

# **Final Information Sharing**

## **Bateman Lands on 99 Street**

### **LDA17-0006**

During the application review period, public consultation, technical analysis, modifications, one substantial re-design, and various negotiations have taken place. As such, information shared at different times along the way varied as changes and revisions were made. The purpose of this document is to inform you of the characteristics and features of the final proposal to help ensure that anyone who wishes to continue to be involved by speaking at the Public Hearing is doing so with the most up to date and accurate information in hand. Some links are included to technical studies and other reports which can also be found on [the City's webpage for this application](#).

The organization of the information below is alphabetical by common themes/concerns raised during the public consultation with the purpose to provide key details and information on the topics that we heard mattered the most to people. This is intended to simply be factual and not to make any kind of conclusions or arguments for or against any particular feature of the final proposal or the proposal overall.

This document is not the full planning analysis and should be read in conjunction with City Planning's report and associated bylaws which are available on the [City's Public Hearing Agenda Webpage](#). Items 5.1, 5.2 and 5.3 on the March 19, 2018 agenda deal with this application. This formal report is where you can find the details of City Planning's recommendation to Council and the reasons for it.

#### **Adherence to the Area Redevelopment Plan (ARP)/Spot zoning**

Anyone can apply to rezone land or amend the ARP whenever they want in whatever way they want to. City Planning is obligated to process these applications in a timely manner and bring them to City Council for a decision. Only City Council can approve a change in zoning or an amendment to a plan.

#### **Affordable Housing**

The proposed DC2 Provision provides affordable housing in accordance with [City Policy C582](#) where 5% of the units may be sold to the City at 85% of market price to be operated as affordable rental units. The owner/developer can instead choose to provide an equivalent cash contribution to the City (in lieu of selling units to the City) which would then be used in other affordable housing efforts.

### **Balconies and Privacy**

Balconies on the towers can extend 2.5 metres from the tower façade. There are no regulations in the DC2 Provision to limit the location or design of the balconies, or include other mitigating features such as frosted glass, in areas where privacy may be a concern.

### **Character of neighbourhood**

The DC2 Provision requires materials for the building to be appropriate for the development within the context of the immediately surrounding neighbourhood.

### **Commercial space/grocery store/Uses**

- Between 750 and 2000 square metres of commercial space must be provided in the development.
- Commercial uses are restricted to the podium of the east Tower
- The proposed uses in the zone are all either Permitted or Discretionary within the existing (CNC) Neighbourhood or (RA7) Low Rise Apartment Zone except for the addition of Business Support Services, Government Services and Minor Alcohol Sales. By definition in the Zoning Bylaw, a Minor Alcohol Sales use is limited to 275 m<sup>2</sup> of floor area. The Development Officer would also need to consider the Special Land Use Provisions for Minor Alcohol Sales that currently exist in the Zoning Bylaw including 500 metre separation from any existing Alcohol Sales outlet.
- Some discretionary uses that are allowed in the current CNC Zone were removed, including Minor Amusement Establishments and Gas Bars.
- There are specific restrictions on certain uses:
  - Each Restaurant Use shall be limited to a maximum of 235 m<sup>2</sup> of Public Space, excluding exterior patio/deck space which can be to a maximum of 50% of the interior Public Space.
  - Each Specialty Food Services Use shall be limited to a maximum 235 m<sup>2</sup> of Public Space, excluding exterior patio/deck space which can be to a maximum of 50% of the interior Public Space.
  - Each Bar and Neighbourhood Pubs Use shall be limited to a maximum 120 m<sup>2</sup> of Public Space, excluding exterior patio/deck space which can be to a maximum of 50% of the interior Public Space.

- Each Secondhand Stores Use shall be limited to a maximum 275 m<sup>2</sup> of Floor Area.
  - Breweries, Wineries and Distilleries shall only be allowed if developed in combination with a Restaurant or Bar and Neighbourhood Pub and the total Public Space, including any private non-sale hospitality area, cannot exceed the above Public Space allowed for a Restaurant or Bar and Neighbourhood Pub.
  - Residential Sales Centres shall be limited to the marketing of the on-Site condominium or rental Dwellings.
- Zoning cannot guarantee the future existence of a grocery store. The uses and other regulations of the zone create the opportunity for this to happen. Individual business owners and market forces will determine exactly what businesses choose to locate in the development.

