

WELCOME

Edmonton



WHY ARE WE HERE?

A Land Development Application has been submitted by DIALOG® Alberta Architecture Engineering Interior Design Planning Inc.

The application is on behalf of Groupe Germaine, Limak Investments Inc., and Urban Capital.

City Planning is reviewing the application according to city plans, policies, and 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.

The application proposes to:

- Rezone a 0.34 ha site, located north of Jasper Avenue NW along 104 Street NW, municipally addressed as 10145 & 10149 - 104 Street NW from:

Heritage Area Zone (HA)

to

Site Specific Development Control Provision (DC2)

- The proposed DC2 Provision would allow for the development of a high density mixed-use tower.
- To facilitate the proposed rezoning, there is an associated amendment Section 910 of the Zoning Bylaw to amend two maps related to land use in the downtown area.

WHY ARE WE HERE?

What you will find at tonight's meeting:

- Details on the proposed rezoning and text amendment to the Zoning Bylaw
- Information of the rezoning process
- City Planning staff and the applicant team available to answer your questions
- Opportunities to provide us your feedback on the proposal

Staff in Attendance

City Planning

Stuart Carlyle, Planner

Andrew McLellan, Senior Planner

Xiaobin Wang, Transportation Engineer

Miles Hunt, Planning Technician

Applicant

Belinda Morale Smith, Senior Planner – *DIALOG*

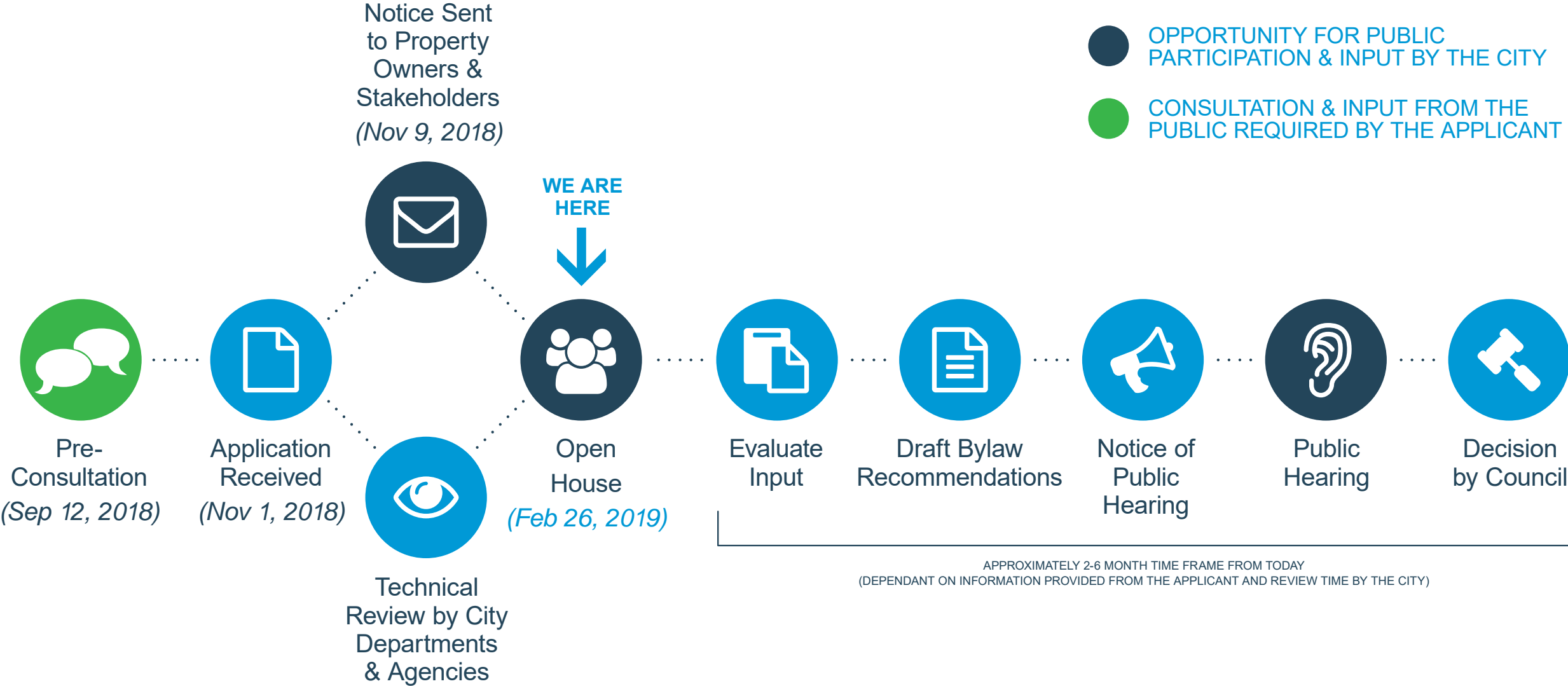
Jarryd Csuti, Urban Planner – *DIALOG*

Taya Cook, Development Director – *Urban Capital*

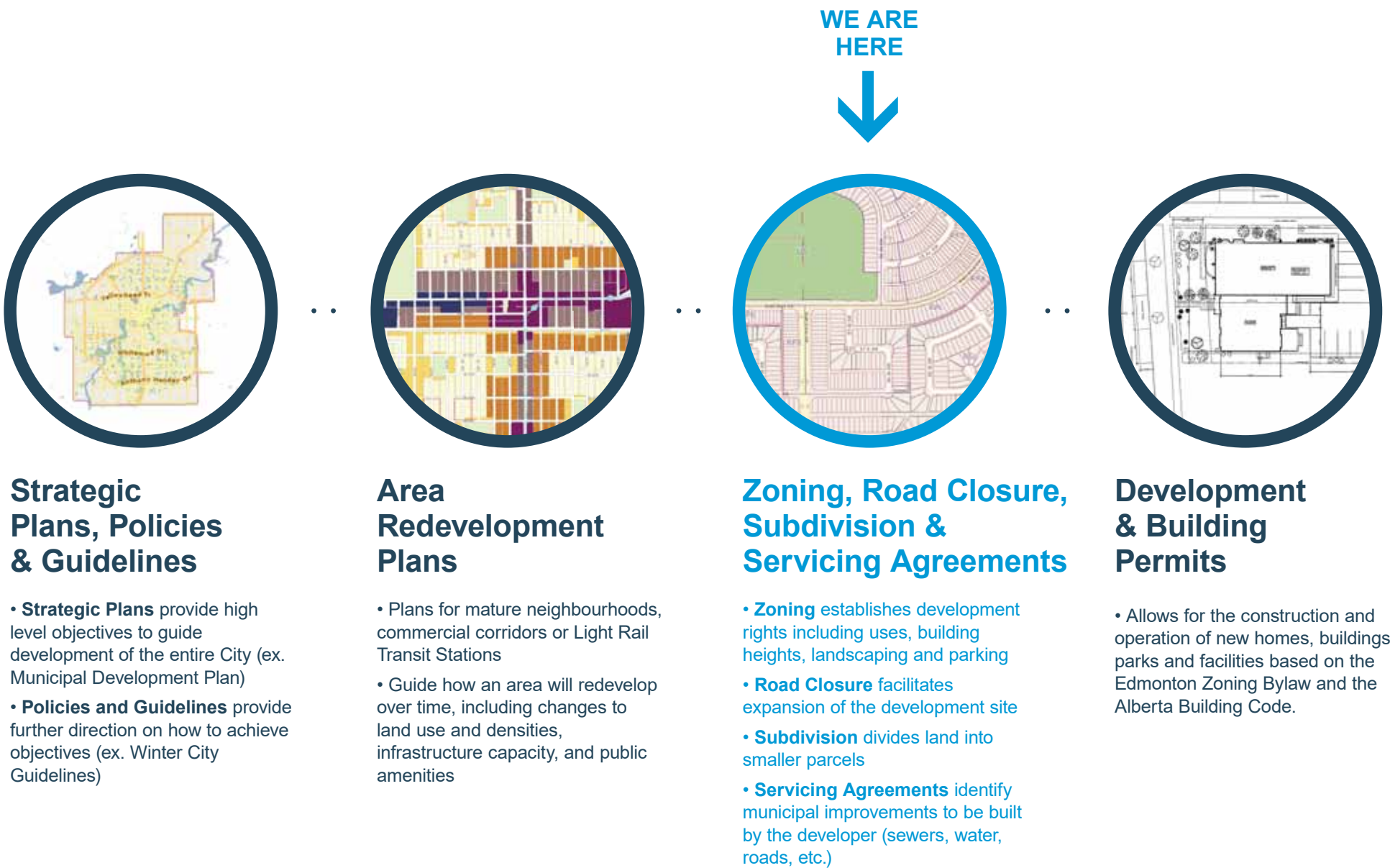
Hugo Germaine, Director of Development –
Groupe Germaine Hotels

