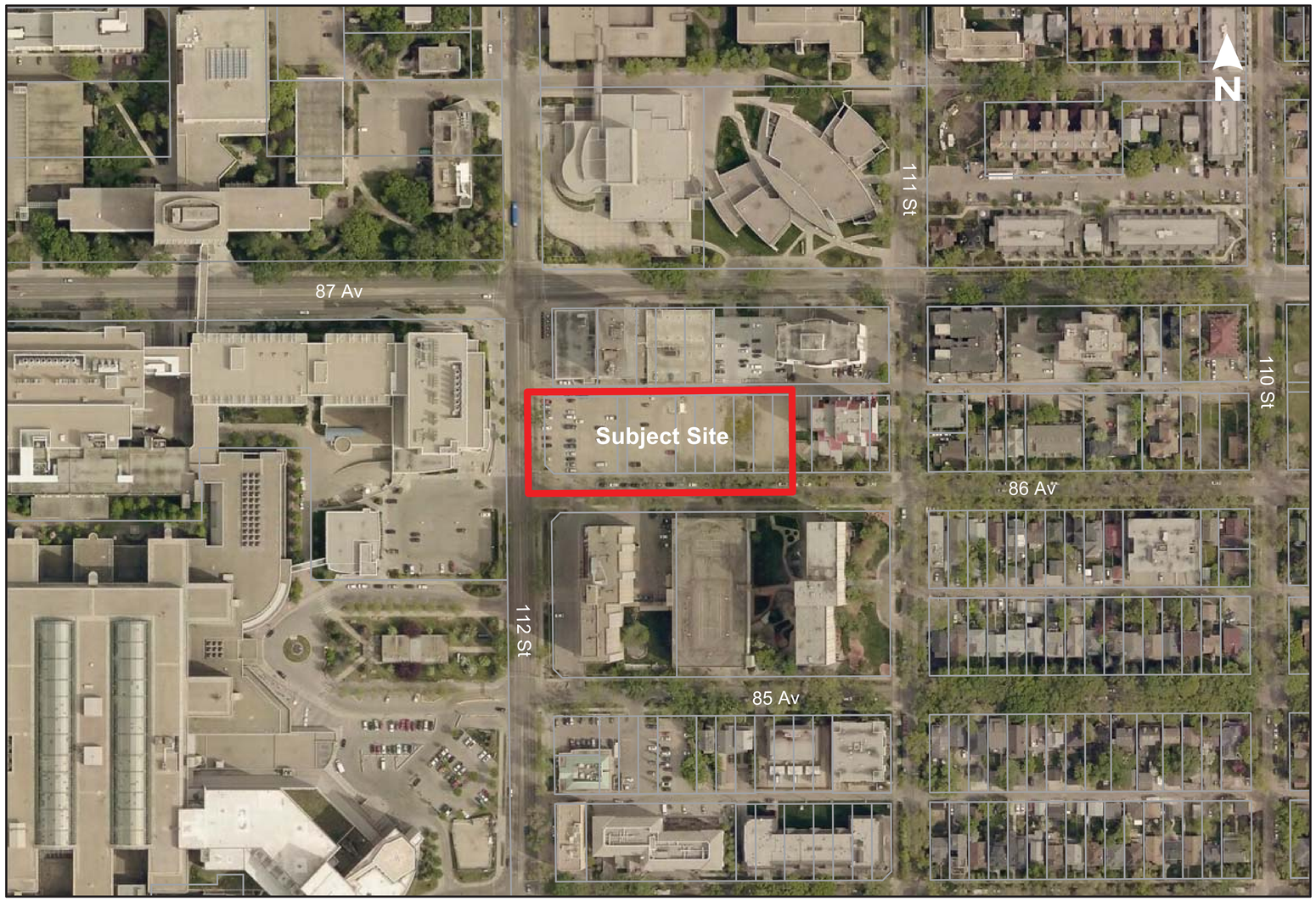
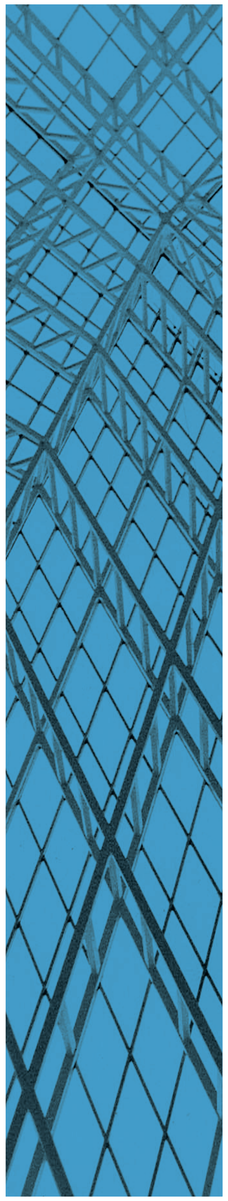
Proposed Rezoning & Plan Amendment
LDA18-0563

PUBLIC ENGAGEMENT SESSION



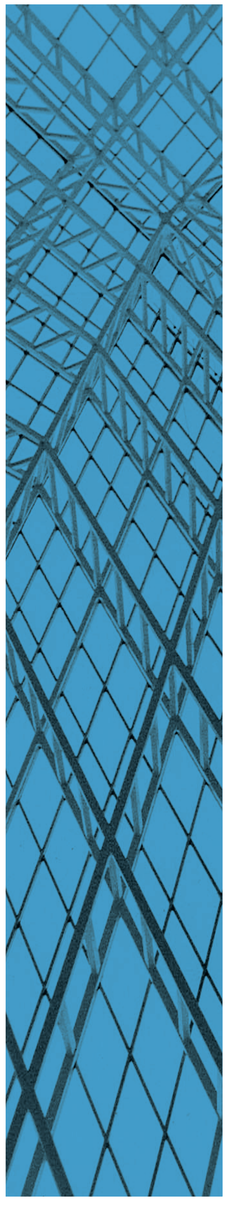


WELCOME

WHAT WILL I FIND AT THIS OPEN HOUSE?

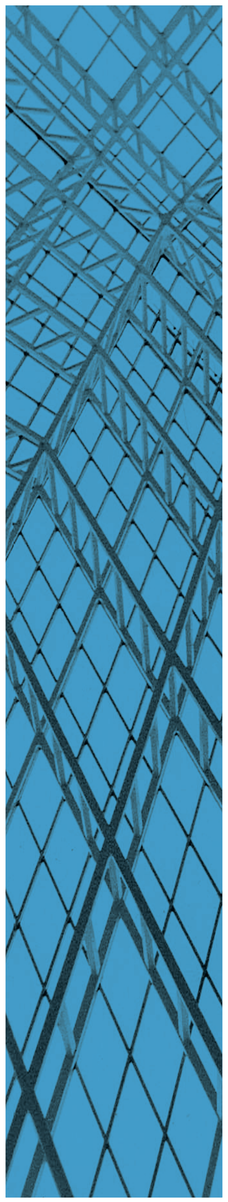
- Information of a proposed rezoning and plan amendment that would allow for the development of two residential towers with commercial opportunities along 112 Street
- Information on the application review process and next steps
- Ways to provide your feedback on the proposed rezoning
    - In person by talking to City staff
    - In writing by filling out a comment form
    - “Graffiti wall”

CITY STAFF	APPLICANT
Andrew McLellan, Senior Planner	Doug Haines, Maclab Development Group
Stuart Carlyle, Planner	Bill Blais, Maclab Development Group
Xiaobin Wang, Transportation Engineer	Bob Walker, Maclab Development Group
Becky Redford, Building Great Neighborhoods	Ana Maria Llanos, Diamond Schmitt Architects
Lien Tang, Planning Technician	David Brown, McElhanney Consulting Services Ltd.
	Catherine Oberg, Bunt & Associates Engineering Ltd.
	Milton Davies, Arbor-Pro Tree Consulting Ltd.
	Greg MacKenzie, Greg MacKenzie + Associates Consulting Ltd.
	Sara McCartney, Greg MacKenzie + Associates Consulting Ltd.