### **Density**

The maximum total number of residential units proposed is 242. This is approximately 727 dwellings per hectare (a standard measurement for density).

### **EDC/Aesthetics**

This application was reviewed by the Edmonton Design Committee on November 7, 2017. A recommendation of support was provided with the following condition:

*“Consider design strategies to reduce the monolithic nature of the west facade of the western most building in order to more sensitively interface with adjacent neighbourhood.”*

The applicant reviewed the west façade and concluded that the proposed design was already sympathetic to the adjacent neighbours and did not make any changes to the design. If the zoning is approved, the more detailed building design drawings associated with a future Development Permit will also be reviewed by the Edmonton Design Committee.

### **Family Housing**

Ten Family Oriented Dwellings are proposed to be provided, of which three must be 3 bedroom dwellings and all of which must have access to a communal outdoor amenity area designed specifically for children. The DC2 Provision also requires at least 10% of all dwellings to be two bedrooms plus den or larger. If the buildings are built out to the allowable 242 dwellings, this would be at least 24 dwellings.

### **Height**

The west tower is proposed to be a maximum of 63 metres in height. The east tower is proposed to be a maximum of 54 metres in height.

### **Noise and nuisance**

Noise and nuisance from a site is regulated by the [Community Standards Bylaw](#) and is not something that is dealt with through zoning.

### **Precedent**

City Planning does not consider precedent in its planning analysis and looks at each application individually relative to existing policy. Additionally, land development applications are made and must be evaluated based on their unique characteristics, within the current context and regulatory planning framework, and recommendations must be brought forth for Council decision in a timely manner.

### **Public Contributions**

In addition to affordable and family housing contributions referenced earlier, the following contributions are required by the proposed zone:

- Improvements to the public realm along 99 Street NW and 89 Avenue NW to include a wider pedestrian right-of-way and at least 6 new boulevard trees along 99 Street NW.
- \$200,000 towards off-site amenity improvements to any of, or any combination of, the Strathcona Community League Building Site (which includes the tennis courts, playground, splash park and hockey rink) or redevelopment or new development of other parks, gardens or open spaces within the boundaries of the Strathcona neighbourhood.

### **Public realm - narrow sidewalk**

Currently, the existing building is built to the property lines along 99 Street and 89 Avenue. The proposed DC2 Zone requires a 1.5 metre setback for the new building from these property lines that has to be hardsurfaced and integrated with the public sidewalk to create a wider sidewalk spanning both public and private land. Six new boulevard trees are also required to be planted along 99 Street.

### **Shadows**

A Sun Shadow Impact Study was analyzed as part of this application. This document is in the process of being uploaded to the [City's webpage for this application](#) and is also appended to City Planning's Report which will be available with the Public Hearing agenda soon.

