

## ADMINISTRATIVE REPORT

<b>TO:</b> Horacio Galanti, City Manager	<b>DATE:</b> June 28, 2021
<b>FROM:</b> Kimberly Brock, Development Officer II	<b>MEETING:</b> City Council
<b>SUBJECT:</b> Development Permit PL210234 – 12 Storey Mixed Use Apartment Building at 10125 100 Avenue	

### RECOMMENDATIONS

That Council approve Development Permit PL210234, subject to the conditions noted in Appendix #5 - Development Permit PL210234.

### PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

There are no prior Council or Committee directions for the subject property.

### BACKGROUND

In 2020, Administration received and approved a Development Permit application for a 10 Storey Mixed Use Apartment Building to be located at 10125 100 Avenue. On May 18, 2021, the applicant submitted an amendment to the approved development permit, proposing to increase the number of floors from 10 storeys to 12 storeys.

The subject property is located in the Central Commercial (CC) Land Use District where a Mixed-Use Apartment Building is identified as a Permitted Use.

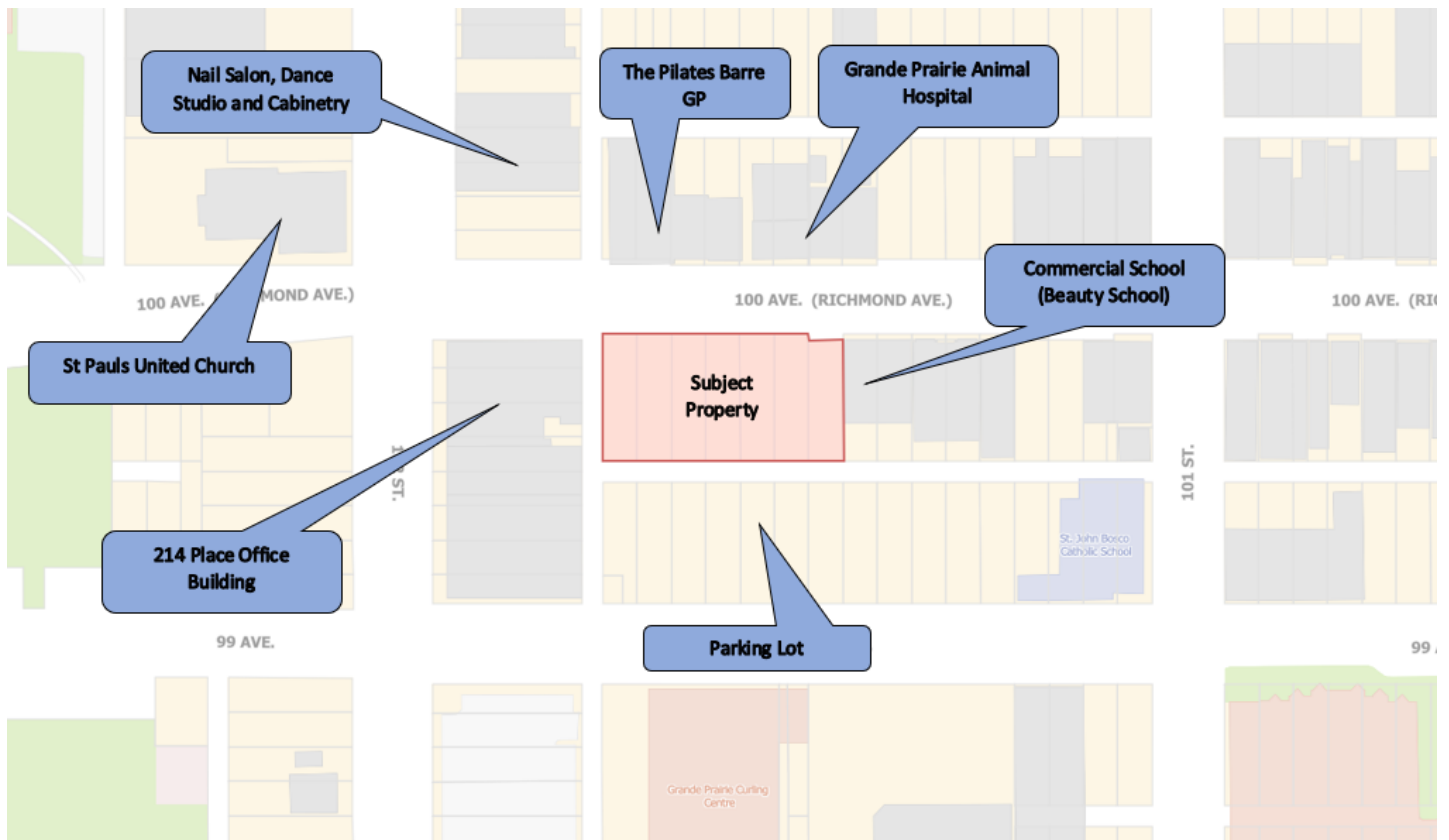
### ANALYSIS

The proposed development would have 160 units, as well as two rooftop outdoor amenity areas, an indoor meeting area, a gym, underground parking containing 154 stalls and commercial/office space on the main floor.

The CC District permits the Floor Area Ratio (FAR) to be a maximum of four times the site area, the permitted floor area for the subject property is 10,486.4sqm. The applicant is proposing a floor area of 11,720.7sqm which is a FAR of 4.47, resulting in a 11.75% variance.

Nearby land uses include 214 Place office building, numerous downtown businesses and Muskoseepi Park (**see Figure 1- Surrounding Land Uses**).