WHY ARE WE HERE THIS EVENING?

The City is here to solicit your feedback about a proposed rezoning of a surface parking lot and a vacant piece of land located north of 86 Avenue NW east of 112 Street NW in the Garneau neighbourhood. To facilitate the rezoning application, an application has also been made to amend the Garneau Area Redevelopment Plan.



WHAT IS ZONING?

It is the process of changing rules for a piece of land that direct what kind of development can occur on it. However, before a piece of land can be rezoned, many items need to be taken into consideration prior, including feedback from residents of the area.

WHAT IS AN AREA REVELOPMENT PLAN?

An Area Redevelopment Plan (ARP) is a tool to help guide growth and redevelopment within a given area through objectives and policies. If a rezoning application is not consistent with an ARP, amendments are required where necessary.

WHO MAKES THE DECISION TO REZONE LAND AND AMEND AN ARP?

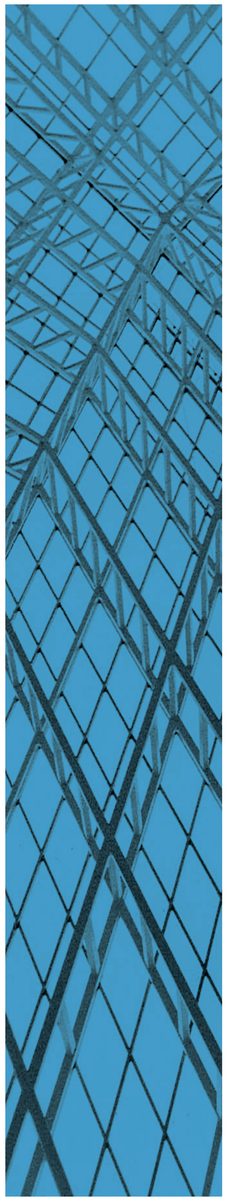
Rezonings and amendments to a statutory plan (ARP) can only be voted and passed by your elected 13 City Council members.

Proposed Rezoning & Plan Amendment

WHAT IS THE APPLICATION PROCESS?

- OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT BY THE CITY
- CONSULTATION & INPUT FROM THE PUBLIC REQUIRED BY THE APPLICANT

Approximately 2-3 month time frame from today
(Dependant on information provided from the applicant and review time by the City)



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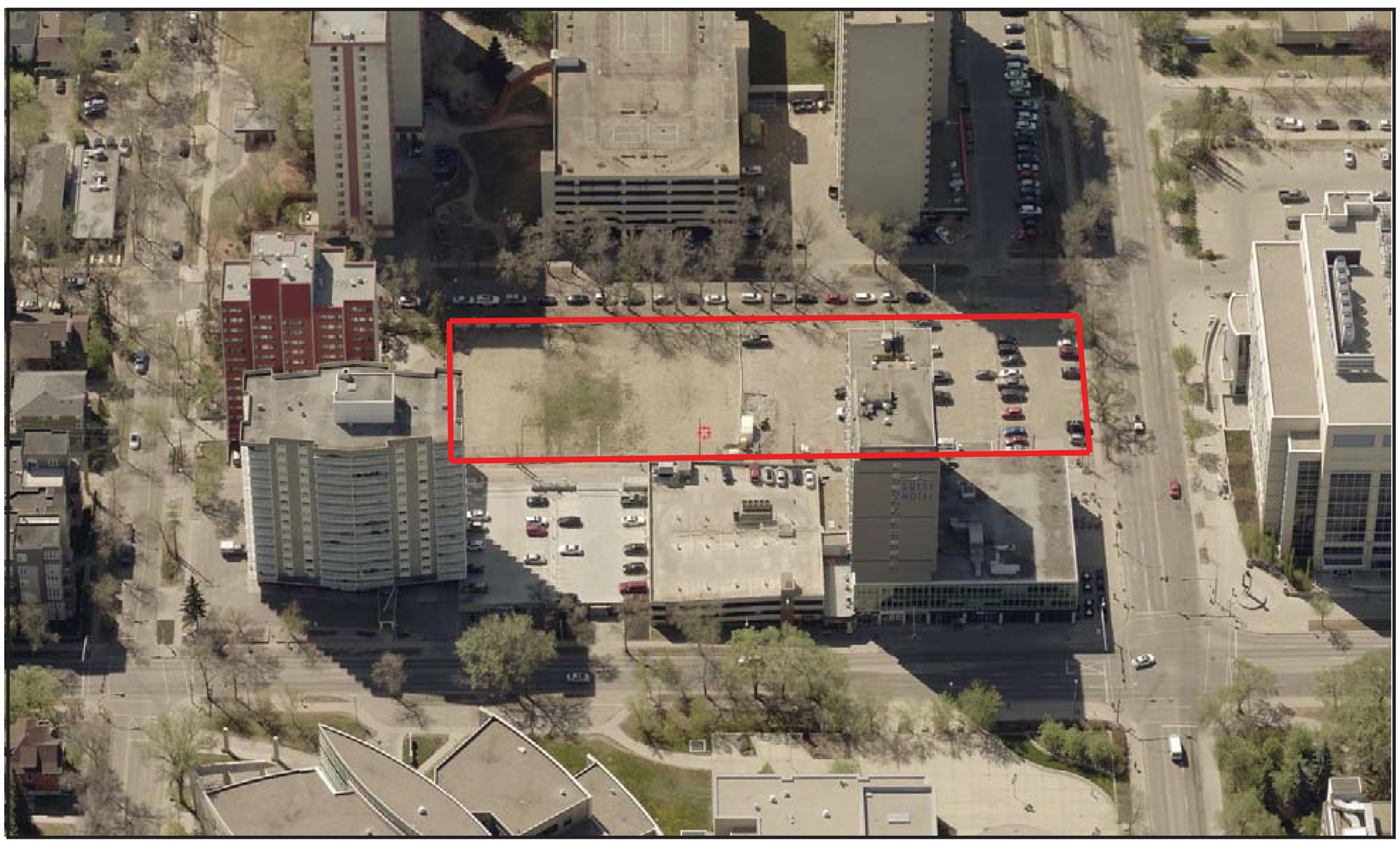
EXISTING SITE CONDITIONS

View of site looking East



View of site looking South

WHAT IS THE EXISTING ZONING?

The subject site is currently zoned (CO) Commercial Office Zone and (RA9) High Rise Apartment Zone.

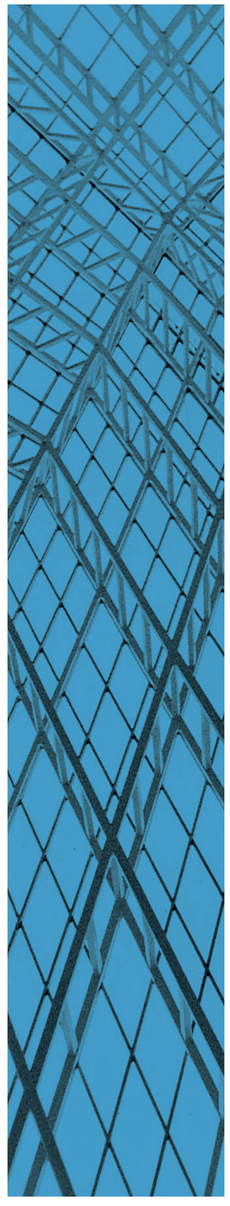
The subject site is partially vacant, while the remainder of the site is being utilized as a surface parking lot.