### **Traffic and Parking**

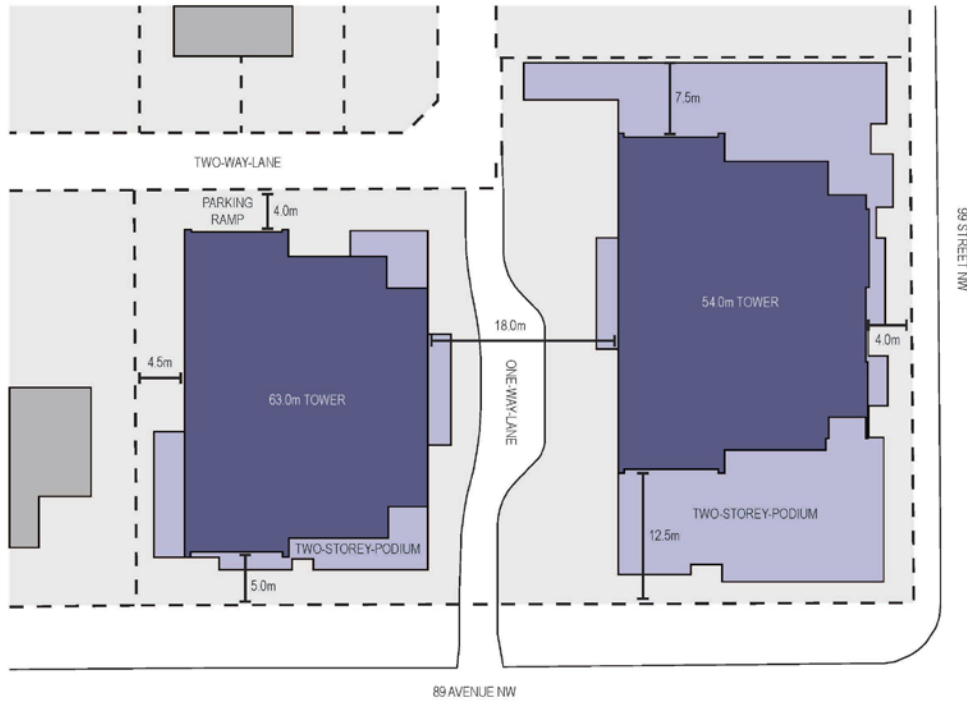
A [Transportation Impact Assessment](#) was analyzed to better understand what the impacts on traffic and parking would be if this application were approved. The amount of vehicle parking will be provided in accordance with the Zoning Bylaw requirements for the [Main Street Overlay](#), which currently applies to the site, except that visitor parking is proposed at 1 space for every 10 units instead of 1 space for every 7 units. The table below shows how parking requirements will be calculated at the Development Permit stage:

<b>Minimum and Maximum Parking Spaces per Dwelling size</b>		
<b>Dwelling Size</b>	<b>Minimum</b>	<b>Maximum</b>
Studio	0.5	1.0
1 Bedroom Dwelling	0.5	1.0
2 Bedroom Dwelling	0.75	1.5
3 or more Bedroom Dwelling	1.0	1.75

Bicycle parking will be provided at 1 space for every 2 dwellings. All vehicular parking is provided underground with access to the parkade from the rear lane. Loading and waste collection is also accessed from the rear lane. The existing access to the site from 89 Avenue will be maintained but the proposed closure bylaw would mean that this would become a privately owned. The DC2 Provision requires this portion of the lane be finished with decorative hardsurfacing elements such as bricks, pavers, shale, crushed rocks or other suitable materials.

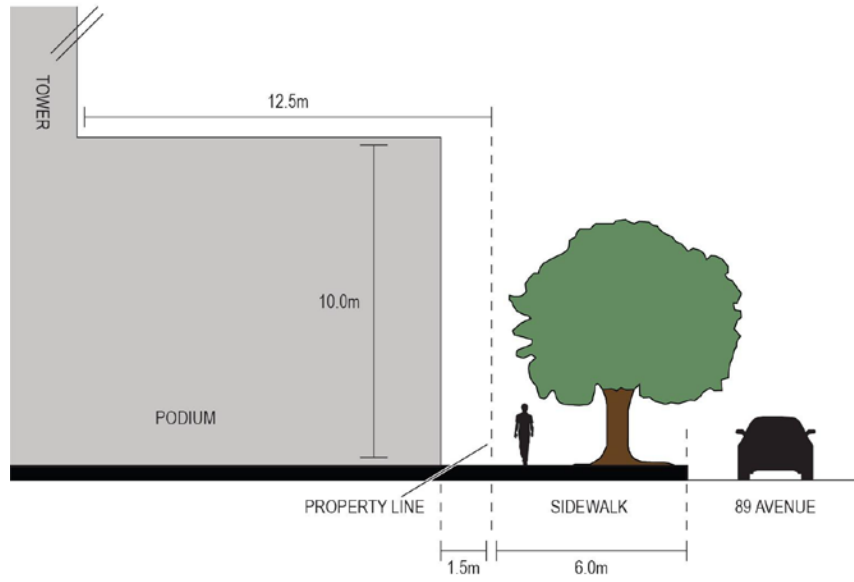
## Transition/Stepback

The diagram below shows the locations of the building podiums (light purple) and towers (dark purple) relative to the property lines of the site.

