

# WELCOME

Edmonton



# WHY ARE WE HERE?

A Land Development Application has been submitted by **Associated Engineering** on behalf of Pangman Development Corporation, John Day Developments, and MacLab Development Group.

City Planning is reviewing the application according to city plans, policies, guidelines, and for technical feasibility with regards to municipal utilities, transportation, and impact to the community.

Today we are requesting your feedback on this proposal.

Staff in Attendance

## City Planning

**Sean Lee**, Planner

**Travis Pawlyk**, Senior Planner

**Miles Hunt**, Planning Technician

## Applicant

**Kevin McKee**, Chief Executive Officer, *Pangman Development Corporation*

**Bill Blaise**, President and CEO, *Maclab Development Group*

**Maurizio Capano**, Principal, *Probus Project Management Inc.*

**Darrell Halliwell**, Principal, *DIALOG*

**Jill Robertson**, Principal, *DIALOG*

**Marc de La Bruyere**, Managing Director, *Maclab Development Group*

**Douglas Haines**, Development Manager, *Maclab Development Group*

**Marcelo Figueira**, Senior Urban Planner & Designer, *Associated Engineering*

# VIEWS OF THE SITE

View looking northeast from Jasper Ave. & 108 St.



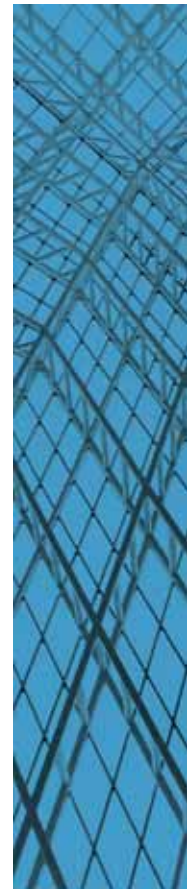
View looking northwest from Jasper Avenue



View looking southeast from 108 Street



View looking southwest from alley





# WHY IS THIS OPEN HOUSE HOSTED BY THE CITY?

## WHAT IS ZONING?

- Each piece of land has a zone attached to it. Zoning places rules of what can be built and the types of uses on the property (eg: type of building, how high, use of building, etc.). Rezoning is the process of changing those rules.

## WHAT IS YOUR FEEDBACK USED FOR?

- To provide local knowledge and inform the City's planning analysis.
- To help inform conversations with the applicant about making revision(s) to address concerns.
- To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision.