**Figure 1**  
**Site/Surrounding Land Uses (and/or landmarks)**



**Relationship to City Council’s Focus Areas / Strategic Directions**

The proposed development is consistent with the following Results Definition:

*Encourages and supports well-planned, sufficiently regulated and appropriately balanced development, redevelopment and community revitalization that stimulates economic growth within Grande Prairie.*

**Environmental Impact**

There are no environmental impacts

**Economic Impact**

The proposed development would have 160 new residential units, which may support economic activities in the downtown area.

**Social Impact**

The mixed-use development would support local businesses by increasing foot traffic and would create an area the residents could live, work and play.

**Relevant Statutes / Master Plans / City Documents**

## **Downtown Enhancement Plan C-1130**

The subject site is located within the overlay for the Downtown Enhancement Plan (DEP) and the proposed development is supported by numerous policy statements in the DEP.

The DEP states that *“smart growth encourages reverting back to ground level commercial with residential over top. This type of mixed-use development may be particularly suitable for neighbourhood activity centres and the Downtown.”*

**Policy Statement 4.1.2** states *“In order to introduce vitality and people to the downtown, Council will give favourable consideration to proposals for medium density residential land use within retail areas, except on 100th Avenue where ground floor commercial/office use is required. Preferably any new buildings should contain a mix of both retail and residential.”*

**Policy Statement 5.1.5** states *“if any substantive redevelopment opportunities arise, the City will favourably consider a mixed-use development which includes retail at the main floor (including food and beverage service) and residential use above.”*

The proposed project is in line with Policy Statement 5.2 - 100th Avenue Design Considerations of the DEP.

## **Municipal Development Plan (MDP) C-1237**

The proposed development is supported by numerous policy statements in the MDP including Vision and Guiding Principles and Growth Management.

### **Vision and Guiding Principles**

The MDP identifies the following Guiding Principle: *“support the enhancement of our Downtown as an active, inclusive and attractive focal point for the community to live, work, shop and play”.*

The proposed mixed-use apartment building would provide for residential units in close proximity to work, retail and park space.

### **Growth Management**

The MDP states *“Managing growth in a sustainable manner will require reduced dependence on vehicular traffic, ensuring a balance between residential and non-residential development opportunities, being environmentally, socially and fiscally responsible, and reinvesting in the Downtown and in mature neighbourhoods.”*

The proposed development meets the objectives of the Growth Management Policy as it is a mixed-use development that will provide residential units in the downtown that can support reducing the dependence on the automobile.

In addition to the above, numerous other policies of the MDP support the proposed development.

### **Land Use Bylaw (LUB)**

The subject site is located in the Central Commercial (CC) district where the use of a Mixed-Use Apartment is identified as a Permitted Use. The CC district has a maximum Floor Area Ratio (FAR) of four times the site area.

The proposed development is requesting a variance to the FAR standard and the LUB identifies Council as the Development Authority.

Administration is of the opinion that the variance to the FAR standard will not impact or alter the character of the neighbourhood and will not negatively impact other properties.

### **Risk**

There are no anticipated risks.

## **STAKEHOLDER ENGAGEMENT**

Land Use Bylaw C-1260 requires that adjacent property owners are notified of proposed developments requesting a variance exceeding 10%. Administration sent an information package out to all adjacent property owners informing them of the proposed development. **(See Adjacent Property Owner Circulation Map – Appendix #1)**. A total of ten (10) notices were sent to adjacent property owners.

At the time of writing this report, administration received one (1) response to the circulation indicating opposition to the City leasing space in the commercial portion of the development.

## **BUDGET / FINANCIAL IMPLICATIONS**

There are no budget or financial implications.

## **SUMMARY / CONCLUSION**

The proposed development application is for a 12 Storey Mixed-Use Apartment building that would have 160 residential units, as well as two rooftop outdoor amenity areas, an indoor meeting area, a gym, underground parking containing 154 stalls and commercial/office space on the main floor. The CC District permits the Floor Area Ratio (FAR) to be a maximum of four times the site area, the permitted floor area for the subject property is 10,486.4sqm. The applicant is proposing a floor area of 11,720.7sqm which is a FAR of 4.47, resulting in a 11.75% variance.

The proposed development is consistent with the policies of the Municipal Development Plan and the Downtown Enhancement Plan and would generate additional activity in the downtown.

Administration is of the opinion that the variance to the Floor Area Ratio (FAR) will not impact or alter the character of the neighbourhood and will not negatively impact other properties therefore recommends that Council approve Development Permit PL210234, subject to the conditions stated in Appendix #5 - Development Permit PL210234.

## **ATTACHMENTS**

- Appendix #1 – Adjacent Property Owner Circulation Map
- Appendix #2 – Site Location Map
- Appendix #3 – Building Elevation Drawings
- Appendix #4 – Floor Plans
- Appendix #5 – Development Permit PL210234