The CO Zone allows for:

- medium intensity office, commercial and residential development
- heights up 40 metres (~12 storeys)
- a Floor Area Ratio (FAR) of up to 7.0

The RA9 Zone allows for:

- high rise residential apartment development
- heights up to 73 metres (~24 storeys)
- a Floor Area Ratio of upt to 5.2
- density up to 650 dwellings per hectare

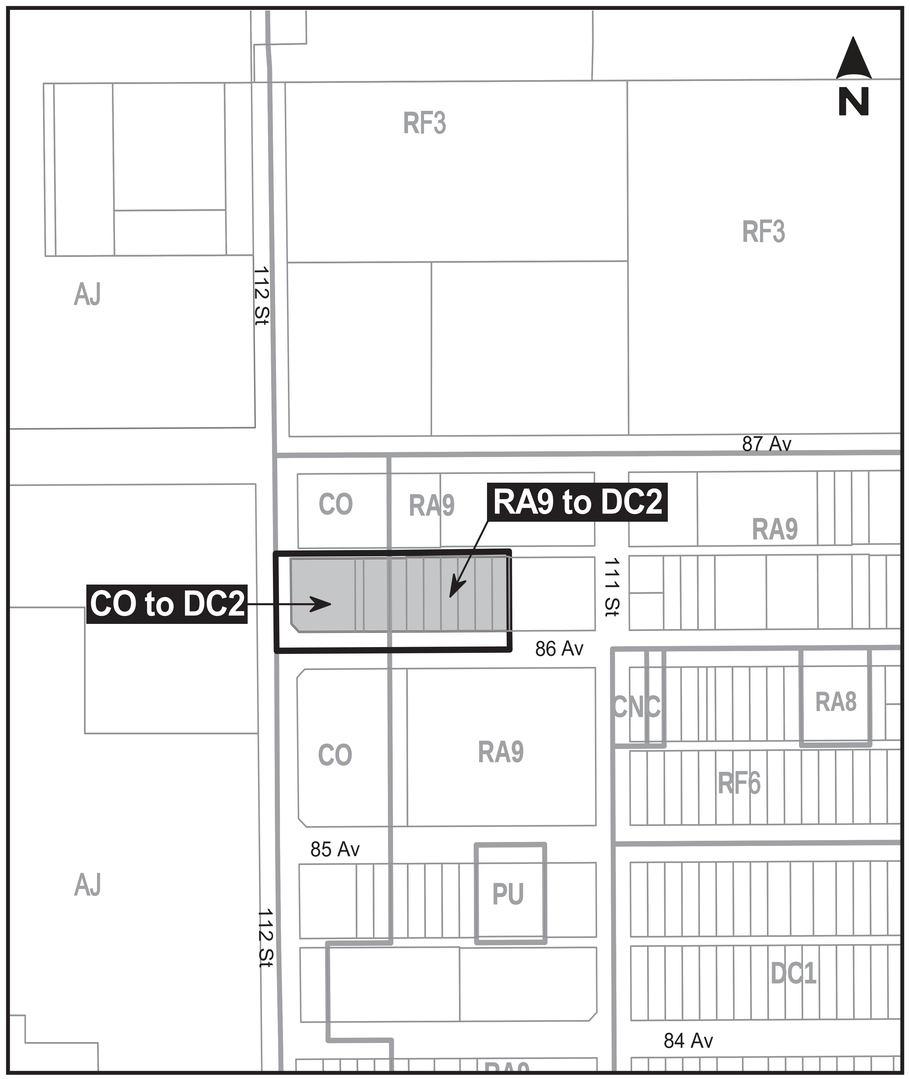


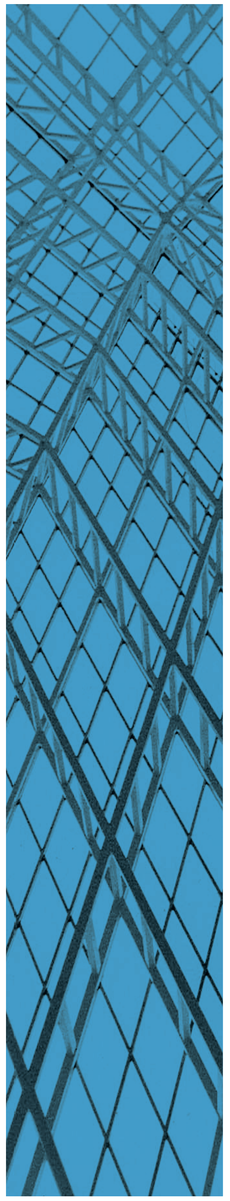
WHAT IS THE PROPOSED ZONE?

This application is proposing to change the zoning of the subject site to (DC2) Site Specific Development Control Provision which provides direct control over a specific development where any other zone would be inappropriate or inadequate.

The proposed DC2 Provision would allow for the development of two residential towers with commercial opportunities along 112 Street. Key Characteristics are:

- East tower: Maximum height of 108 m (29 Storeys)
- West tower: Maximum height of 82.5 m (20 Storeys)
- Maximum of 456 dwellings
- Overall Floor Area Ratio (FAR) of 9.0





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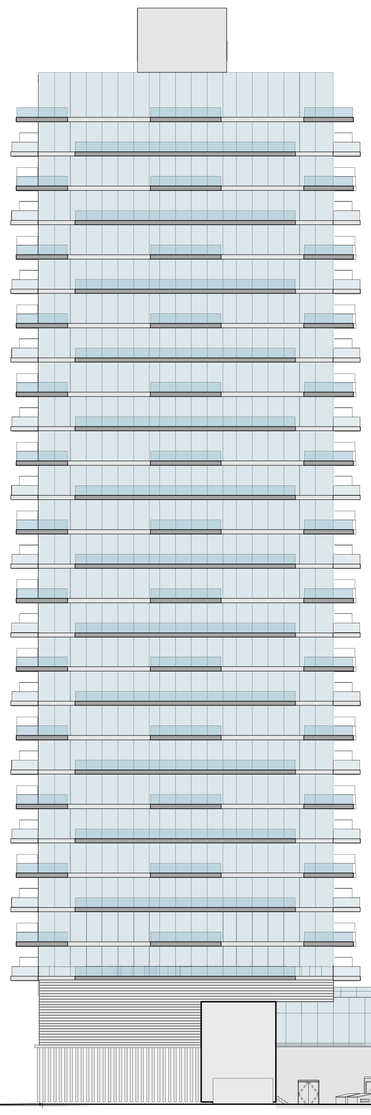
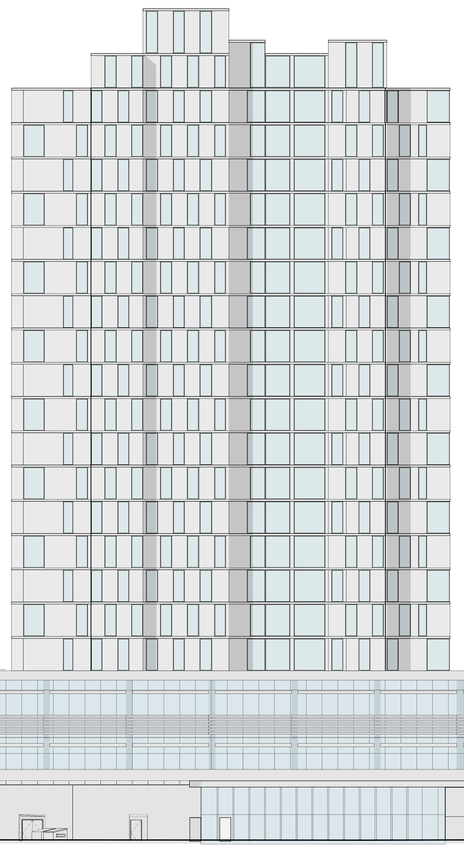
PROPOSED BUILDING ELEVATIONS