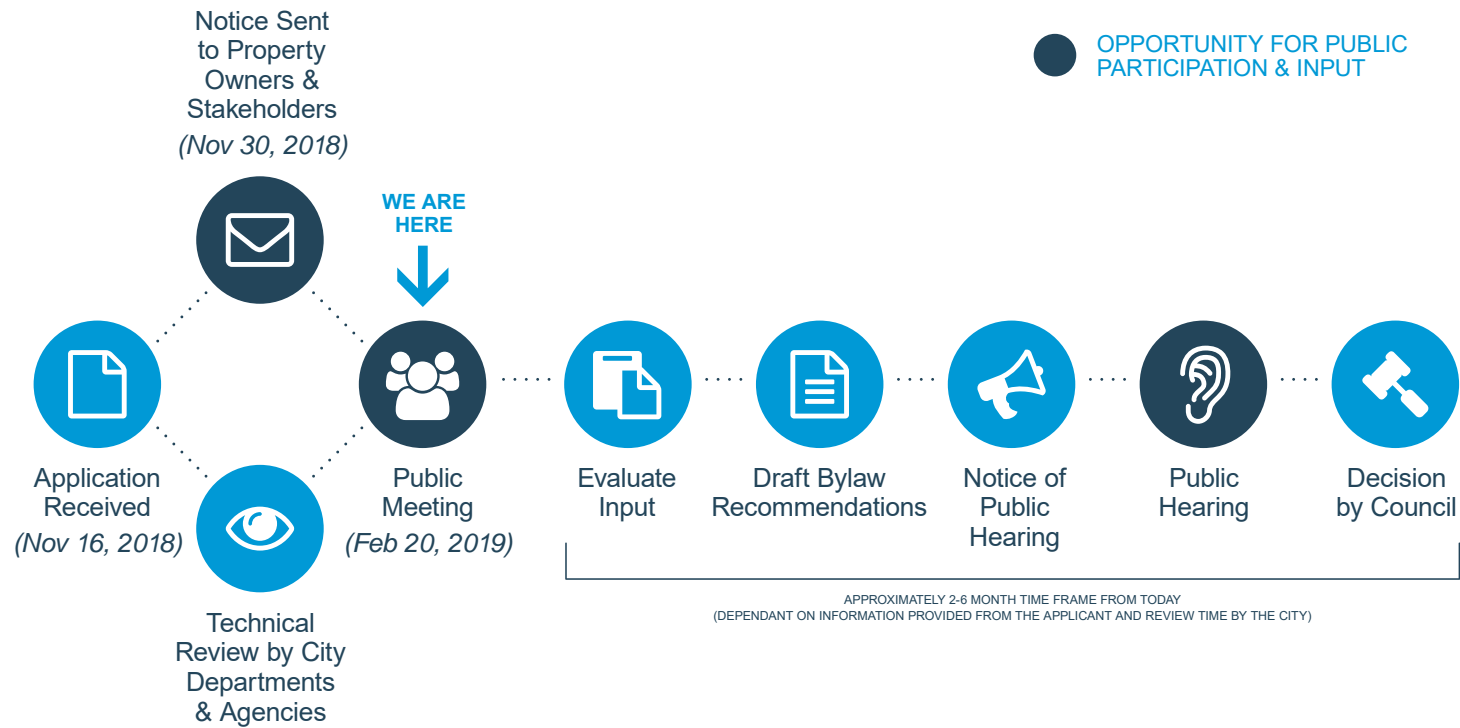
### Public Engagement Spectrum







# REZONING PROCESS CHART



# EXISTING ZONING



## Existing Zoning:

- **(UW) Urban Warehouse Zone**

To develop a unique mixed-use neighbourhood that builds on the existing land use pattern and respects the architectural characteristics and functions of the area.

- Maximum Height of 50 meters
- Maximum Floor Area Ratio of 6.0
- 500 units/hectare
- Buildings to respond to the historic character and materials of the area

- **(JAMSC) Jasper Avenue Main Street Commercial Zone**

To provide ground level, predominantly retail commercial, office and service Uses suitable for Jasper Avenue, and to ensure that infill developments and the retrofitting and preservation of historical and older buildings incorporate human scale design characteristics.

- Maximum Height of 85 meters
- Maximum Floor Area Ratio of 10.0
- No residential density limit
- Buildings provide street-level interaction, with commercial and retail uses

# PROPOSED ZONING

The proposed (DC2) Site Specific Development Control Provision would allow for the development of two high rise residential towers, and a residential mid-rise connecting building. Key Characteristics include:

- North Tower: approximately 35 storeys (140 metres) in height
- Connecting building: approximately 11 storeys (45 metres) in height
- South Tower: approximately 45 storeys (165 metres) in height

The development would feature:

- Retail and commercial uses at ground level along Jasper Avenue, and 108 Street
- Separate lobby entrances for the north, south, and connecting buildings
- Underground parking
- A maximum of 1,050 residential units
- Floor Area Ratio of 15.0
- Public access maintained through the alley
- Community Amenity Contributions: approximately \$1,574,000. Under discussion.



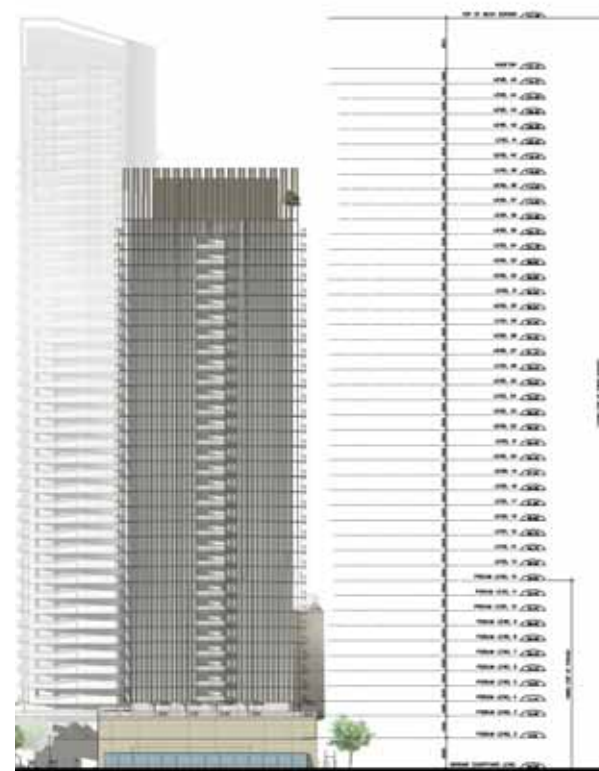


# PROPOSED ZONING

SOUTH ELEVATION (Jasper Ave.)



NORTH ELEVATION





# PROPOSED ZONING

EAST ELEVATION (107 St.)



WEST ELEVATION (108 St.)