Appendix #1 – Adjacent Property Owner Circulation Map



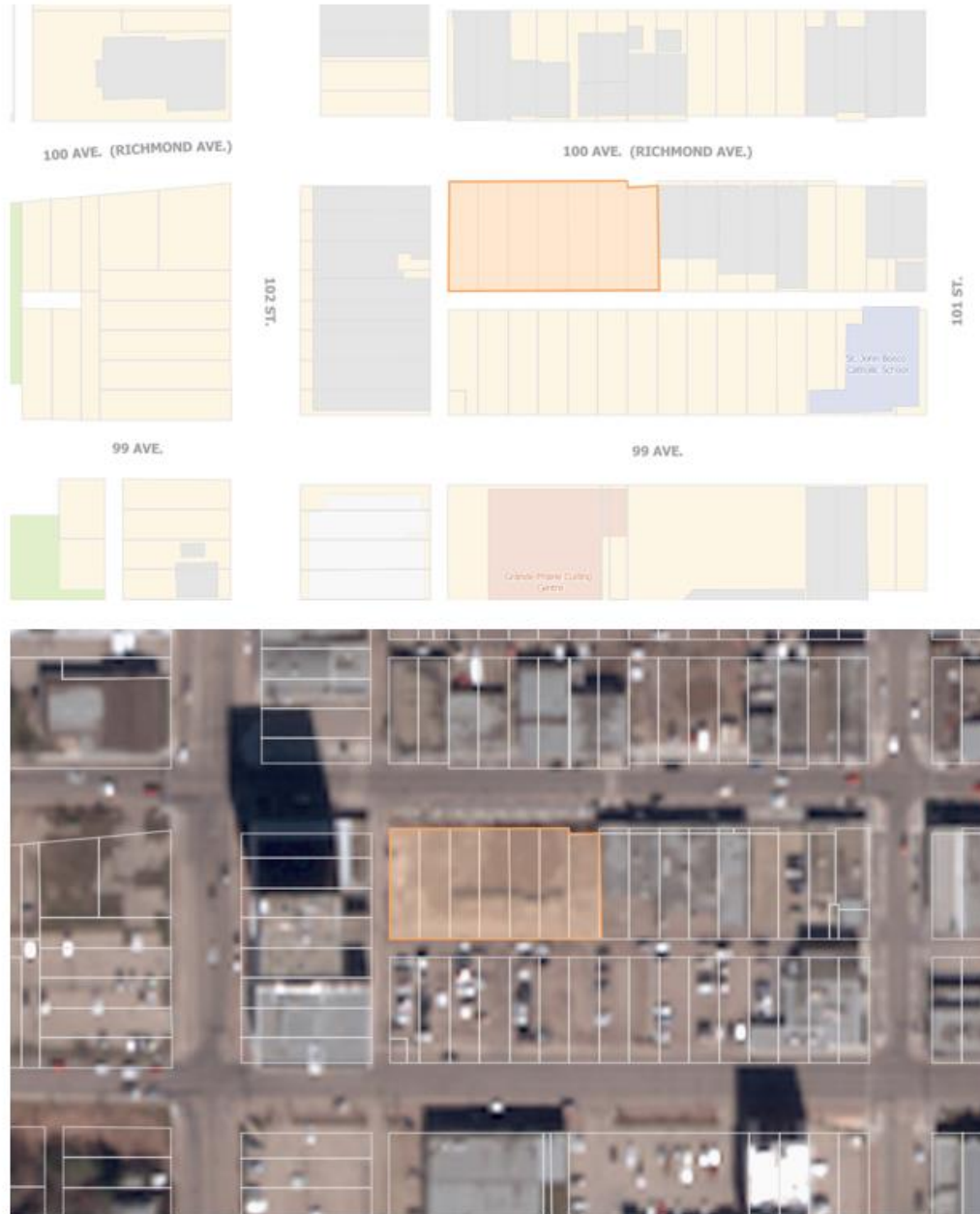
## Appendix #2 – Site Location Map

## SITE LOCATION MAP

**LEGAL:** Lots 10 to 16 Block 34; Plan 8315AK

