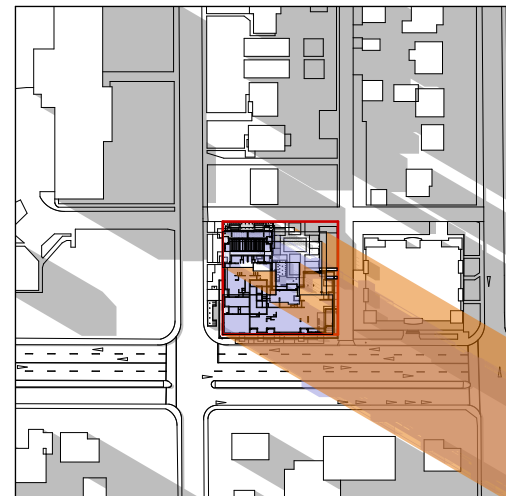
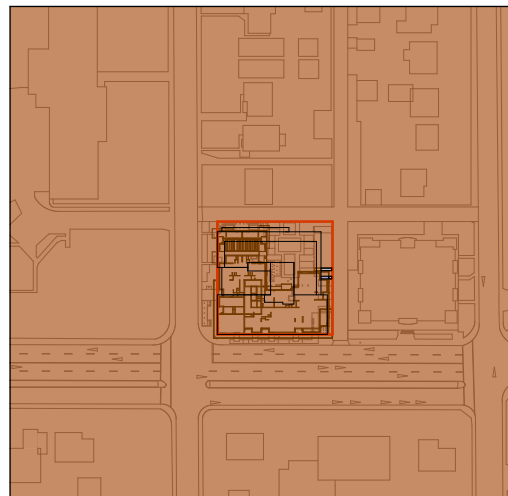
 Rezoning Shadows

 Previous DC2 (2016) Shadows

7:00PM



9:00PM



MARCH 21

JUNE 21

SEPTEMBER 21

DECEMBER 21

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19709
Location:	Northeast corner of 87 Avenue NW and 118 Street NW
Address:	8709 - 118 Street NW
Legal Description:	Lot 9A, Block 24, Plan 9221629
Site Area:	2,000 m2
Neighbourhood:	Windsor Park
Notified Community Organizations:	Windsor Park Community League Central Area Council of Community Area Council
Applicant:	Select Engineering Consultants

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Stuart Carlyle  
Tim Ford  
Development Services  
Planning Coordination