# PROPOSED ZONING

SITE PLAN (Appendix 1)



MAIN FLOOR PLAN (Appendix 2)



Proposed Rezoning  
LDA18-0662

# PROPOSED ZONING



Porte-Corchiere Connection to Future Park



Conceptual Interface to Park





# SUN SHADOW



9:00am



12:00pm



3:00pm

ASPER & 108TH ST  
MARCH 21ST



9:00am



12:00pm



3:00pm

ASPER & 108TH ST  
JUNE 21ST



9:00am

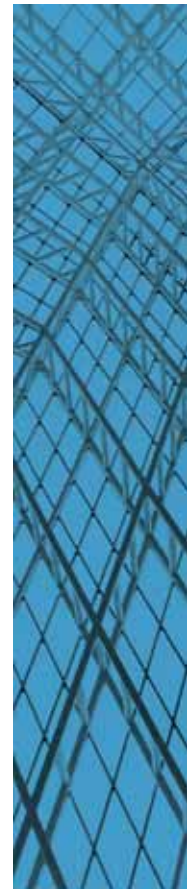


12:00pm



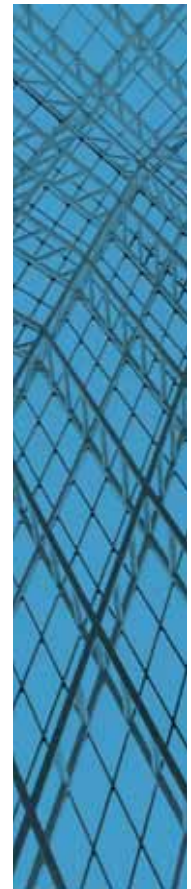
3:00pm

ASPER & 108TH ST  
DECEMBER 21ST





# POSSIBLE BUILDING USES



## WHAT INFORMATION IS CONSIDERED WHEN MAKING A DECISION?

### Council-approved Policies, Plans and Guidelines:

- Capital City Downtown Plan

### Planning Analysis:

- Building and site design regulations
- How the proposed development fits into the neighbourhood

### Technical Information:

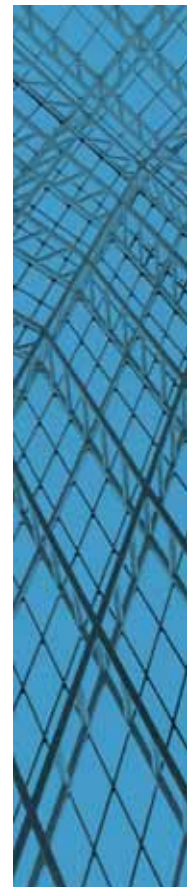
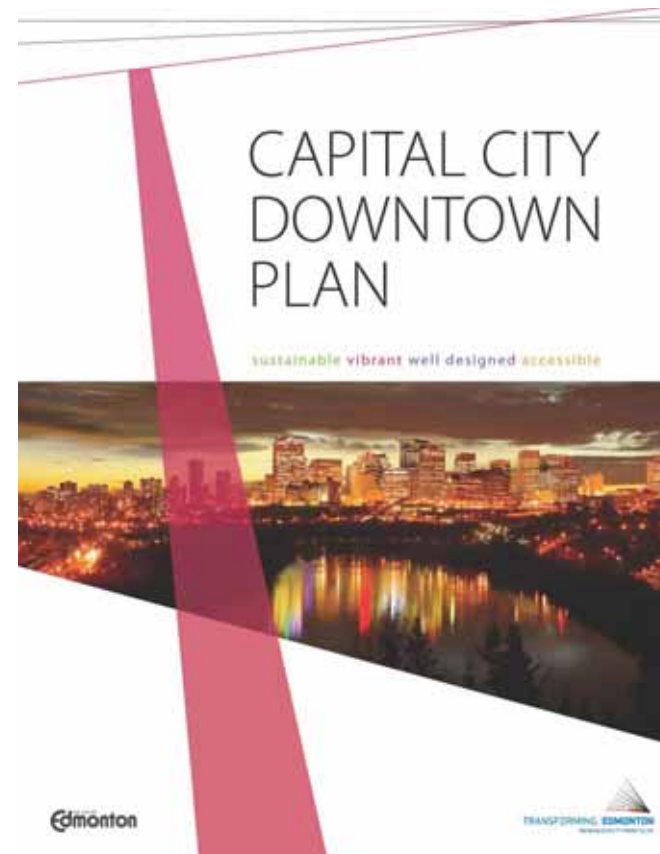
- Traffic Impact Assessment - The proposed development's anticipated impact on traffic and parking in the area
- Drainage, fire and water capacity - The ability to provide adequate water flow and pressure as well as on-street fire protection coverage (i.e. fire hydrants)
- Sun, shadow and wind impact analysis

### Public Input:

- Feedback from the public will be summarized in a report and provided to City Council

### Final decisions on rezonings:

- Rezoning are voted on by City Councillors at a Public Hearing



# THANK YOU!

---

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue background.

For more information please visit:

[edmonton.ca/downtown](https://edmonton.ca/downtown)

or contact:

**Sean Lee, Planner**

(780) 496-6121

[sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca)

## Next Steps:

Feedback from this meeting will be compiled in a What We Heard Report. This will be emailed to you if you left your email with us. It will also be included with reports to City Council.

City Planning will complete the review of the application. A Public Hearing date will be scheduled once the review is complete. Notice of the Public Hearing will be published in the newspaper, sent to adjacent property owners, and published on the website. Residents have the opportunity to attend the Public Hearing, and may also speak to the proposal at that time.



# WHAT DO YOU LIKE ABOUT THIS PROPOSAL?

---

Edmonton





# WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?

---

Edmonton