**ADDRESS:** 10125 100 Avenue

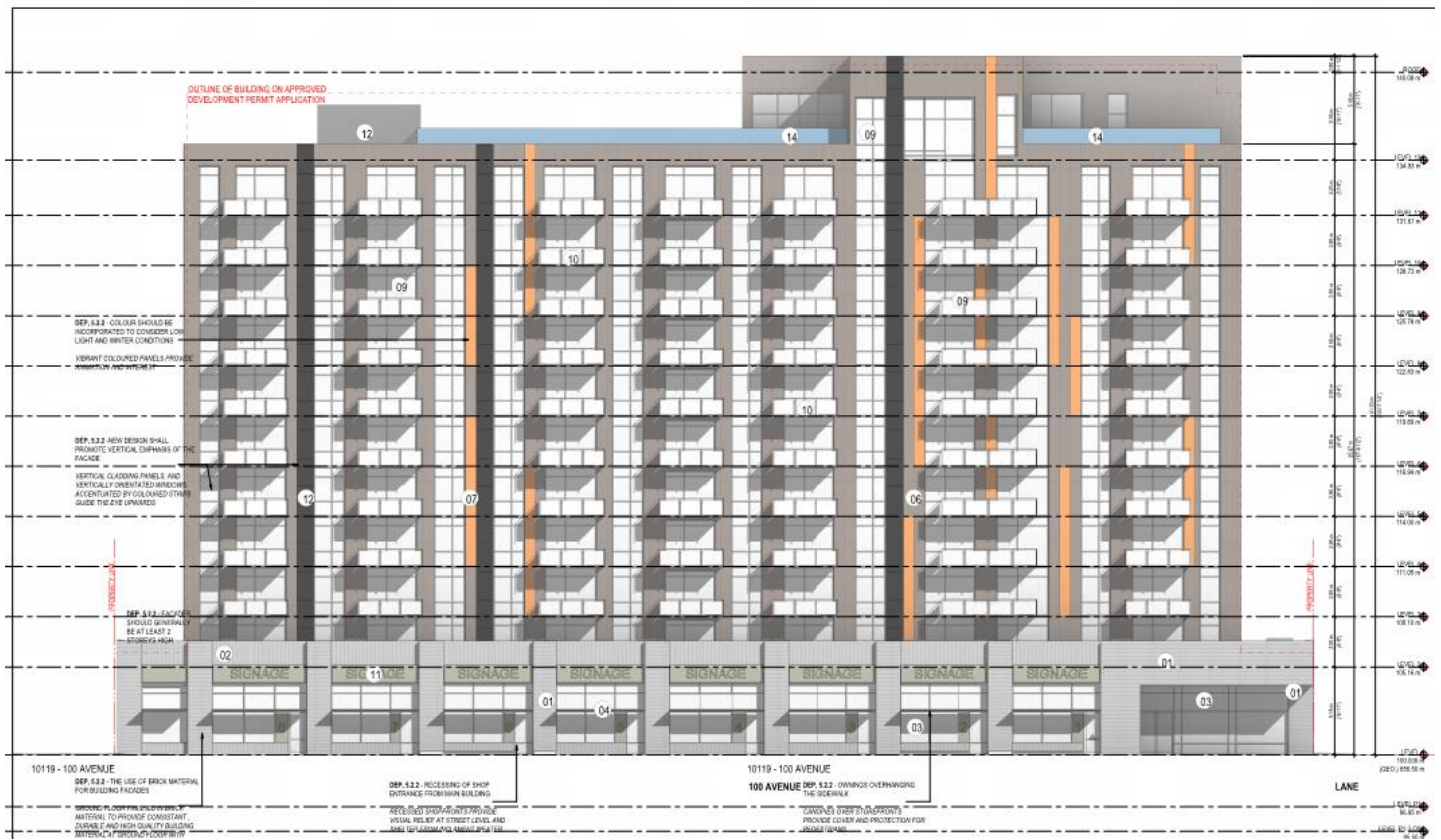
**ZONED:** CC – Central Commercial



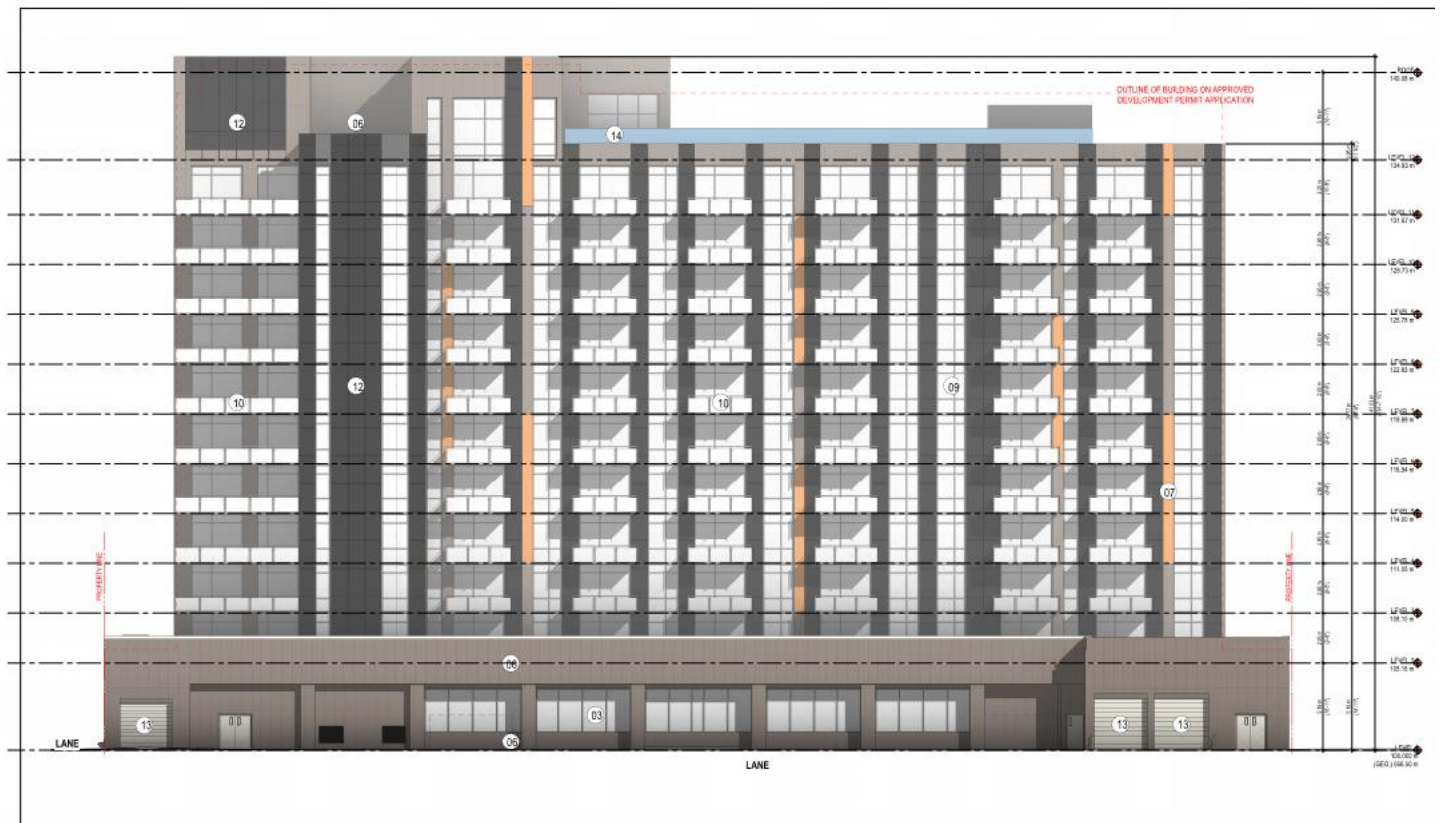
### Appendix #3 – Building Elevation Drawings

