



FAQ: QUARTERS HOTEL AND RESIDENCE (ALLDRITT TOWER ON JASPER AVENUE)

Date: March 14, 2017

File Number: LDA16-0082

QUESTION	ANSWER				
PROPOSED DEVELOPMENT RIGHTS					
<p>What can be built under the proposed (DC2) Site Specific Development Control Provision?</p>	<p>A mixed-use building up to 280 metres in height with a maximum of 700 dwelling units.</p>				
<p>What are the existing development rights of the privately owned portion of the site?</p>	<p>Under the current zoning, (AP) Public Parks Zone and (DC1) Direct Development Control Provision, the privately owned lands (DC1 site) can be developed with an apartment or mixed use building up to 6 storeys in height with a maximum of 29 dwelling units.</p>				
<p>What is the proposed width of the tower? Why does the DC2 text not specify the maximum width and depth of the proposed tower?</p>	<p>Details such as width and depth of the building will be determined at the Development Permit stage when detailed design has been completed.</p> <p>However, at this stage (rezoning), maximum development rights of the subject site are established through the proposed (DC2) Site Specific Development Control Provision. Development regulations include restrictions to building Setbacks and maximum Floor Plate in the proposed DC2 which directs the location, floor area and the mass of the tower.</p> <p>As long as the design of the tower meets the above mentioned development regulations, the building can be irregularly shaped, or vary in width and depth.</p>				
<p>What are the specifications of the site?</p>	<table border="1"> <tbody> <tr> <td data-bbox="781 1696 1122 1766">Total Site Area</td> <td data-bbox="1122 1696 1466 1766">1.04 ha</td> </tr> <tr> <td data-bbox="781 1766 1122 1833">Privately Owned Land</td> <td data-bbox="1122 1766 1466 1833">0.2113 ha</td> </tr> </tbody> </table>	Total Site Area	1.04 ha	Privately Owned Land	0.2113 ha
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<p>What if the developer does not build the tower after the rezoning is approved?</p>	<p>If the developer does not obtain a Development Permit and commence construction of the Tower within 10 years of the passage of the Bylaw, no development except for Publicly Accessible Private Park use will be allowed on the site.</p>				
<p>What public amenity contributions are associated with the proposed rezoning?</p>	<ul style="list-style-type: none"> ● Construction of Heritage Trail ● LEED Silver (certification not required) ● As a condition of the development permit, the developer will contribute to affordable housing by providing units or a cash amount of \$1,000,000 				
PARKLAND					
<p>How much of the city owned land is proposed for sale?</p>	<p>The applicant proposes to purchase 0.48 ha. Council will decide on the sale of City owned parkland.</p>				
<p>Will this development set a precedent of selling parkland to developers?</p>	<p>Rezoning is considered by City Council on a case by case basis with one not setting a precedent for future applications.</p> <p>Part of this application includes bylaw changes to remove portions of the subject lands from the North Saskatchewan River Valley ARP and from the Capital City Downtown Plan to consolidate them entirely within The Quarters ARP.</p>				
<p>How will the City ensure that the privately owned park within the proposed development will be publically accessible?</p>	<p>As a condition of the Sales Agreement, between the private landowner and City of Edmonton, a public access easement is to be registered on the portions of the subject site that are proposed to be open space.</p>				
<p>Will the proposed publicly accessible open space be barrier free?</p>	<p>The maximum slope of the primary pedestrian network through the site and terraces will be in accordance with the Alberta Building Code Barrier Free design requirements, including a minimum 1.8m wide barrier-free pedestrian through zone to be maintained.</p>				



<p>How can the City ensure the privately owned park will be well designed?</p>	<p>The proposed DC2 requires the applicant to demonstrate to the Development Officer that meaningful public consultation with regards to the design of terraces is completed prior to submitting the Development Permit application. The required detailed landscape plan will be reviewed by the Edmonton Design Committee and the Development Officer prior to issuance of the Development Permit.</p>
<p>How big is the proposed publicly accessible area?</p>	<p>The proposed publicly accessible area will have a minimum area of 0.7 ha.</p>
<p>How big is the area that is currently publicly accessible?</p>	<p>The existing parkland portion of the subject site is 0.48 ha.</p>
<p>PUBLIC ENGAGEMENT</p>	
<p>When was this proposal advertised to the public?</p>	<ul style="list-style-type: none"> ● A letter dated December 22, 2014 was sent out to surrounding property owners notifying them of the applicant’s intent to submit a rezoning application. This letter, known as “Pre-Application Notification, was mailed to 98 recipients by Kennedy. ● The City sent a letter notifying surrounding property owners of the receipt of an application as well as an invitation to an Open House on September 27, 2016. The City used a 240 m buffer and notified 664 Recipients, 3 responses were received as a result of this communication. ● The Open House was also advertised in the Edmonton Journal and The Edmonton Sun on October 14, 2016 ● The City of Edmonton posted this project on social media and on the City of Edmonton Event Calendar.
<p>What were the opportunities for public input?</p>	<ul style="list-style-type: none"> ● The City hosted an Open House on October 17, 2016. There were 89 attendees and 9 additional calls. The “What We Heard Report” summarizes the responses received. ● Additional meetings were hosted by the applicant in October 2016 with the following groups: Boyle Street Community League, the Riverdale Community League, the Chinese



	<p>Benevolent Association, the Downtown Business Association, and Saint Barbara’s Church.</p>
<p>TECHNICAL REQUIREMENTS</p>	
<p>Do the existing water, storm and sanitary services have the capacity to take on the proposed density?</p>	<p>Water, storm, sanitary and fire flow upgrades will be required to service the site if development proceeds. Upgrade costs will be borne by the developer.</p>
<p>How many parking stalls will be provided?</p>	<p>Vehicular Parking is required by the City’s normal rates through Section 54 of the Edmonton Zoning Bylaw. The minimum number of stalls will be determined at the Development Permit stage when the type and number of units is confirmed.</p> <p>Bicycle Parking will be provided at a rate of 30% of vehicular parking spaces provided, an increase from the required 20% in the Downtown.</p> <p>In addition to the required parking for the proposed development, Non-accessory parking, which means parking not necessarily associated with the on-site development, is limited to a maximum of 500 stalls.</p>
<p>Where will parking be located?</p>	<p>All vehicular parking will be provided within an underground parkade, with access off 96 Street and Grierson Hill Road.</p>
<p>Was a geotechnical analysis completed?</p>	<p>A preliminary Geotechnical Report was submitted for review and accepted by Administration.</p> <p>The preliminary report assessed general engineering approaches with respect to slope stability and underground mine stabilization, and recommended potential solutions.</p> <p>Regulations within the proposed DC2 require additional engineering work confirming site and development-specific geotechnical recommendations for design and construction prior to issuance of a development permit.</p>

OTHER QUESTIONS

What is the “Urban Balcony” project and how is it related to the “Quarters Hotel and Residence” (also known as Alldritt Tower) project?

The Urban Balcony is a City initiated project that proposes to create a scenic vista overlooking the River Valley at the terminus of 96 Street. It is part of and connects to the other initiatives to the Quarters Neighbourhood including the creation of a linear park and recent streetscaping improvements along 96 Street (the Armature).

The Urban Balcony proposal has been temporarily put on hold pending Council’s decision on this application.

If you have questions about this application please contact:

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Sustainable Development