Anne-Marie Boulaine, Architect – *Lemay Michaud*

APPLICATION PROCESS



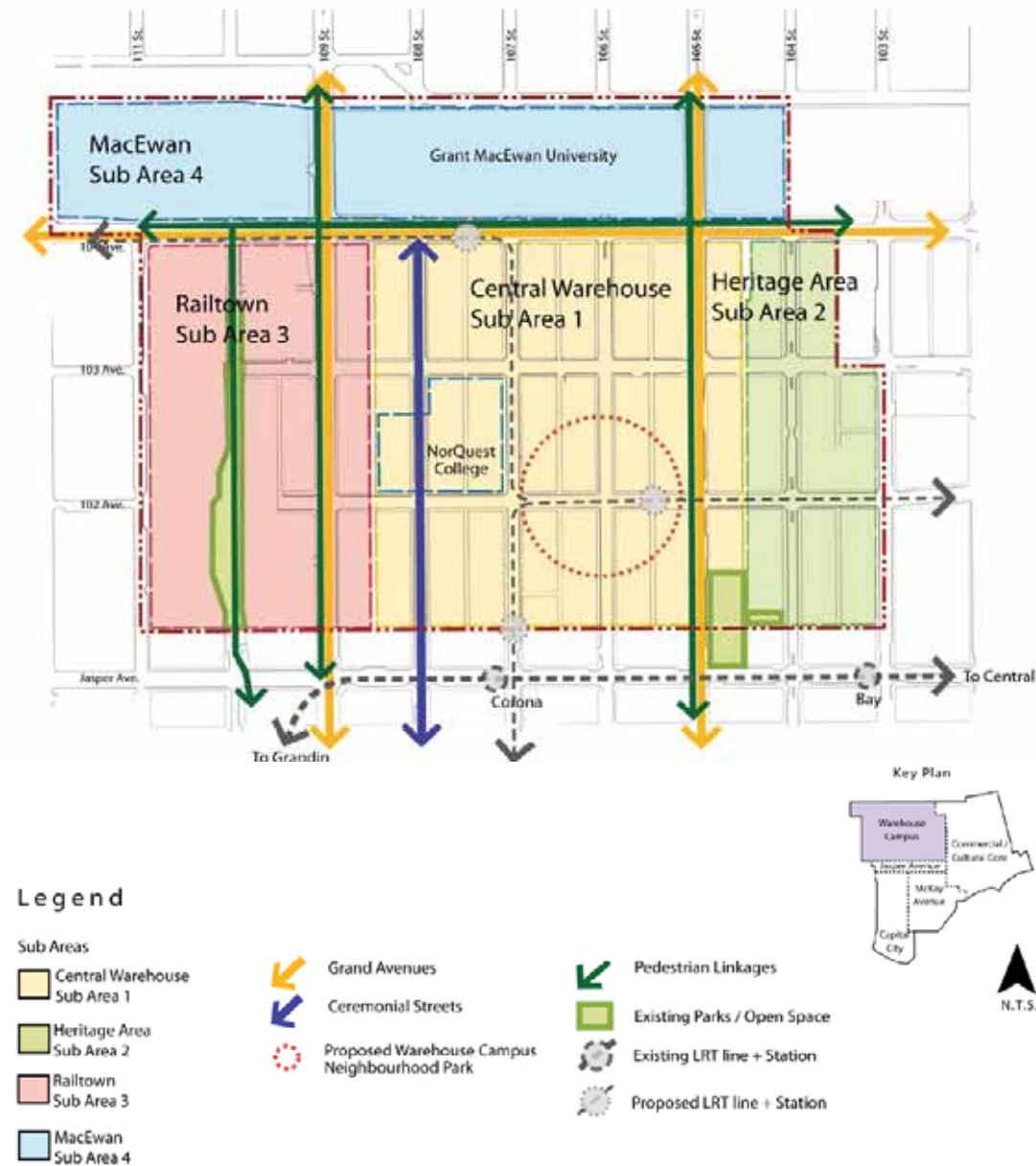
PLANNING & DEVELOPMENT PROCESS



CAPITAL CITY DOWNTOWN PLAN & EXISTING ZONING

The Capital City Downtown Plan was adopted in 2010 and provides goals and objectives for redevelopment in the Downtown area. The subject site falls within the Warehouse Campus Neighborhood which is identified as an urban mix, made up of old warehouses converted to commercial, residential and other uses and a large number of vacant properties that are ready for development.

The (HA) Heritage Area Zone is intended to ensure new developments are pedestrian friendly and compatible in scale, function, built form and design continuity with the historical, architectural and urban village character of the area.



