Share your feedback on a development proposal in the Oliver Neighbourhood

OCT 16 2019

Wednesday, 6:00 to 8:00 p.m.
(Drop-in, no scheduled presentation)
Robertson-Wesley United Church, Memorial Room
10209 - 123 Street NW

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WHY ARE YOU HERE?

A Land Development Application has been submitted by **Associated Engineering** on behalf of **Open Sky Developments.**

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 proposed rezoning.

The application proposes to:

+ Rezone land at the northwest corner of 102 Avenue NW and 121 Street NW from:

  (DC1) Direct Development Control Provision – Area 1 in Oliver ARP

  to

  (DC2) Site Specific Development Control Provision

+ The proposed new DC2 Provision would allow for the development of a 54 metre (~ 17 storey) residential tower with commercial uses at street level on the corner of 102 Avenue and 121 Street.

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WHAT CAN YOU EXPECT TONIGHT?

+ **Details** on the proposed rezoning
+ **Information** on Zoning and the Rezoning process
+ City Planning staff, the applicants, and the site owners are available to answer **your questions**
+ Opportunities to provide us **your feedback** on the proposal:
    1. in person by talking to City staff
    2. In person by talking to the applicant
    3. In writing by filling out a comment form
    4. E-mail the File Planner

City Representatives

Andrew McLellan, *Senior Planner*

Andrew Sherstone, *File Planner*

Greg Ablett, *Senior Transportation Engineer*

Alanna Young, *Planning Technician*

Applicant

Marcelo Figueira, *Senior Urban Planner, Associated Engineering*

Robert Howarth, *President, Open Sky Developments*

Derek Fleming, *Associate, Acton Ostry Architects*

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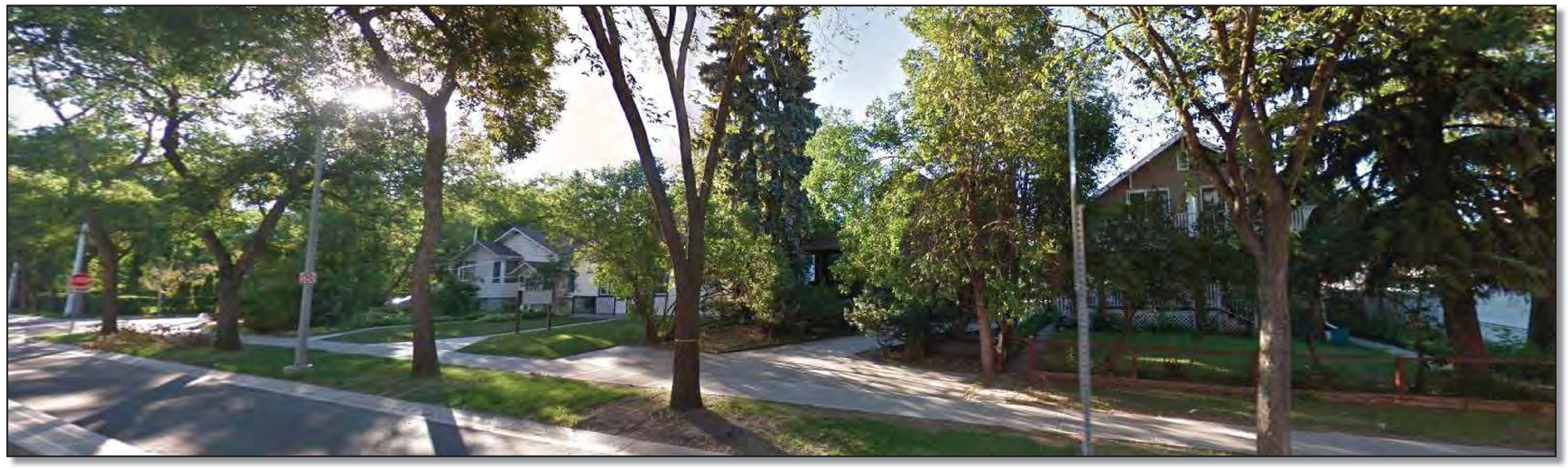
VIEWS OF THE SITE

View of the site from the southeast



View of the site from the southwest

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WHY THIS EVENT IS HAPPENING?