North Elevation

MAX BUILDING HEIGHT 108m



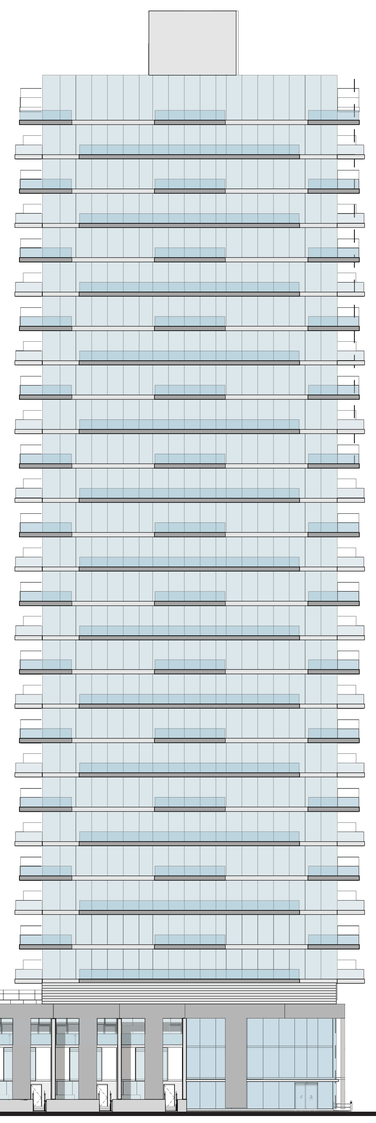
MAX BUILDING HEIGHT 82.5m

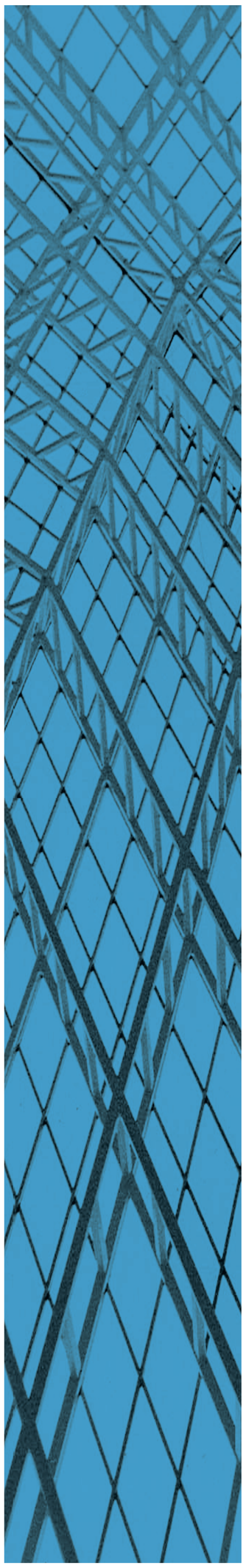


South Elevation

MAX BUILDING HEIGHT 82.5m

MAX BUILDING HEIGHT 108m





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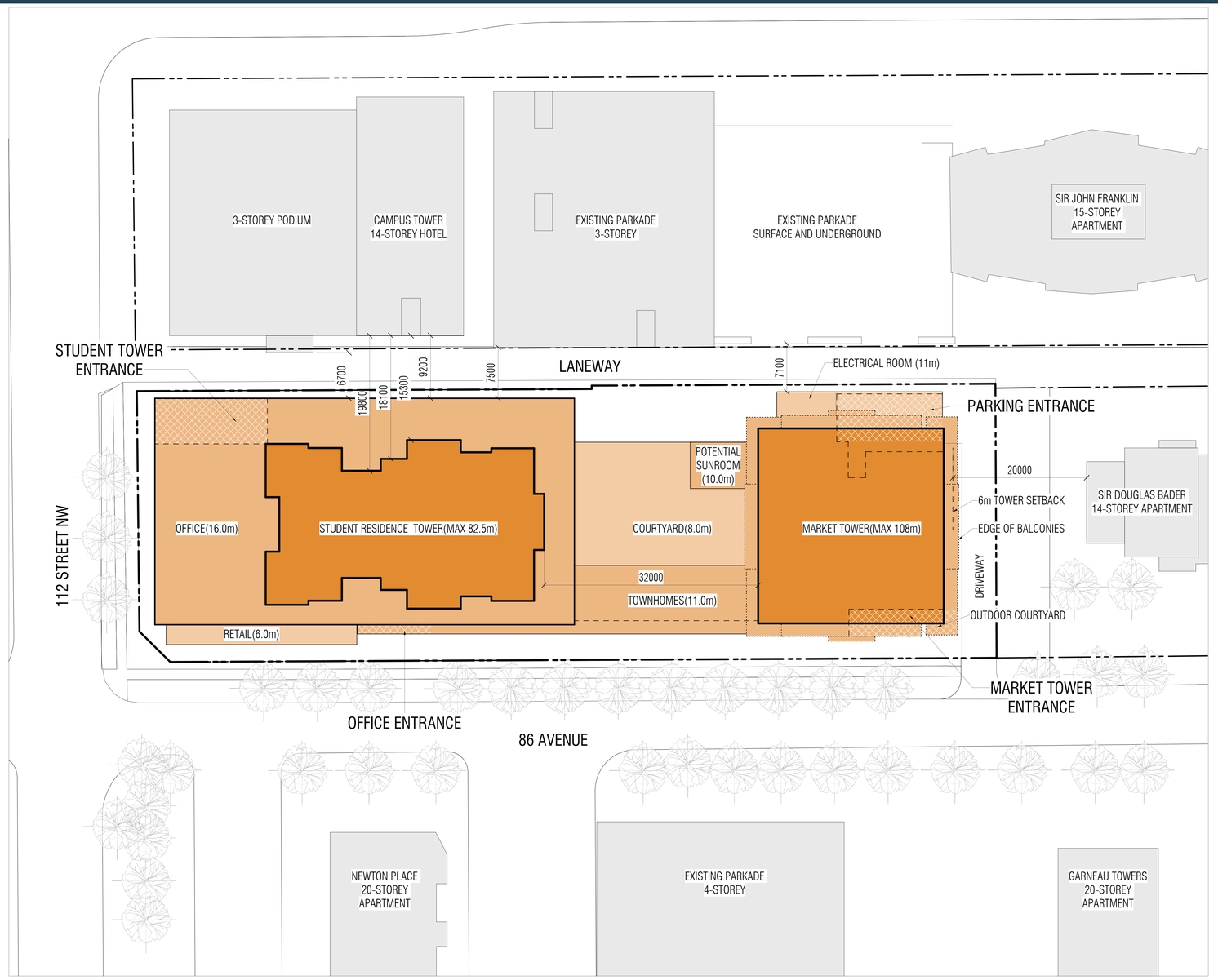
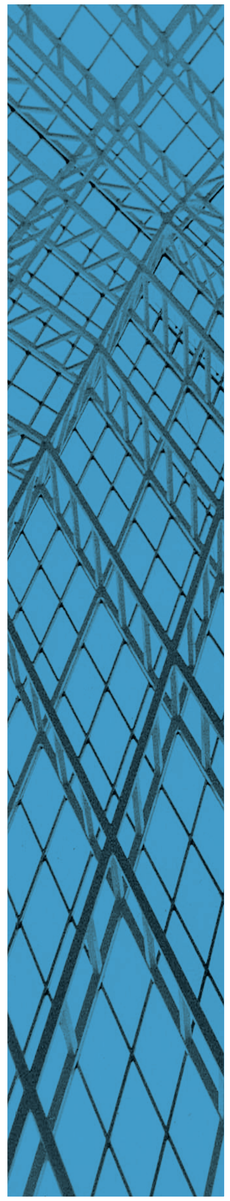
TOWER SEPARATION





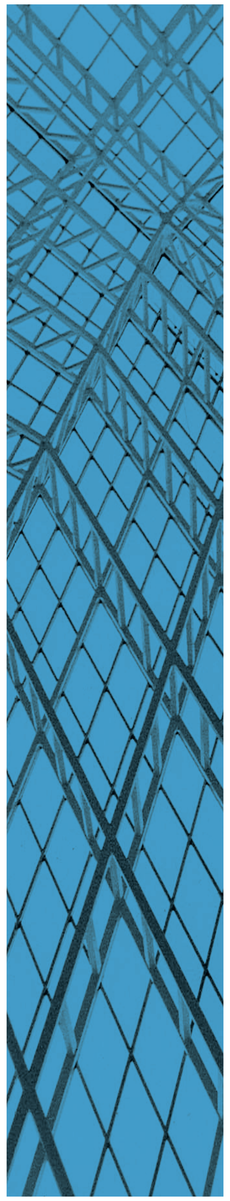
PROPOSED SITE ACCESS, PARKING & TRAFFIC

- Access to the site is proposed via the existing east-west alley and a new north-south alley connection, which would connect the east-west alley to 86 Avenue.