APPLICATION SITE OVERVIEW



Existing

- Surface parking lot (northern portion)
- Two storey building (south portion), including:
 - a restaurant;
 - vacant commercial space; and
 - active office space

Note: The existing building is not designated as a Municipal Historic Resource, nor is it on the Inventory for Historical Resources.

Proposed

- A high density mixed-use tower with the following attributes:
 - a tower-podium configuration
 - commercial/retail uses within the podium
 - residential and hotel uses within the tower
 - parking provided underground



VIEWS OF THE SITE

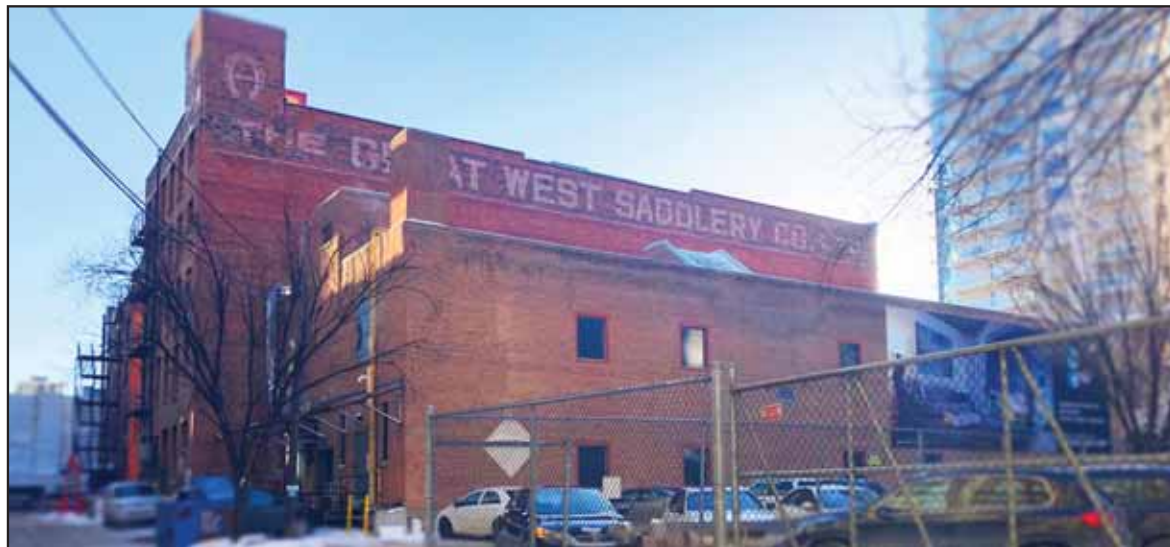
Looking southeast from 104 St.



Looking northeast from 104 St.