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**

WE ARE HERE

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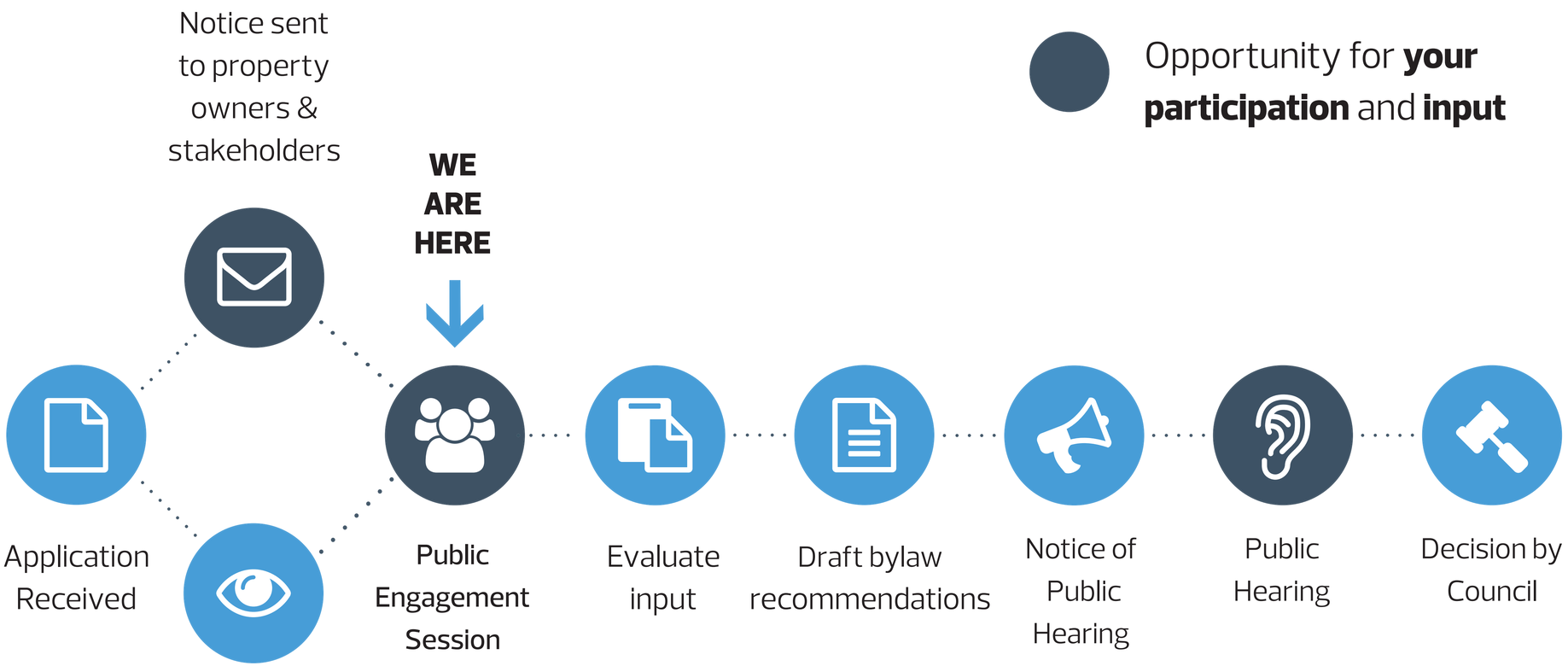
REZONING PROCESS CHART



Opportunity for **your participation** and **input**

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EXISTING POLICIES & AMENDMENT

Oliver Area Redevelopment Plan (Sub Area 2)

Residential redevelopment within Sub Area 2 shall consist of a range of built forms, from single detached dwellings to low rise apartment structures. A variety of row housing forms are encouraged within this Sub Area, stressing the individuality of the units, which should have garages and driveways oriented to rear lanes.

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Existing Zoning:

Direct Development Control Provision (DC1) – Area 1 in the Oliver ARP

To provide for a mixed use area that encourages the retention of existing older residential structures by providing opportunity for the conversion of these older structures to small scale, low impact commercial uses. New development and conversions will be of a scale and design that is complementary to the existing low density residential dwellings in the area.