#### North Elevation





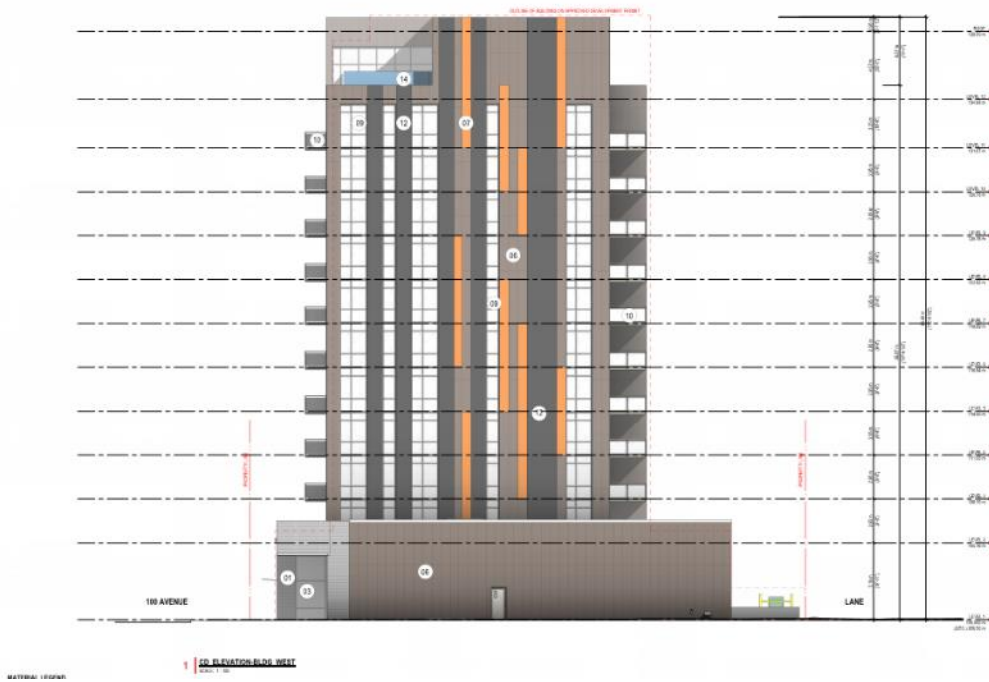
South Elevation



# East Elevation



# West Elevation

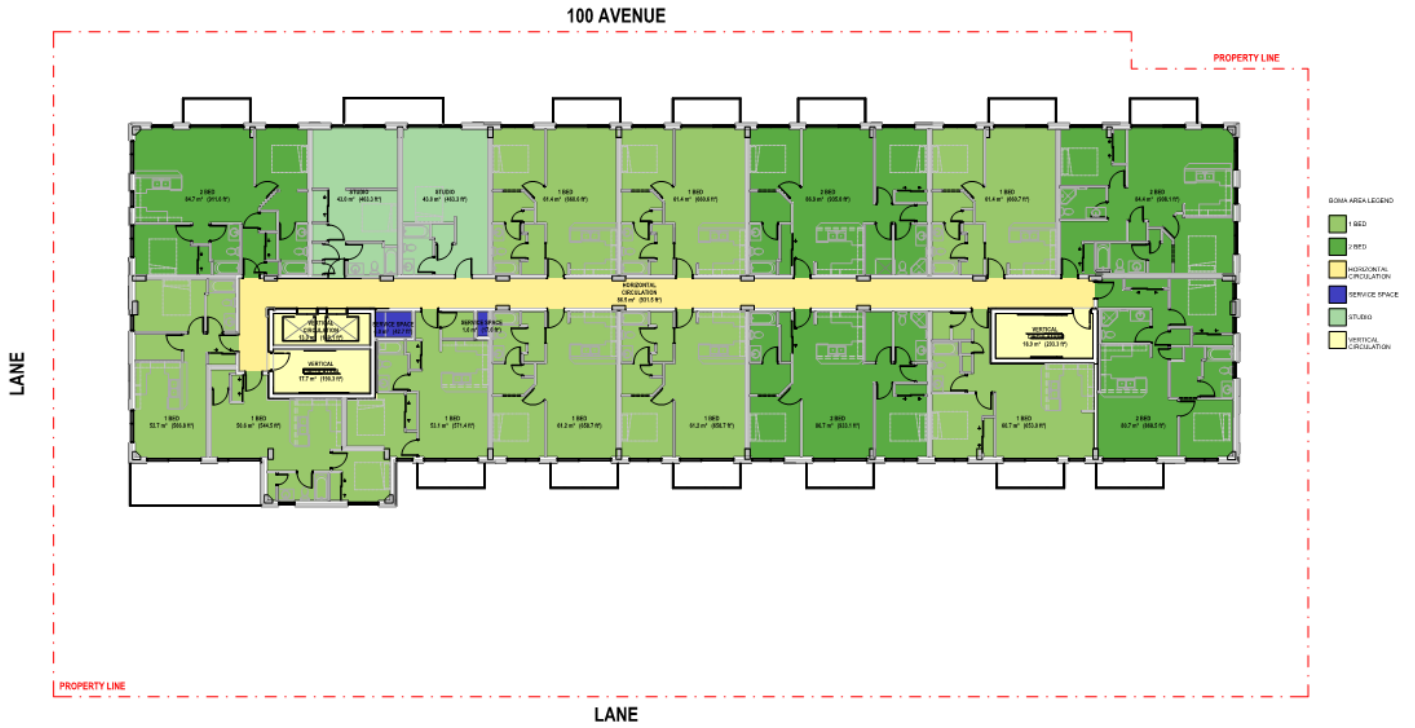


## Appendix #4 – Floor Plans



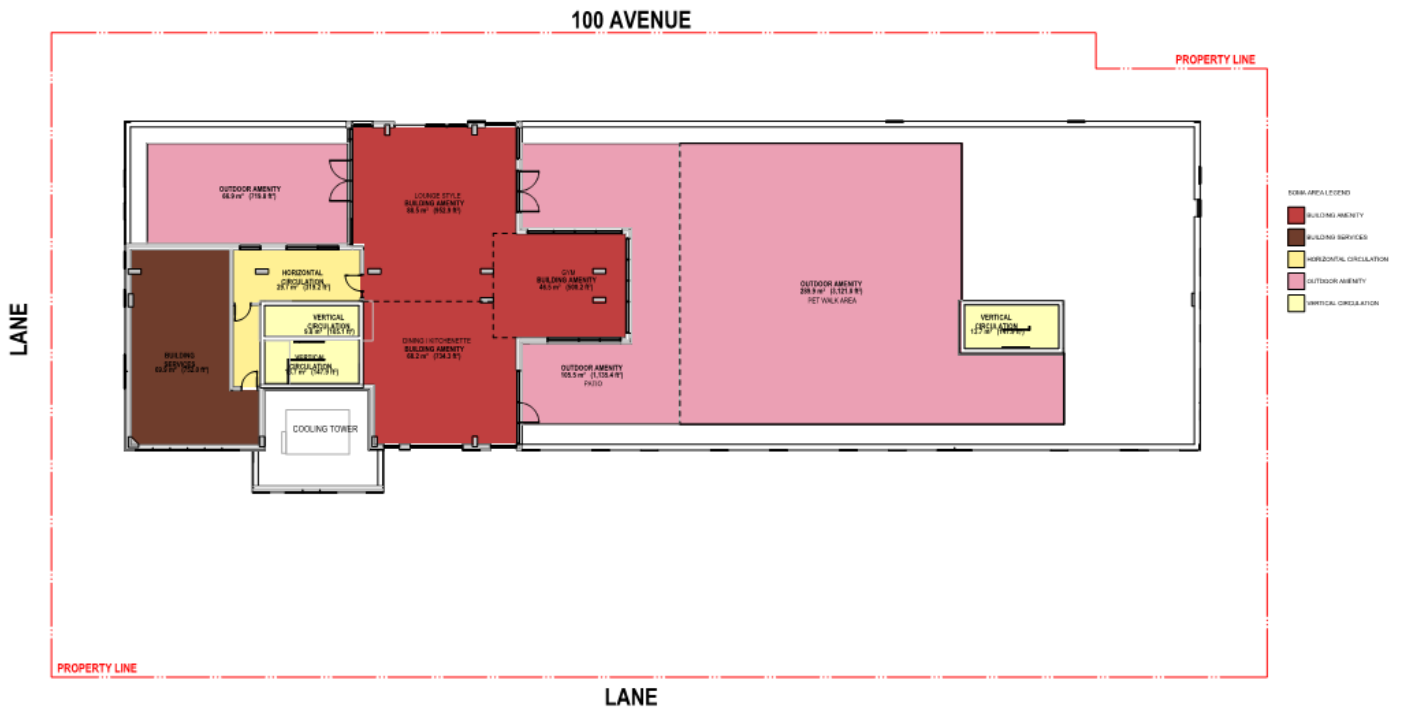


Levels 3-11

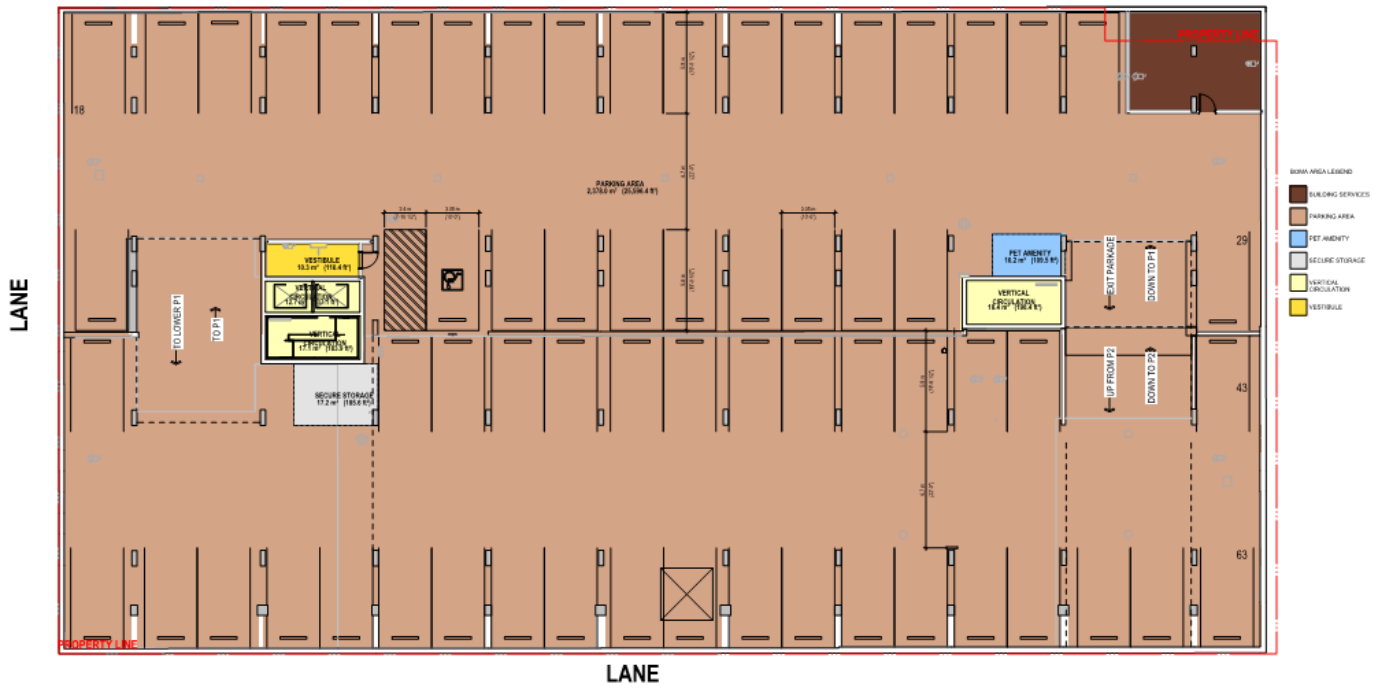


1 FLOOR PLAN - LEVEL 3 thru 11  
DATE: 11/18

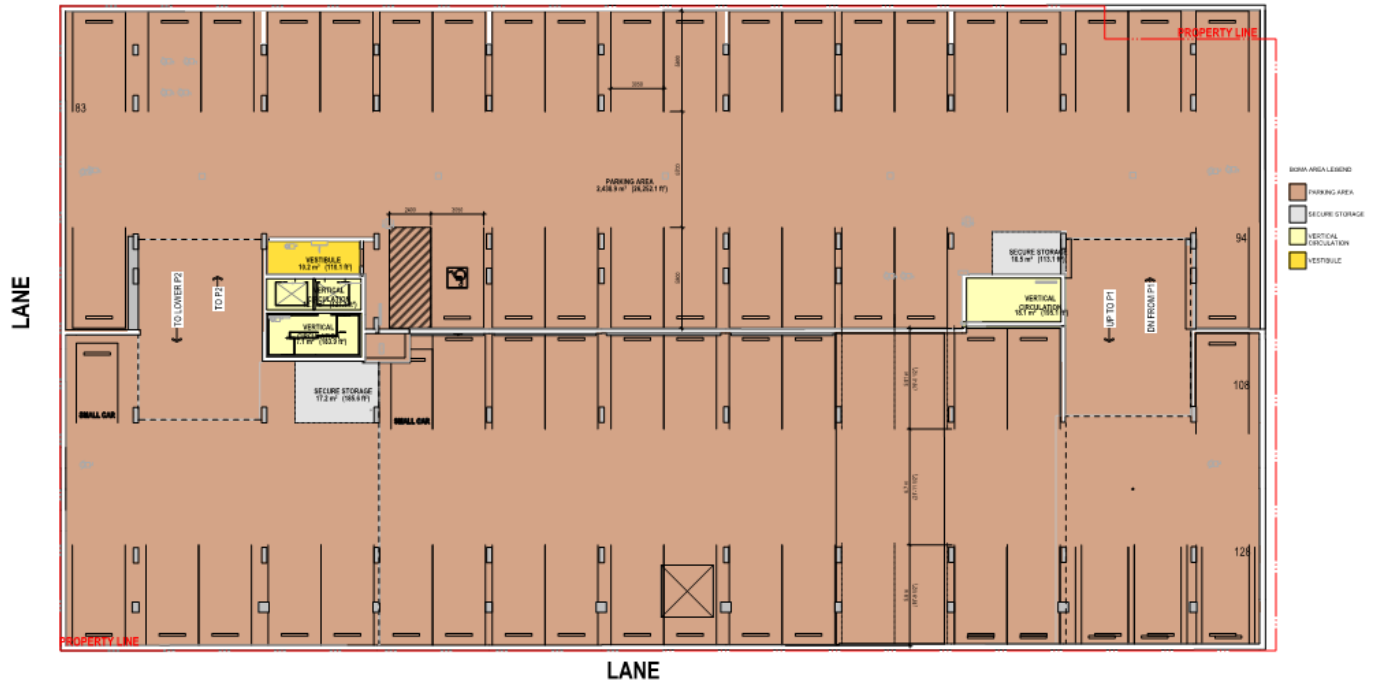
Roof Plan



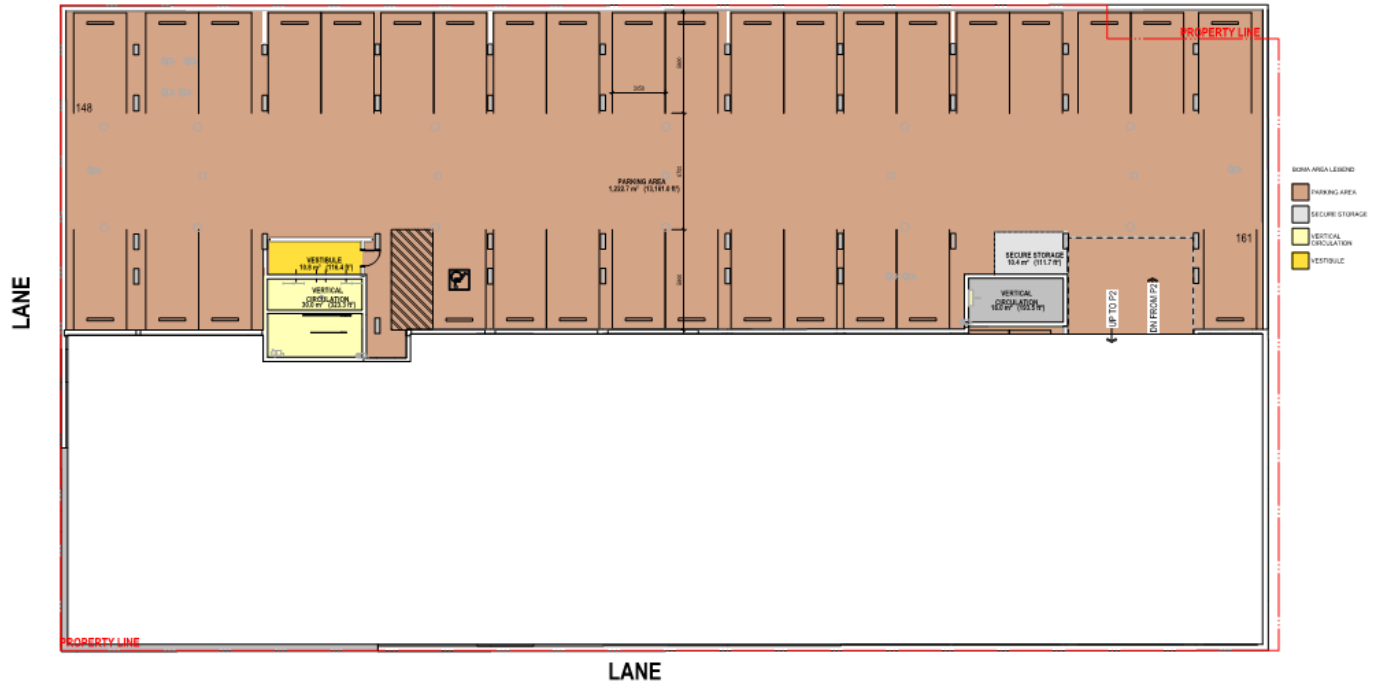
Parkade Level 1



Parkade Level 2



Parkade Level 3



Appendix #5 – Development Permit PL210234



CITY OF GRANDE PRAIRIE  
PLANNING AND DEVELOPMENT  
**DEVELOPMENT PERMIT**  
**Conditions of Approval**

Permit Number  
**PL210234**

This development permit is issued solely for the purpose of construction of:

Project: **12 Storey - Mixed Use Apartment Building**

Located at:

Legal: **Lots: 10 to 16; Block: 34; Plan: 8315AK**  
Address: **10119 100 Avenue & 10125 100 Avenue, Grande Prairie, AB T8V 0V4**  
Land Use District: **CC - Central Commercial**

1. **This is not a Building Permit or a Lot Grading Permit.** The approval of the site plan (attached hereto) does not include approval of the lot grading.