- Vehicular parking stalls will be provided in an underground parkade, of which:
  - Residential - 171 stalls (at an average rate of 0.4 stall/unit)*
  - Visitor/Non-residential - 65 stalls*
  - 5 stalls for car-share program*

- Bicycle parking supply will exceed the Zoning Bylaw requirement, of which:
  - 274 secure spaces provided inside of building on main floor*
  - 17 spaces provided at grade outdoor for visitors*

- Pedestrian signals will be installed at the intersection of 112 Street and 86 Avenue.



** The numbers represent the minimum required supply*

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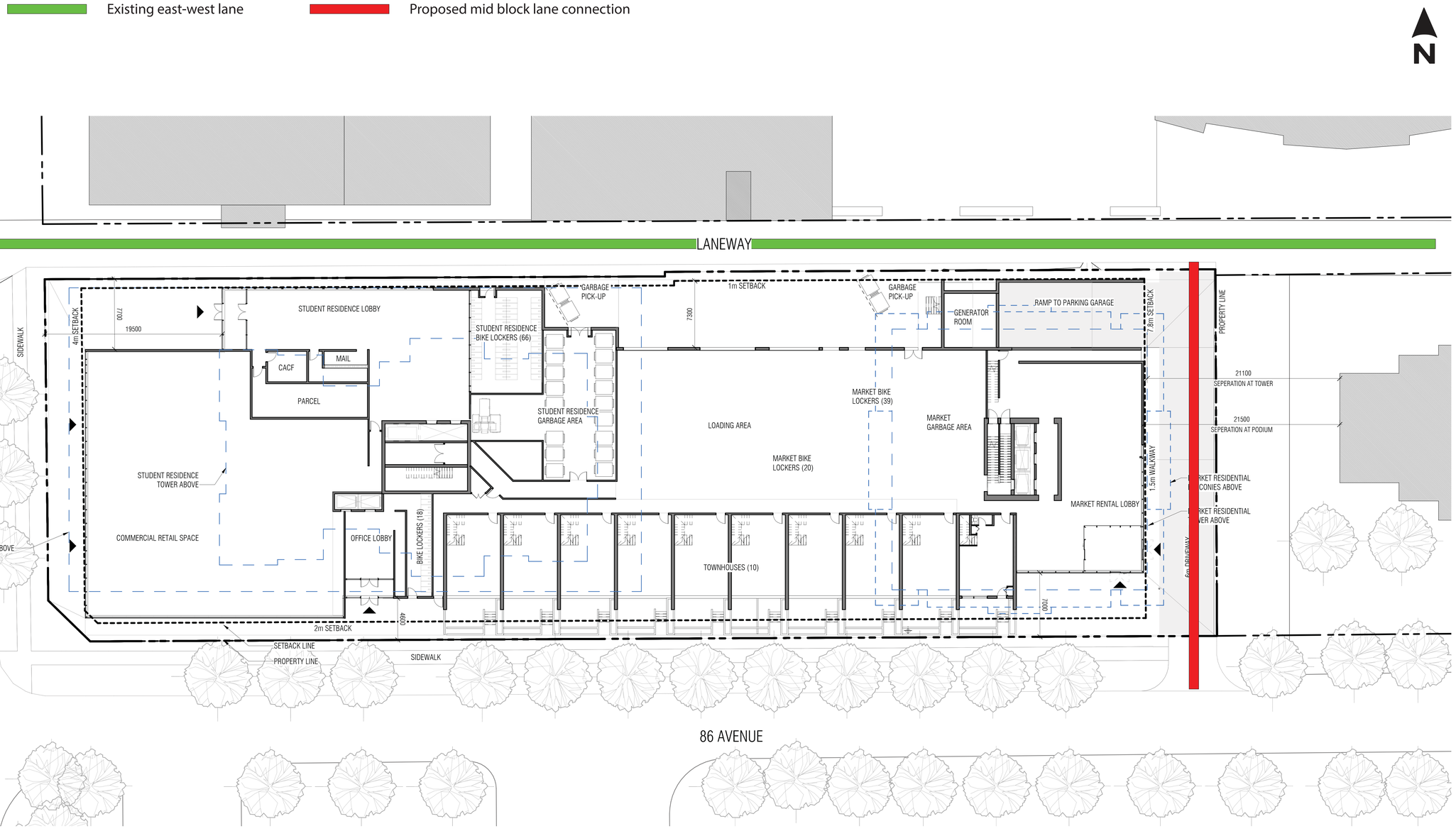
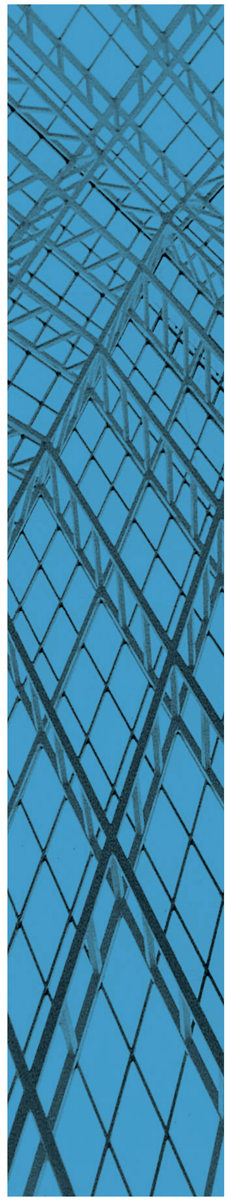
PROPOSED NEW ALLEY CONNECTION TO 86 AVENUE





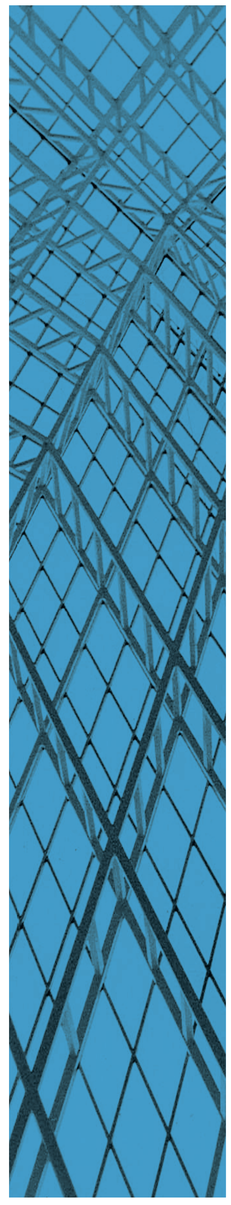
POTENTIAL 112 STREET PEDESTRIAN REALM IMPROVEMENTS

- Approximately 54% of residents in the Garneau take transit, walk, or bicycles as their primary mode from home to work (2016 Municipal Census data)