+ Height of 10 metres & up to 2.5 storeys
+ Floor Area Ratio of 1.0
+ 42 Dwellings per hectare

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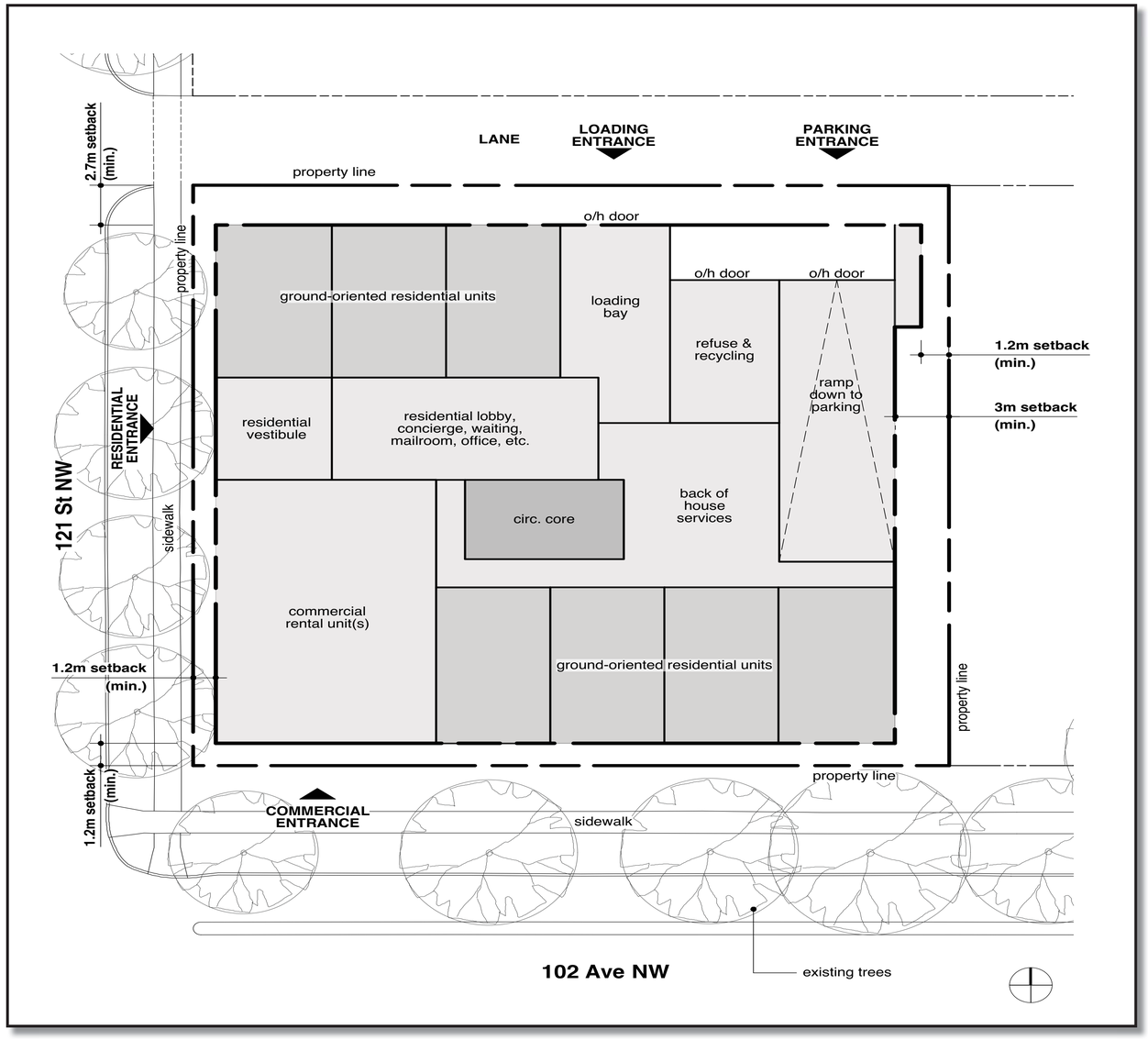
PROPOSED ZONING



The proposed (DC2) Site Specific Development Control Provision would allow for the development of a high rise residential tower. Key characteristics include:

+ Maximum height of 54 metres (approximately 17 storeys)
+ Floor Area Ratio of 7.0
+ Up to 138 dwellings
+ Commercial uses at the corner of 102 Avenue and 121 Street
+ Row-house style units at grade fronting 102 Avenue and the lane
+ Underground Parking