2. The Developer/Owner shall provide a Lot Grading Plan and obtain a Lot Grading Permit. The Plan shall be submitted to and approved by the City of Grande Prairie's Lot Grading Coordinator prior to the issuance of a Building Permit. For more information, please contact the City of Grande Prairie Engineering Services Department at 780-538-0300.
3. The development subject to this approval may not commence until any other required permits or approvals have been obtained. It is the responsibility of an applicant to obtain all other approvals or licenses that may be required by the City, Provincial or Federal departments or agencies.
4. Development shall be completed in accordance with the approved plans and elevation drawings which are attached hereto and form part of this Development Permit. Any modifications to the approved plans and elevation drawings shall require written approval from the Development Authority.
5. This permit shall expire in one year from the date of issuance. Development must commence prior to the permit expiry date in order for the development permit to remain valid. To apply for an extension, please contact the Development Permitting Department in writing at least 30 days before the permit expires.
6. The areas identified on the approved Ground Floor Plan (A202) as Commercial/CRU shall require additional Development and Building Permits once the use of the space has been determined.
7. A Variance has been granted as follows: The North side setback from the building to the property line has been reduced from 1.9 metres to 1.8 metres (variance of 5%).
8. A Variance has been granted as follows: The Floor Area Ratio (FAR) has been increased from 4 times the site area to 4.47 times the site area (variance of 11.75%).
9. The Developer/Owner shall provide and maintain the hard surfacing as shown on the approved site plan.
10. Parking Stall line painting shall be completed as per the approved site plan and shall be completed prior to occupancy. All parking stalls shall be clearly demarcated including required disabled parking stall(s) (as determined under the Alberta Building Code).
11. Developer/Owner shall consolidate Lots 10 to 16; Block 34; Plan 8315AK. Proof of consolidation must be submitted to Planning & Development once it is completed.
12. Separate application shall be made for all signage proposed to be located on any proposed structure and on the subject property. For more information please contact the Development Permitting Department at 780-538-0325 for application information. Any signs indicated on the proposed site plan have not been approved on this Development Permit.
13. Please ensure that you contact Alberta One-Call at 1-800-242-3447 for a locate prior to excavation.

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Date of Decision:	<u>June 28, 2021</u>
Date of Issuance:	<u>June 29, 2021</u>
Appeal Expiry Date:	<u>July 19, 2021</u>
Permit Expiry Date:	<u>June 28, 2022</u>
Development Completion Deadline:	<u>June 28, 2024</u>

This Development Permit is not valid until the expiration of the Appeal Date listed above, and provided that an appeal is not filed against this Decision within the prescribed period. In the event that an appeal is received, this Permit could be amended or nullified.

Kimberly Brock  
Development Officer II