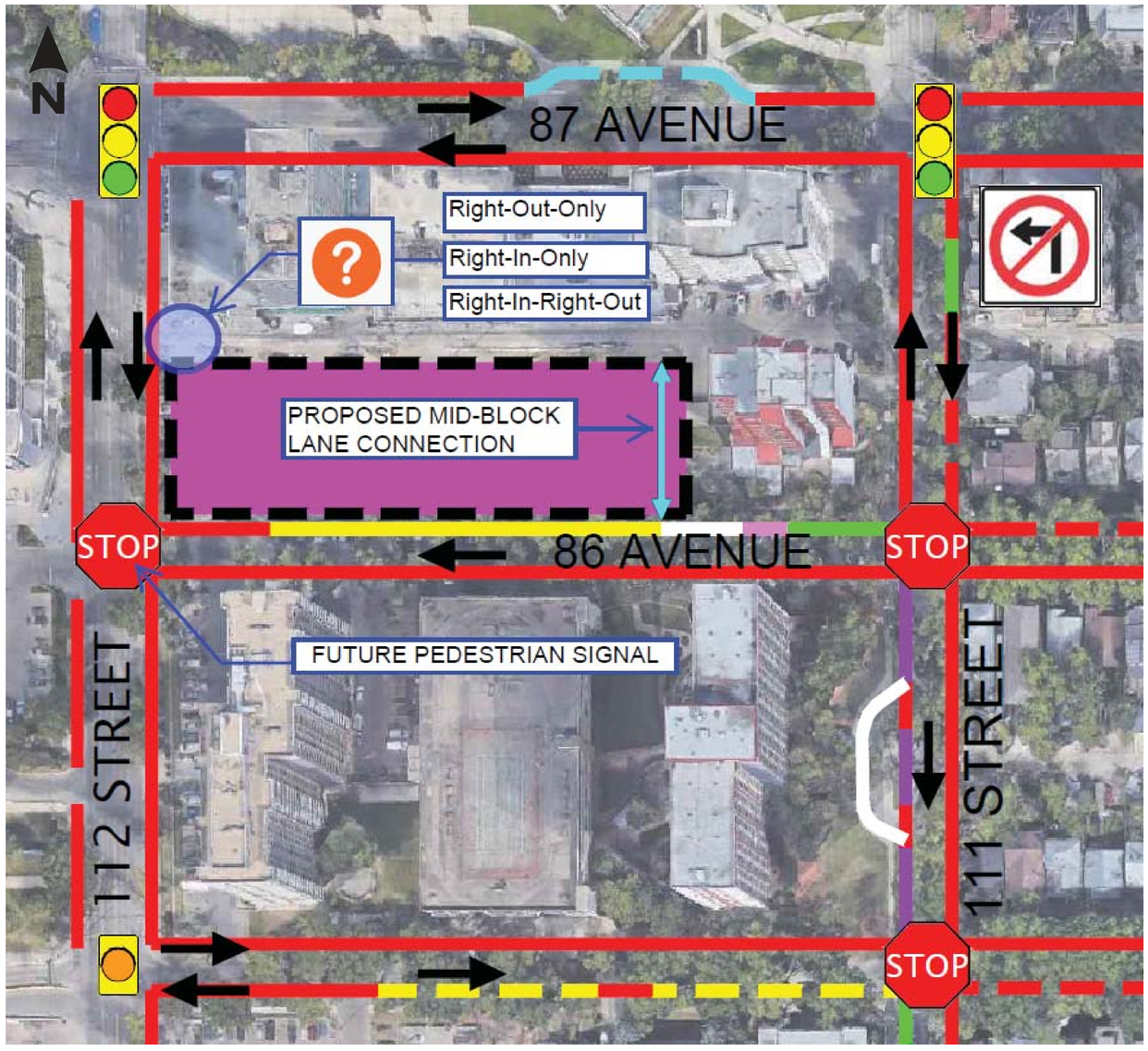
- 112 Street is within the Main Street Overlay, which seeks to strengthen the pedestrian-oriented character of Edmonton's main street commercial areas

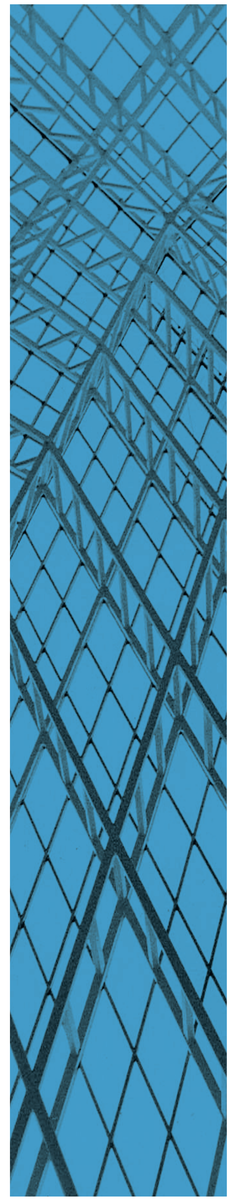
- 112 Street has relatively high pedestrian volumes (peak hour 550 people/hr) which is anticipated to increase with this development

- The proposed development and new alley connection to 86 Avenue provides opportunity to improve the pedestrian realm of 112 Street by reducing pedestrian-vehicle conflicting movements at the existing east-west alley and 112 Street intersection



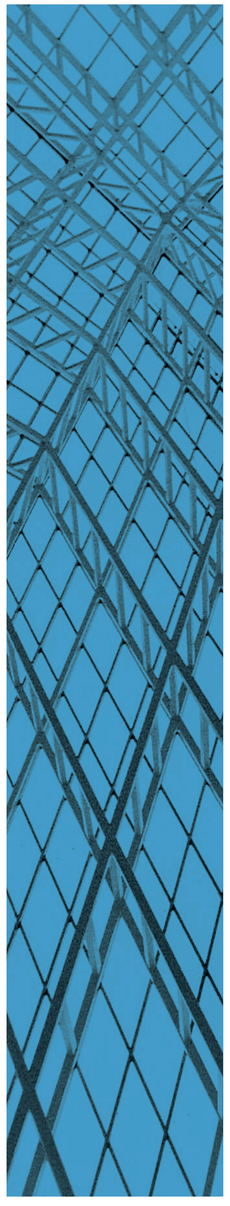
POTENTIAL 112 STREET PEDESTRIAN REALM IMPROVEMENTS





PROPOSED COMMUNITY AMENITY CONTRIBUTIONS

- Contributions in line with the City's Community Amenity Contributions Policy. The development currently proposes several contributions including:
  - A minimum of 10 three bedrooms units that are family-oriented
  - Enhanced streetscape improvements along the east-west lane and 112 Street
  - Enhancements to 86 Avenue, if possible, in collaboration with Building Great Neighborhoods
- Affordable housing in line with the Developer Sponsored Affordable Housing Policy, as required by the City, and only if units are sold by the developer.



WHAT IS THE CHANGE TO THE GARNEAU ARP?

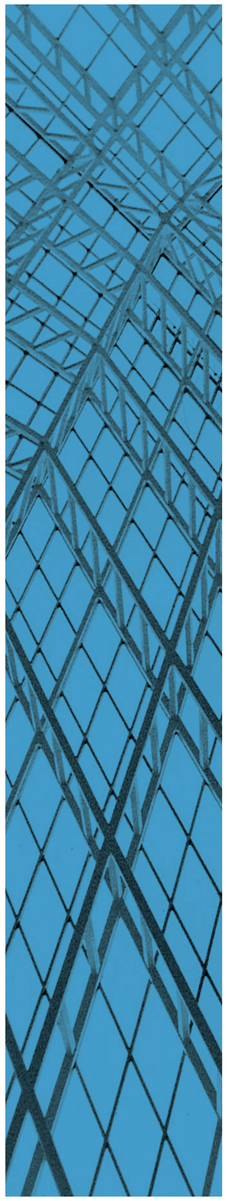
The Garneau Area Redevelopment Plan (ARP) guides redevelopment within the Garneau neighborhood. It lays out policies and objectives related to redevelopment as well as generalized land uses. The subject site falls within sub-area 5 of the Garneau ARP.

The application generally complies with the policy direction in the Garneau ARP. However, there are three policies which currently limit the type of development along 112 Street and the space with which it can occupy.