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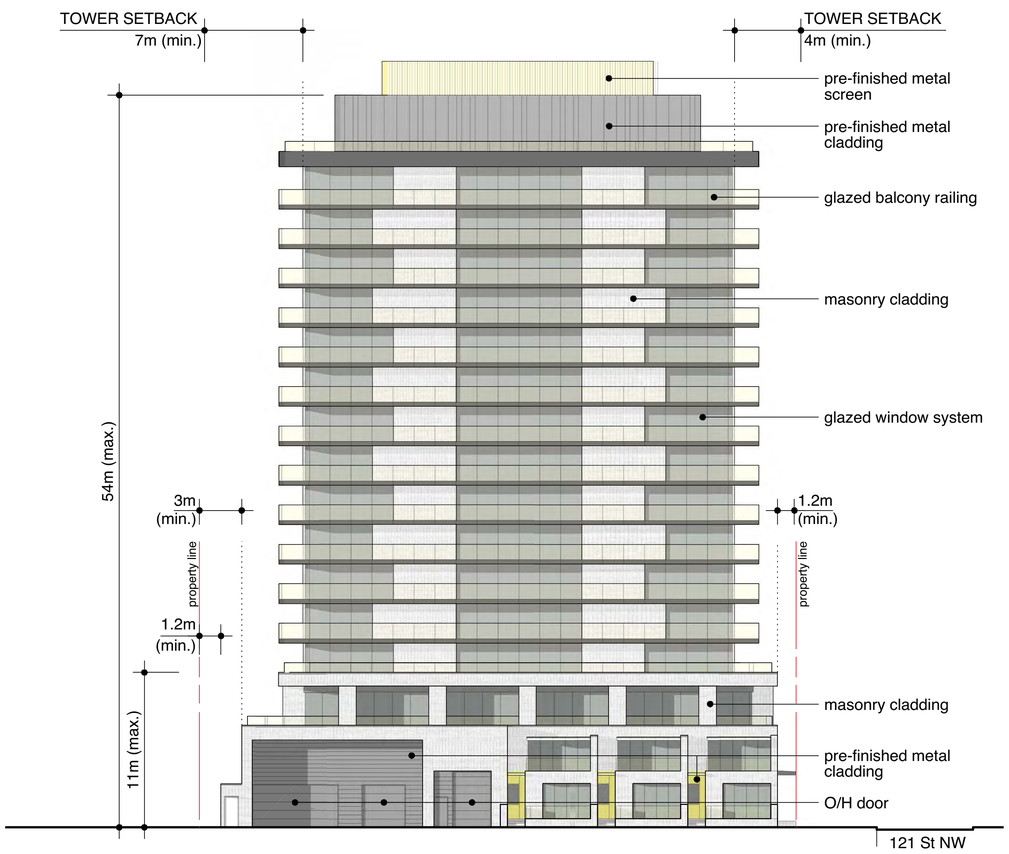
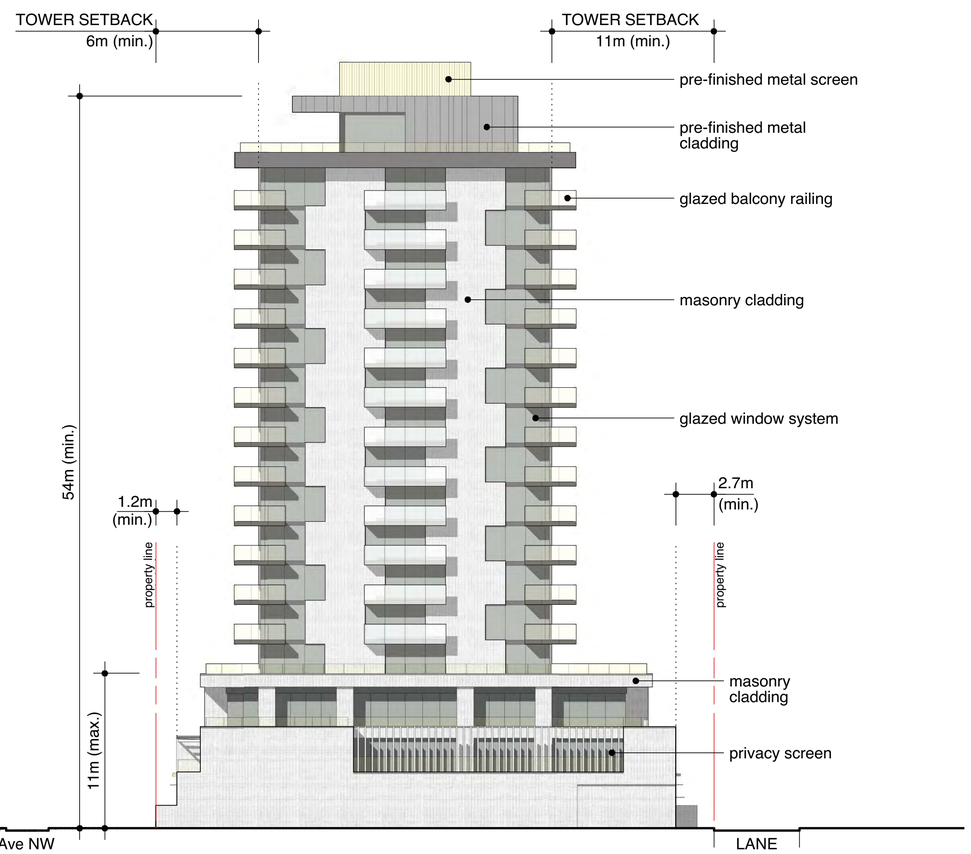
ELEVATIONS