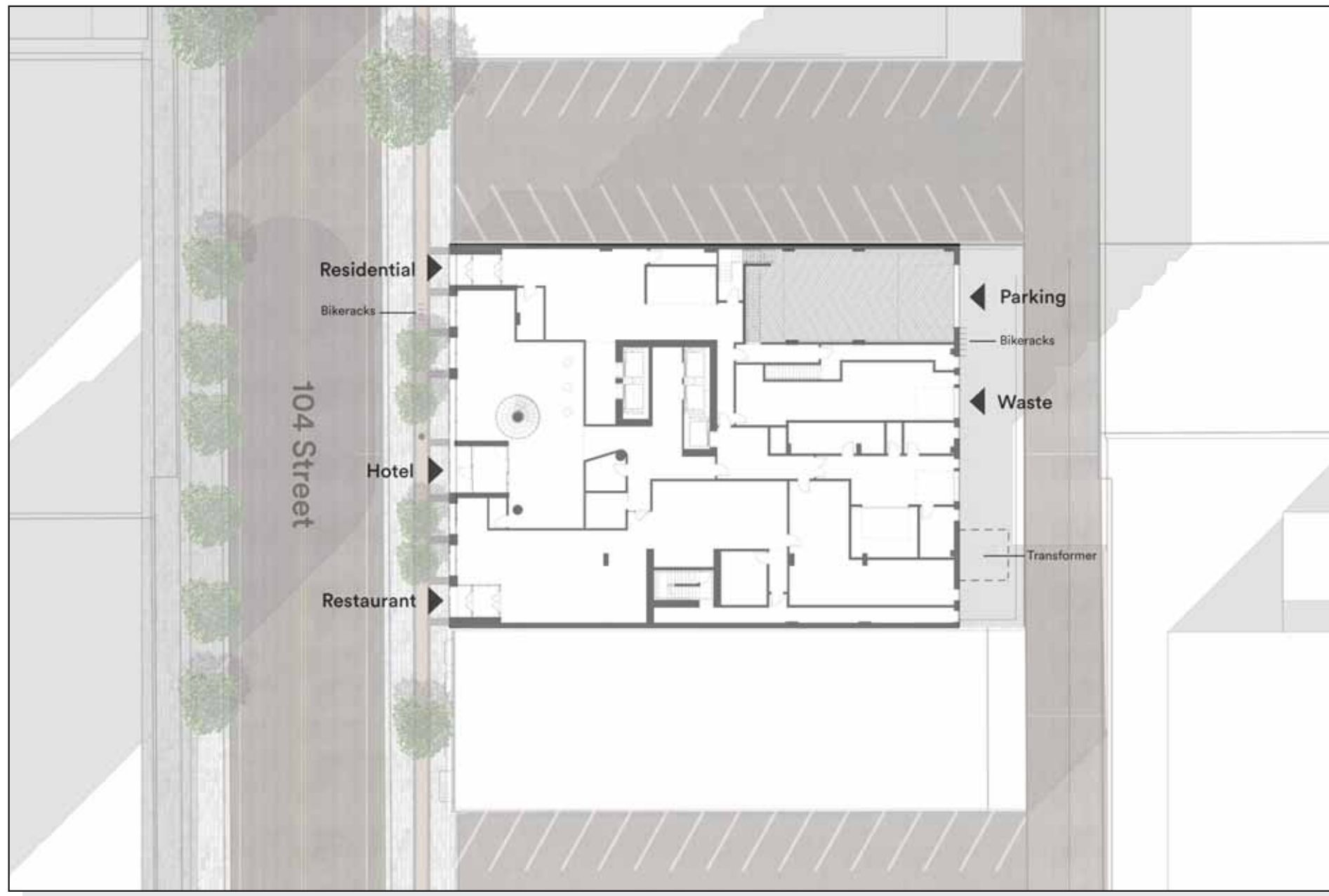
Looking southwest from the lane



Looking northwest from the lane



PROPOSED SITE PLAN



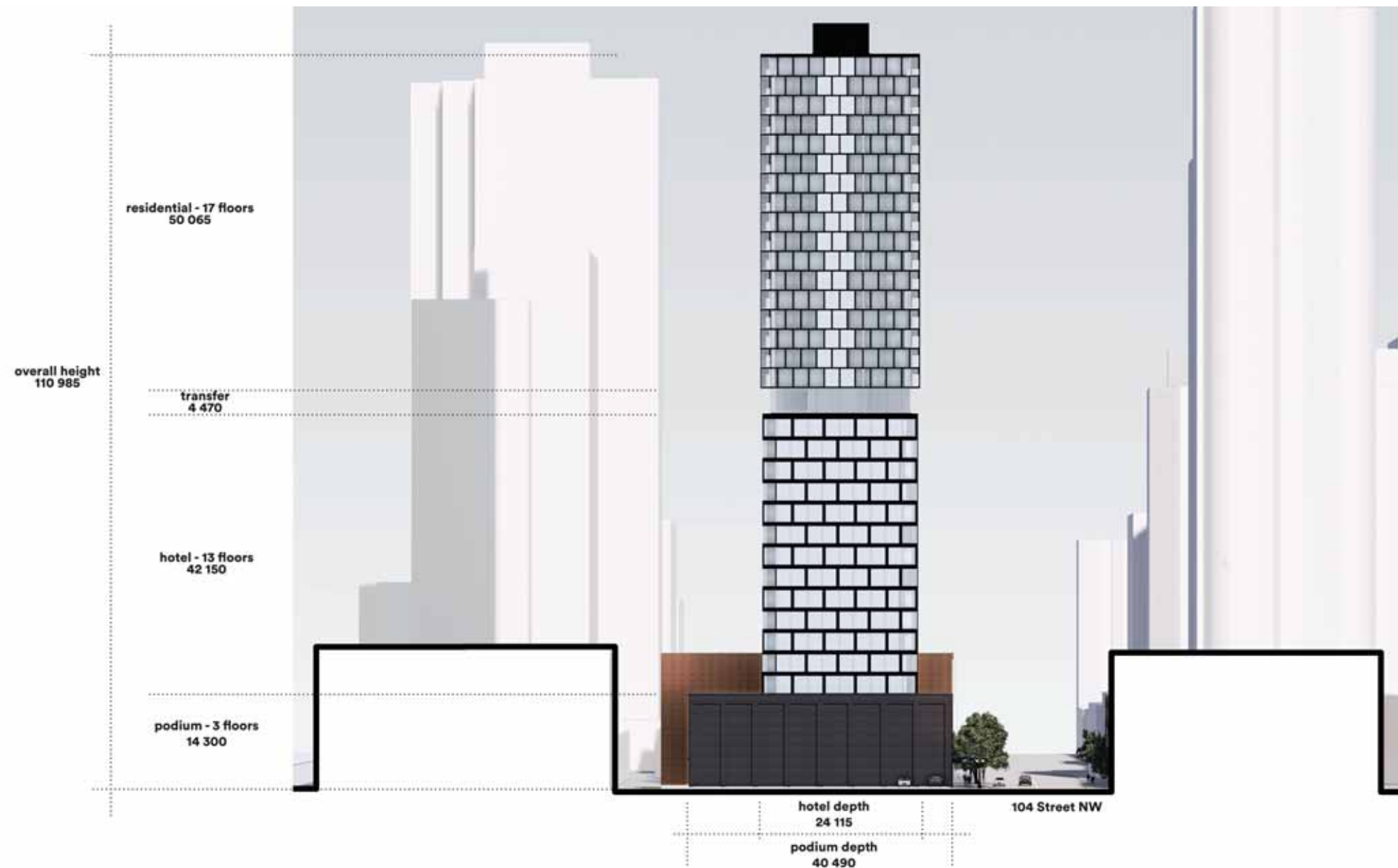
PROPOSED BUILDING ELEVATIONS

View looking east



PROPOSED BUILDING ELEVATIONS

View looking south



TRANSPORTATION IMPACT & PARKING PROVISION

- A Transportation Impact Assessment (TIA) was prepared to estimate the proposed development's impact on traffic and parking in the area.
- More than 55% of home-work commuting in Downtown is by transit, walking or biking.
- The development is forecast to generate less than 15 vehicle trips per hour during peak hours on the local roadway network.
- Vehicular parking will be provided on site within an underground parking garage per the Zoning Bylaw requirement.