Garneau
Area Redevelopment Plan (ARP)

Detailed Land Use - Sub Area 5
(Proposed Amendment)

Location Map

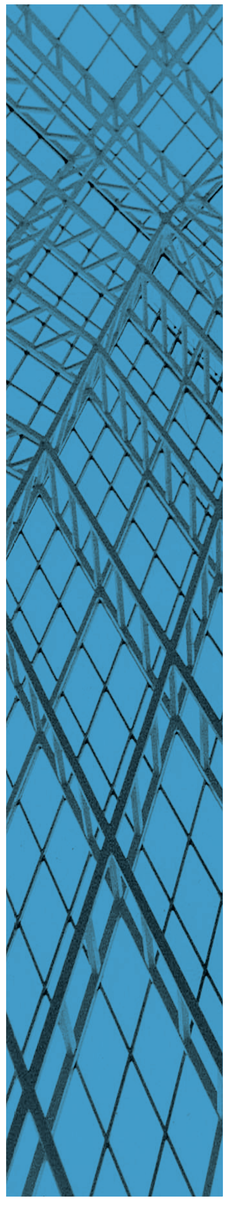


WHAT IS THE CHANGE TO THE GARNEAU ARP?

The proposed policy amendments would exclude the subject site from the following policies:

- **(Policy G.5)** the existing commercial strips on 109 Street, Whyte Avenue and 112 Street as shown on schedule D will not be permitted to expand into adjacent residential areas
- **(Policy 5.2)** lands fronting onto 112 Street to a property depth of approximately 56 metres, will be districted for commercial office buildings
- **(Policy 5.3)** the commercial components of future mixed-use development will be:
  - personal service shops, professional, financial & office support services
  - limited to the first two storeys of the development
  - individual establishments will be smaller scale
  - not permitted along 111 Street and the avenues

In addition, an amendment to a land use map is proposed that would change the designation of the site from Residential Mixed Use and High Rise Apartment to “Comprehensively Planned Development”



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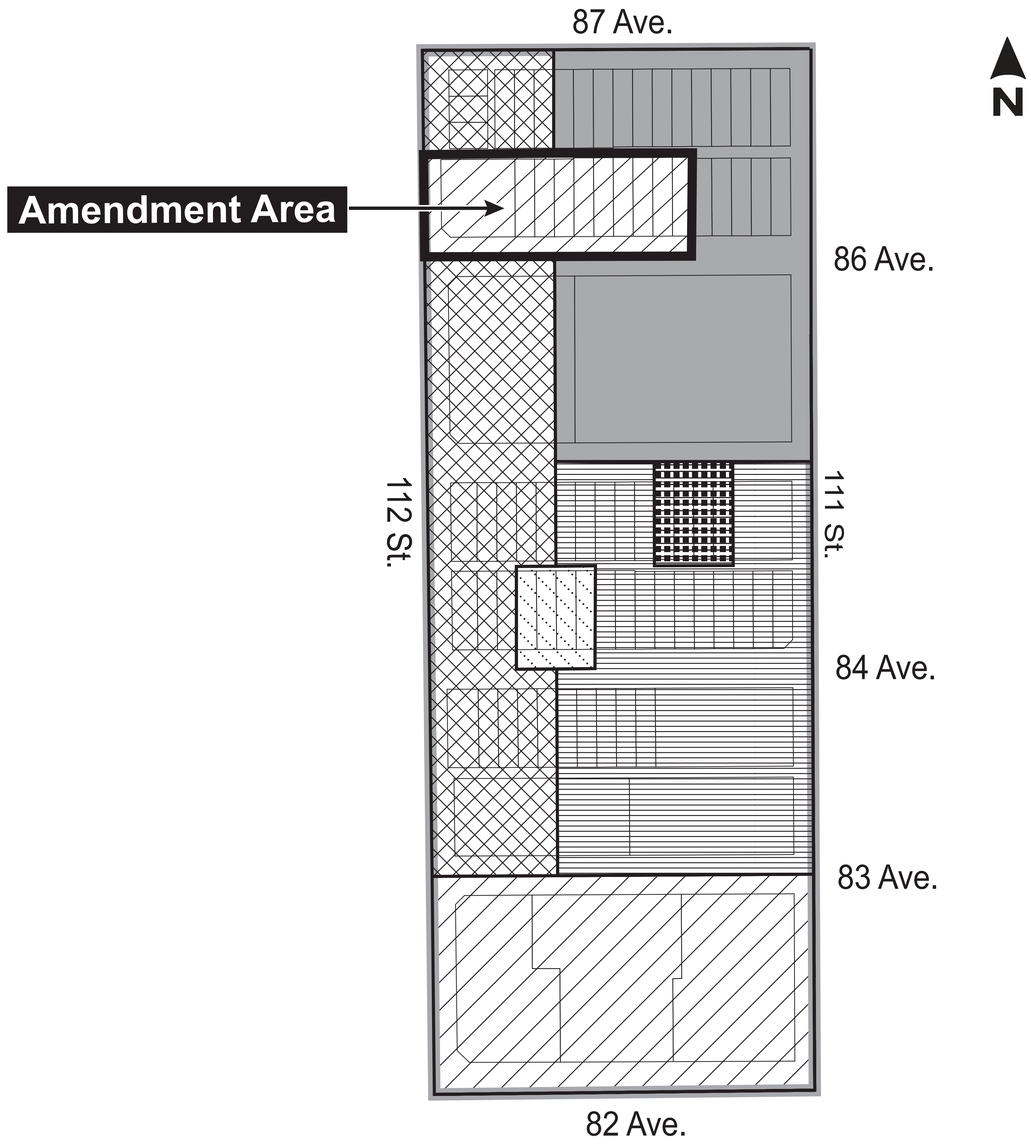
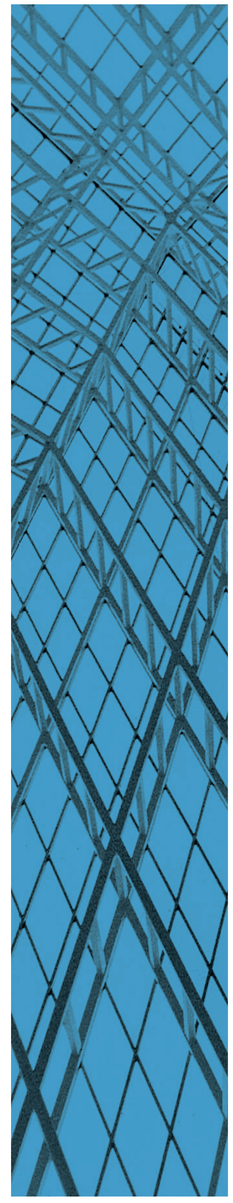


Garneau
Area Redevelopment Plan (ARP)

Detailed Land Use - Sub Area 5
(Proposed Amendment)

Legend:

- Low Rise Apartment
- High Rise Apartment
- Residential Mixed Use
- Comprehensively Planned Development
- Urban Services
- Public Utility



WHAT INFORMATION IS CONSIDERED WHEN MAKING A DECISION?

Council-approved Policies, Plans and Guidelines:

- The Way We Grow-the City's growth & development plan
- Garneau Area Redevelopment Plan (ARP)
- Residential Infill Guidelines
- Transit Oriented Development Guidelines

Land Use Compatibility:

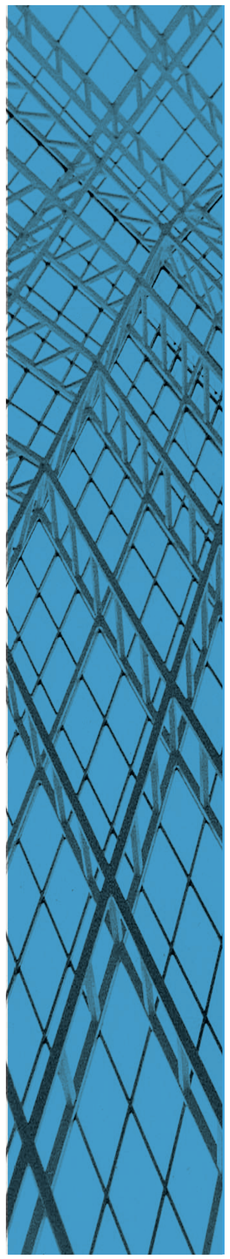
- Building and site design regulations
- How the proposed development fits into the neighbourhood

Technical Information:

- Traffic Impact Assessment
- 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 Analysis
- Wind Impact Analysis
- Environmental site conditions

Public Input:

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



WHAT WILL YOUR FEEDBACK BE USED FOR?