building elevation - north (along lane)



building elevation - east

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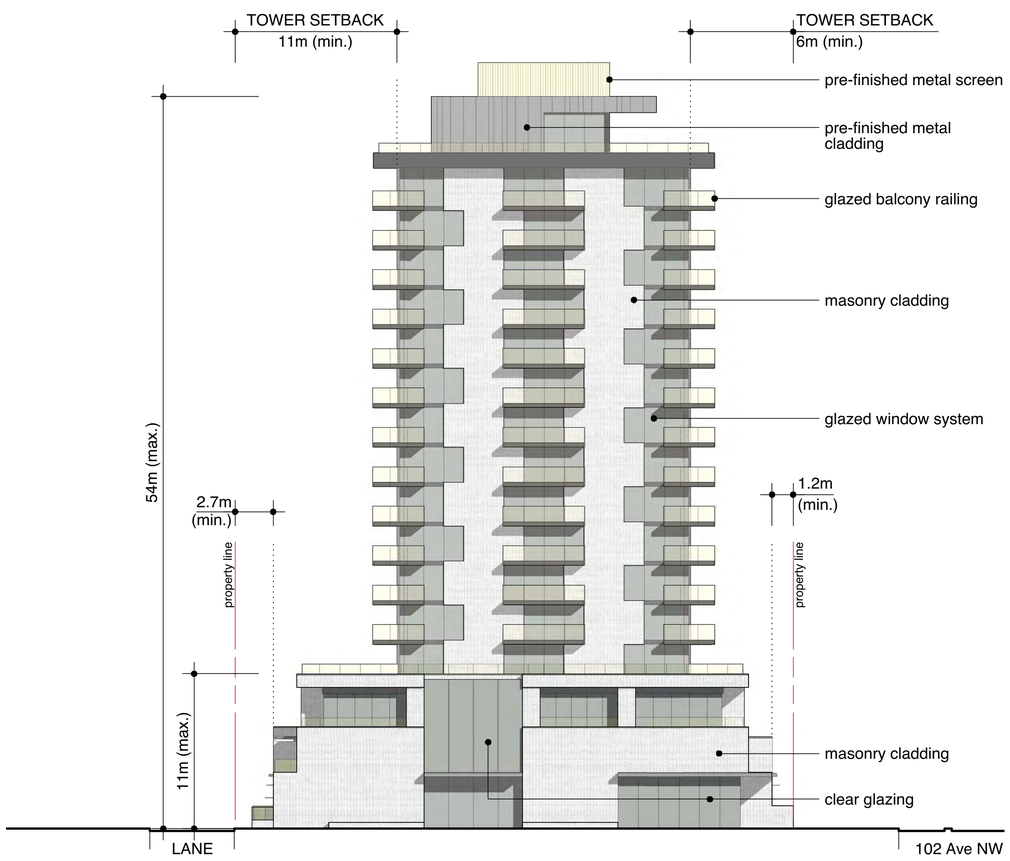

building elevation - west (along 121 St NW)

building elevation - south (along 102 Ave NW)