ZONING COMPARISON CHART

| Regulation | Current: HA Zone | Proposed: DC2 Zone |
|--|---------------------|-----------------------|
| Max. Height (m) | 115 | 115 |
| Max. Building Floor Plate (m ²) | 900 | 700 |
| Max. Floor Area Ratio (FAR) | 14 | 17 |
| Max. Density | n/a | 295 |
| Min. Building Setback from 104 St. (m) | 0 | 0 |
| Min. Building Stepback above 20 m from 104 St. (m) | 4.5 | 5 |

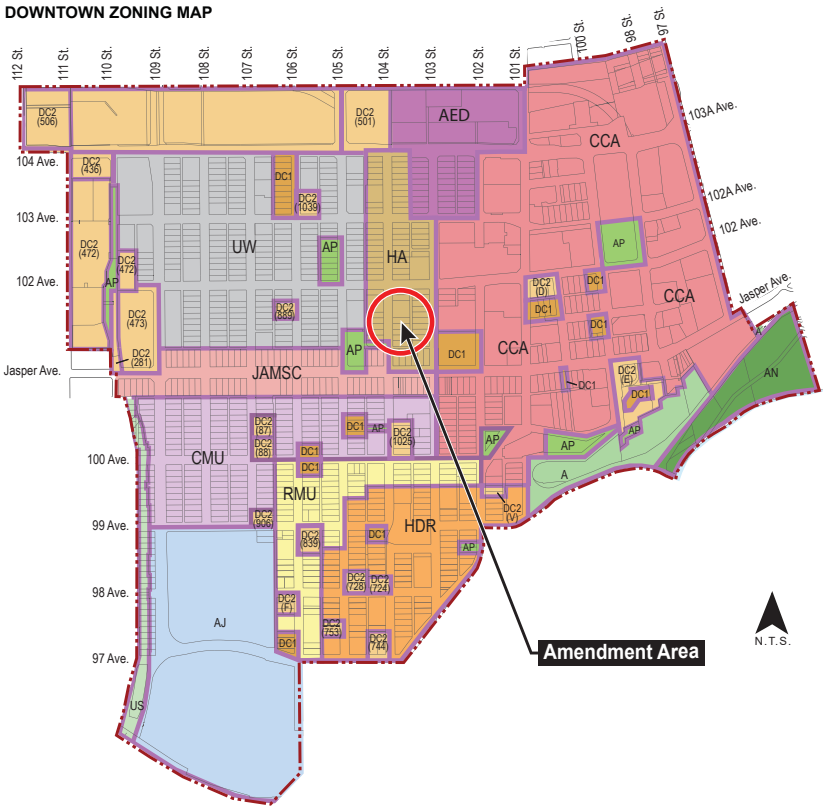


PROPOSED PUBLIC AMENITY CONTRIBUTIONS

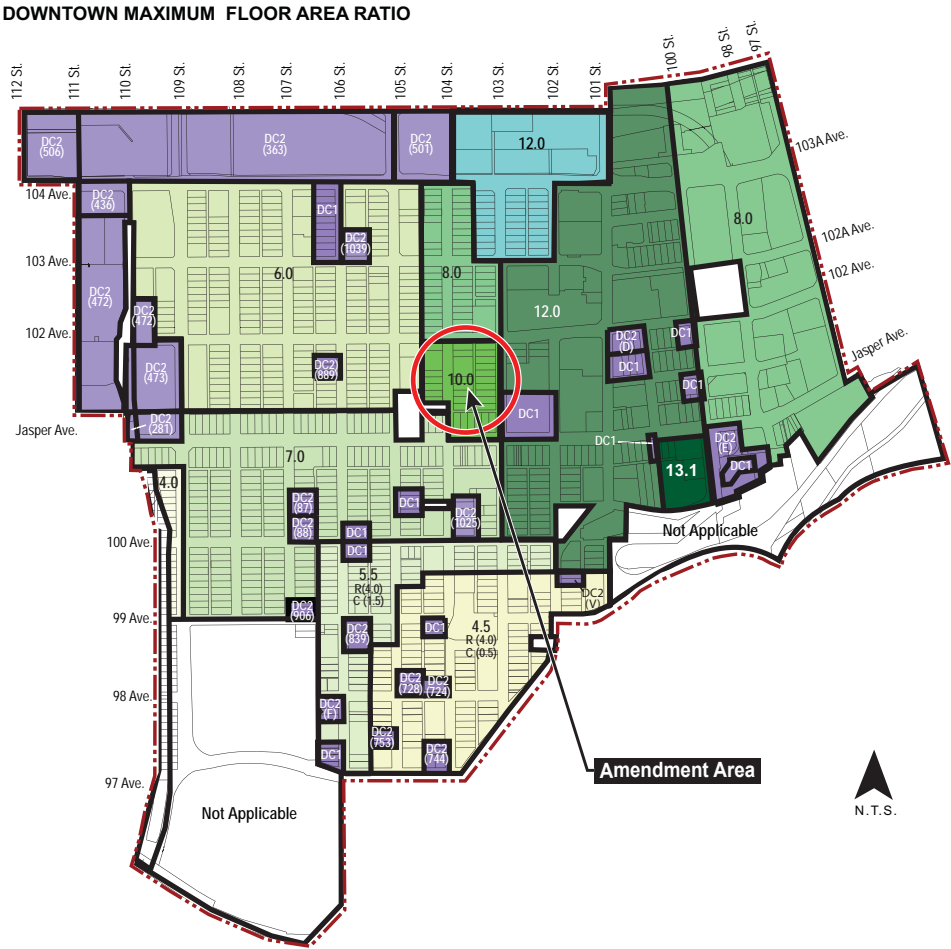
- Contributions in line with the City's Community Amenity Contributions Policy. The application currently proposes contributions towards:
 - Public art
 - Improvements to a public park
- Affordable housing in line with the Developer Sponsored Affordable Housing Policy.