- To inform the City's planning analysis and ensure all factors are taken into consideration

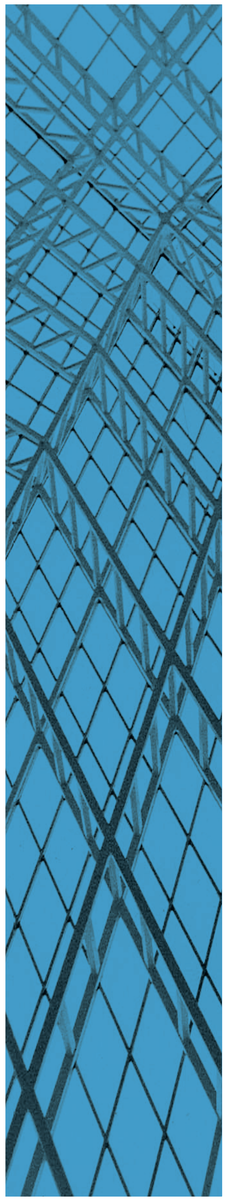
- To help inform conversations with the applicant about making revision(s) to address concerns

- 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

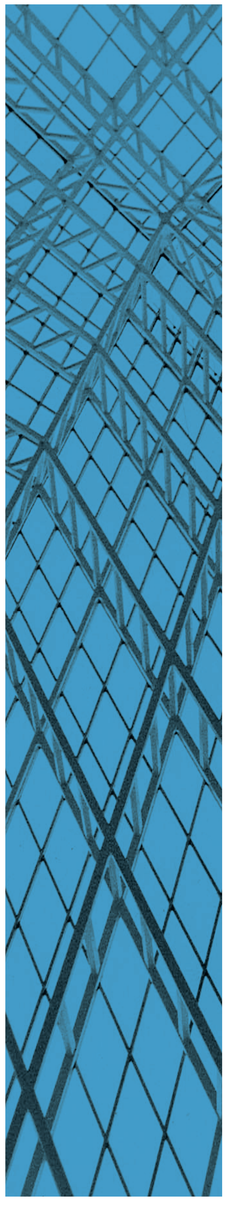
Public Engagement **Spectrum**

This event falls under advisement

ADVISE	REFINE	CREATE	DECIDE
The public is consulted by the City to share feedback and perspectives that are considered for policies, programs, projects, or services.	The public is involved by the City to adapt and adjust approaches to policies, programs, projects, or services.	The public collaborates with the City to develop and build solutions regarding policies, programs, projects, or services. This can include community initiated engagement.	The public is empowered to make decisions directly or on behalf of the City about policies, programs, projects, or services.



WHAT HAPPENS NEXT?



After tonight's open house:

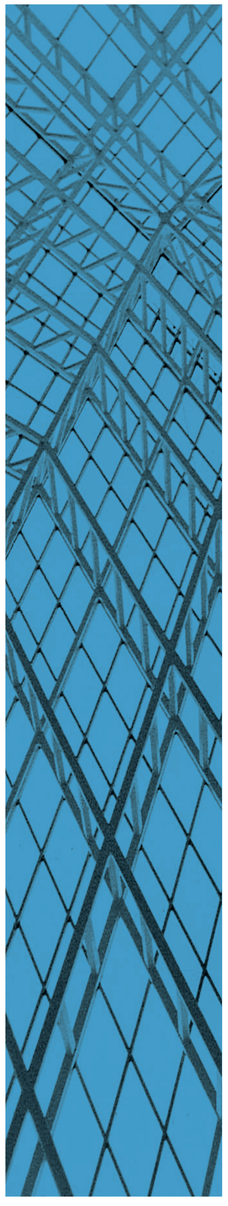
- City staff will send a summary of what we heard tonight, if you supplied your email address on the sign-in sheet
- A Summary will also be sent to the Councillor and the Applicant
- You can contact the file planner at any time at:

Stuart Carlyle
stuart.carlyle@edmonton.ca
780-496-6068

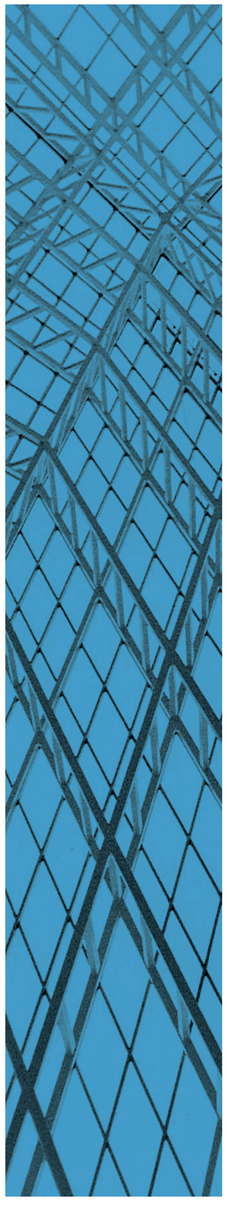
When the applicant is ready to take the application to Council:

- File planner will send you a notice about the Public Hearing
- You can register to speak in front of Council or listen online

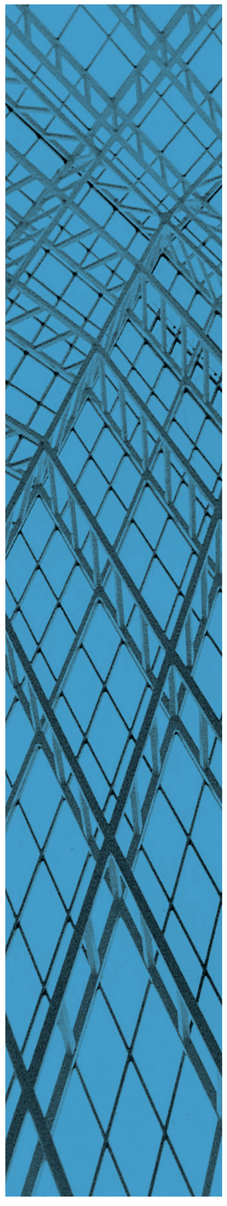
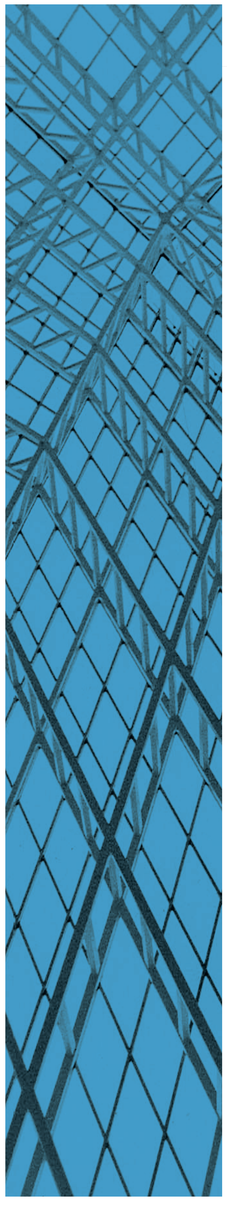
WHAT DO YOU LIKE ABOUT THIS APPLICATION ?



WHAT DO YOU NOT LIKE ABOUT THIS APPLICATION ?



WHAT WOULD YOU LIKE COUNCIL TO KNOW BEFORE THEY MAKE A DECISION?



WHAT ARE YOUR THOUGHTS ON THE PROPOSED SITE ACCESS?