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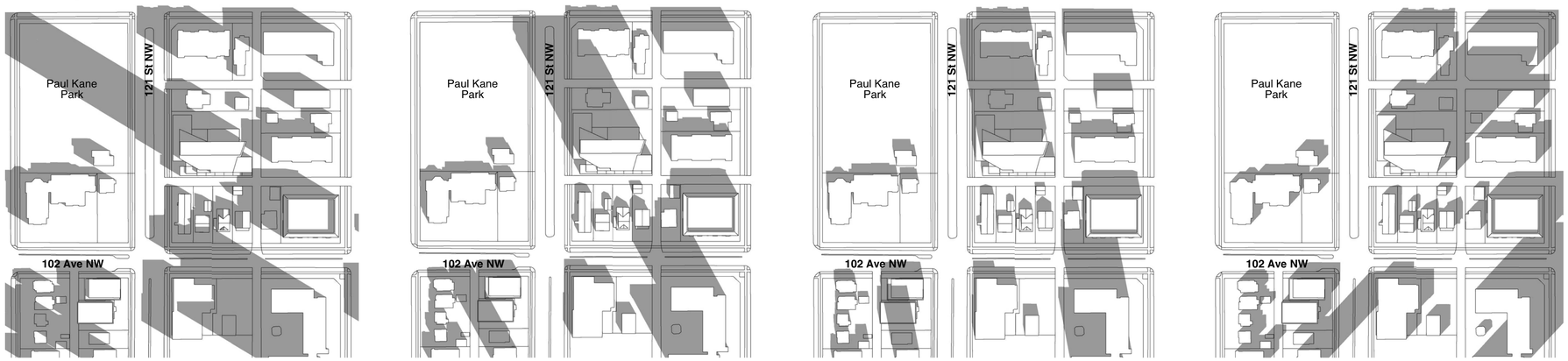
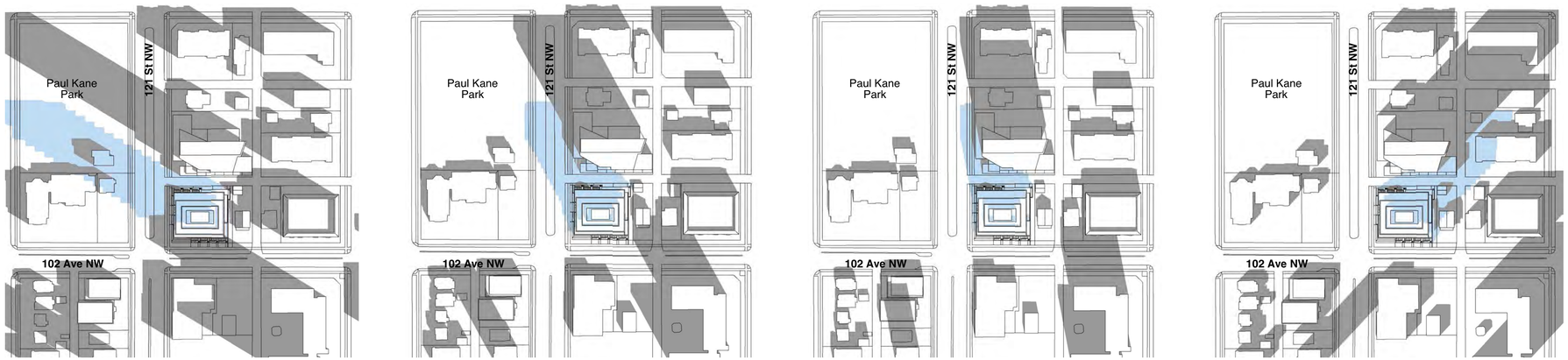
SUN SHADOW STUDY

March and September 21st

existing



proposed



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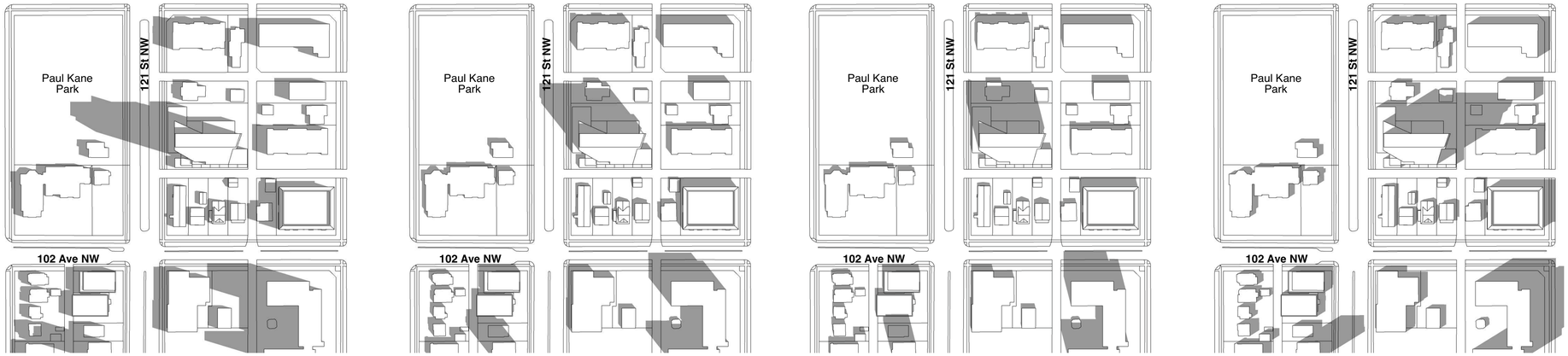
SUN SHADOW STUDY