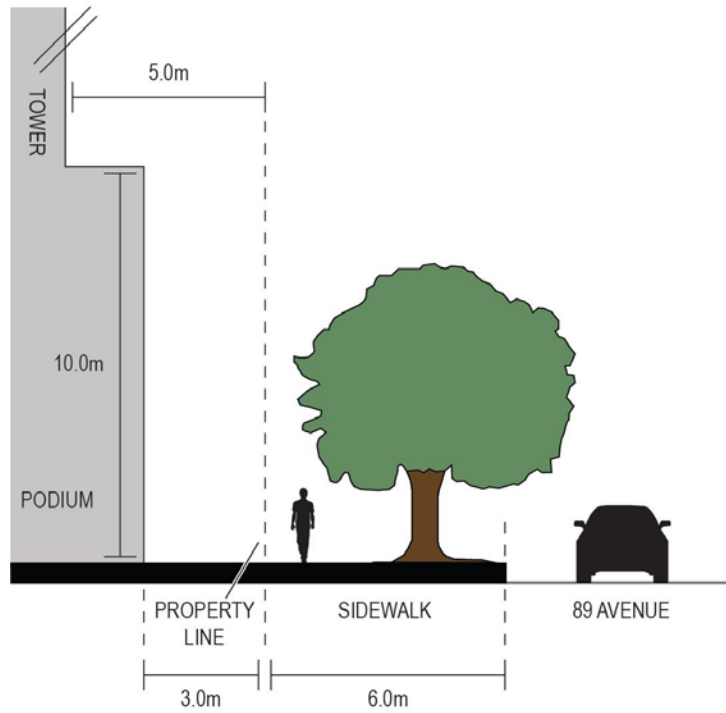


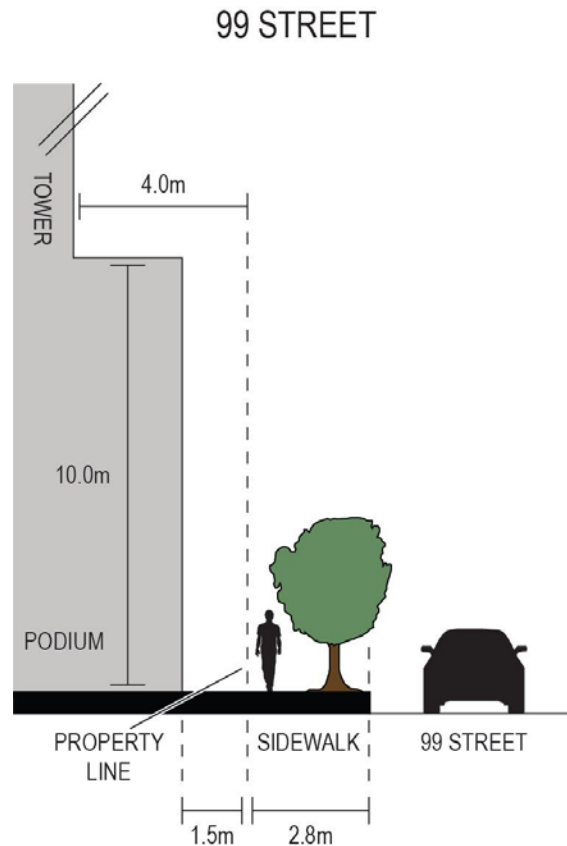
Below are some cross-sections of the pedestrian areas near the proposed buildings. These are discussed in more detail in City Planning's Report.

### 89 AVENUE - EAST TOWER



### 89 AVENUE - WEST TOWER





### **Utility and infrastructure capacity**

A [Site Servicing Design Brief](#) was analyzed to determine what the capacities of the existing infrastructure are relative to the proposal. The DC2 Provision requires improvements to drainage infrastructure to be completed at the Development Permit stage. Upgrades to utilities that would be required to maintain city standards would also be required at the Development Permit stage at the cost of the owners.

### **Wind**

A [Pedestrian Wind Study](#) was analyzed that showed no concerns about wind impacts on pedestrian safety. There were some areas identified on the site where wind is anticipated to exceed pedestrian comfort levels for the intended use of the space. To address these concerns, the proposed DC2 Provision requires the submission of a more detailed Wind Impact Study at the Development Permit stage combined with a requirement to incorporate features that limit the negative impacts consistent with the recommendations of the study.