PROPOSED AMENDMENTS TO THE ZONING BYLAW

The following maps associated with the Downtown Special Area Overlay will be amended to reflect the change in zoning and change in maximum Floor Area Ratio.



- Legend**
- | | | |
|--------------------------------------|--------------------------|---|
| Special Area Zones | Standard Zones | Direct Control Provisions |
| Arena Entertainment District | Urban Services | Direct Development Control Provision |
| Core Commercial Arts | Metropolitan Recreation | Site Specific Development Control Provision |
| Commercial Mixed Use | Alternative Jurisdiction | |
| Heritage Area | River Valley Active Node | |
| High Density Residential | Public Parks | |
| Jasper Avenue Main Street Commercial | | |
| Residential Mixed Use | | |
| Urban Warehouse | | |



- Legend**
- | | |
|---|-----------------|
| DC1 & DC2 (Direct Development Control Provisions) FAR individually approved/established by City Council | Residential FAR |
| Not Applicable | Commercial FAR |
- Total FAR → 8.0
R (6.0)
C (2.0)

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

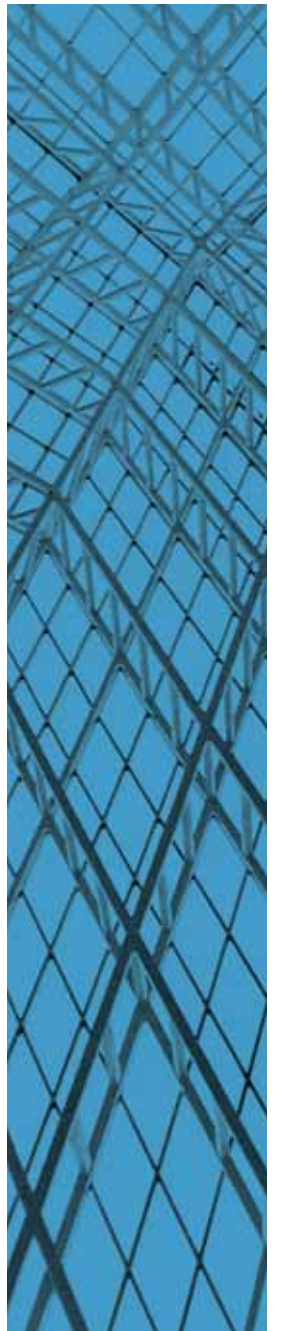
Public Engagement **Spectrum**



WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?



WHAT DO YOU LIKE ABOUT THIS PROPOSAL?



THANK YOU!

The logo for the City of Edmonton, featuring the word "Edmonton" in white sans-serif font on a dark blue rectangular background.

For more information please visit:

edmonton.ca/downtown

or contact:

Stuart Carlyle, Planner

(780) 496-6068

stuart.carlyle@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.