June 21st

existing



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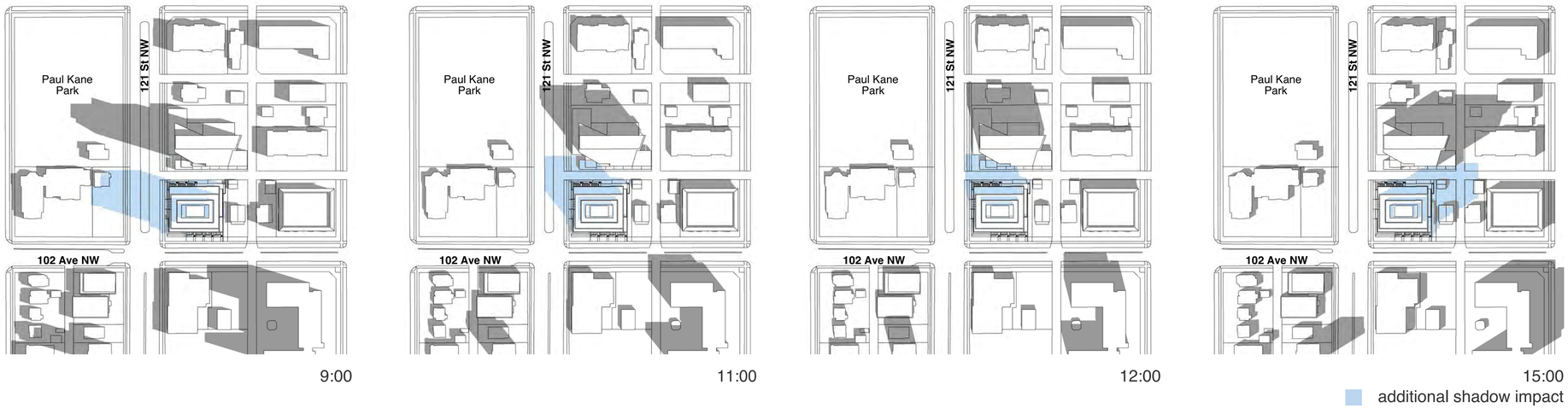

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PROPOSED PUBLIC AMENITY CONTRIBUTIONS

Affordable housing in line with the City's **Developer–Sponsored Affordable Housing Policy (Policy C582)**

Public Amenity Contributions are required for DC2 zones that propose buildings larger than currently permitted to offset the impacts of growth and encourage high quality development. $377,834.63 in amenities are required as per the **Community Amenity Contributions for DC2 Zones (Policy C599):**

+ $19,719 for a concrete walkway to the lane
+ $14,087.77 for sidewalk improvements and widening on 102 Avenue
+ $10,534.36 for sidewalk improvements and widening on 121 Street
+ $6,500 for a bicycle repair station accessible to public

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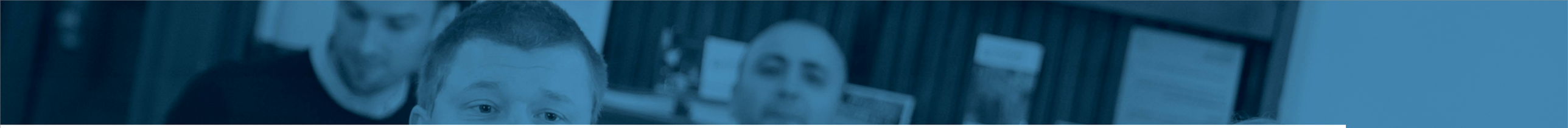


WHAT IS CONSIDERED WHEN MAKING A DECISION?

Council–approved Policies, Plans and Guidelines:

+ Oliver Area Redevelopment Plan
+ Residential Infill Guidelines

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)

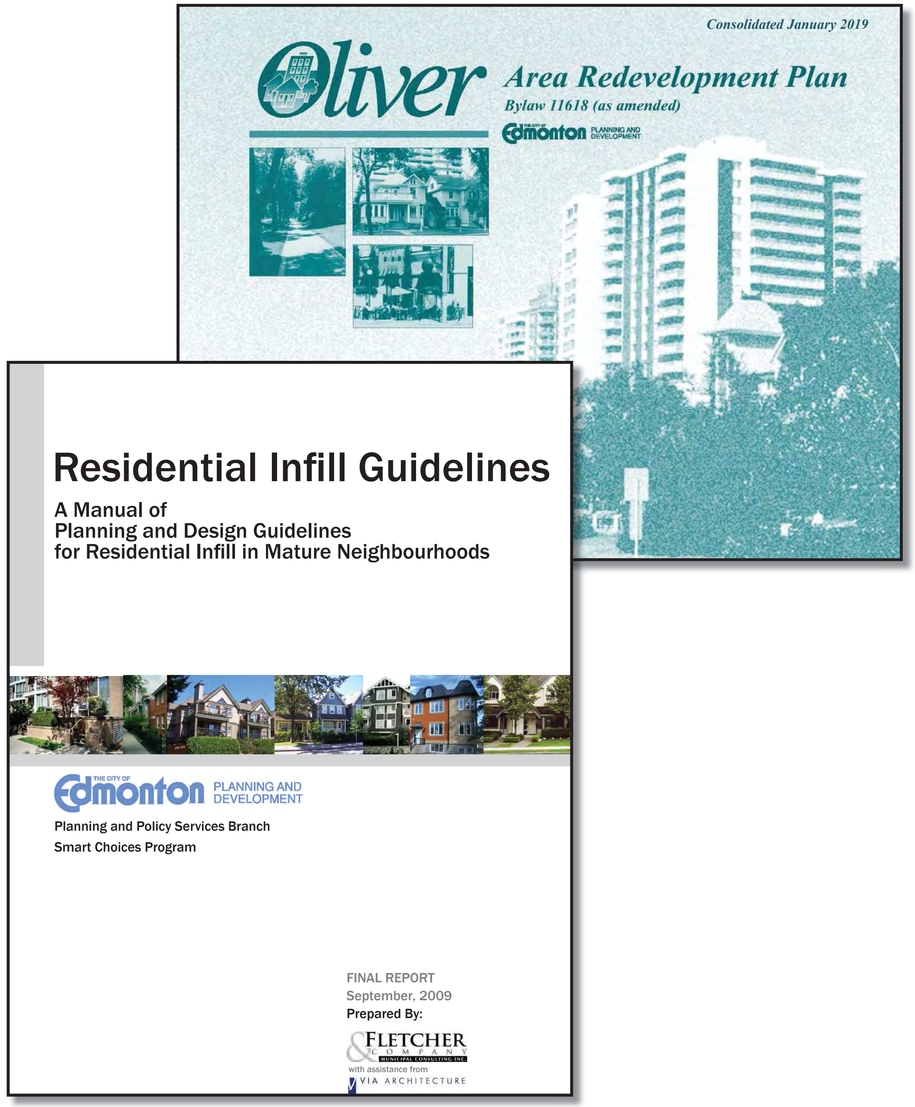
+ Sun, shadow and wind impact analysis

Public Input:

+ Feedback from the public will be summarizd in a report and provided to City Council

Final decisions on rezonings:

+ Rezonings are voted on by City il at a Public Hearing



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WHAT HAPPENS NEXT?

For more information please visit:

edmonton.ca/oliver

or contact:

Andrew Sherstone, Planner

(780) 442-0699

andrew.sherstone@edmonton.ca

- Feedback from this meeting will be compiled in a what We Heard Report and sent to you & City Councillors via email or mail
- City staff will then complete the review of this application.
- A Public Hearing date will then be scheduled.
- You will be notified of the Public Hearing by another postcard. It will also be published in the newspaper and published on the website.
- You will have the opportunity to attend the Public Hearing, and may also speak to the proposal at that time.

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