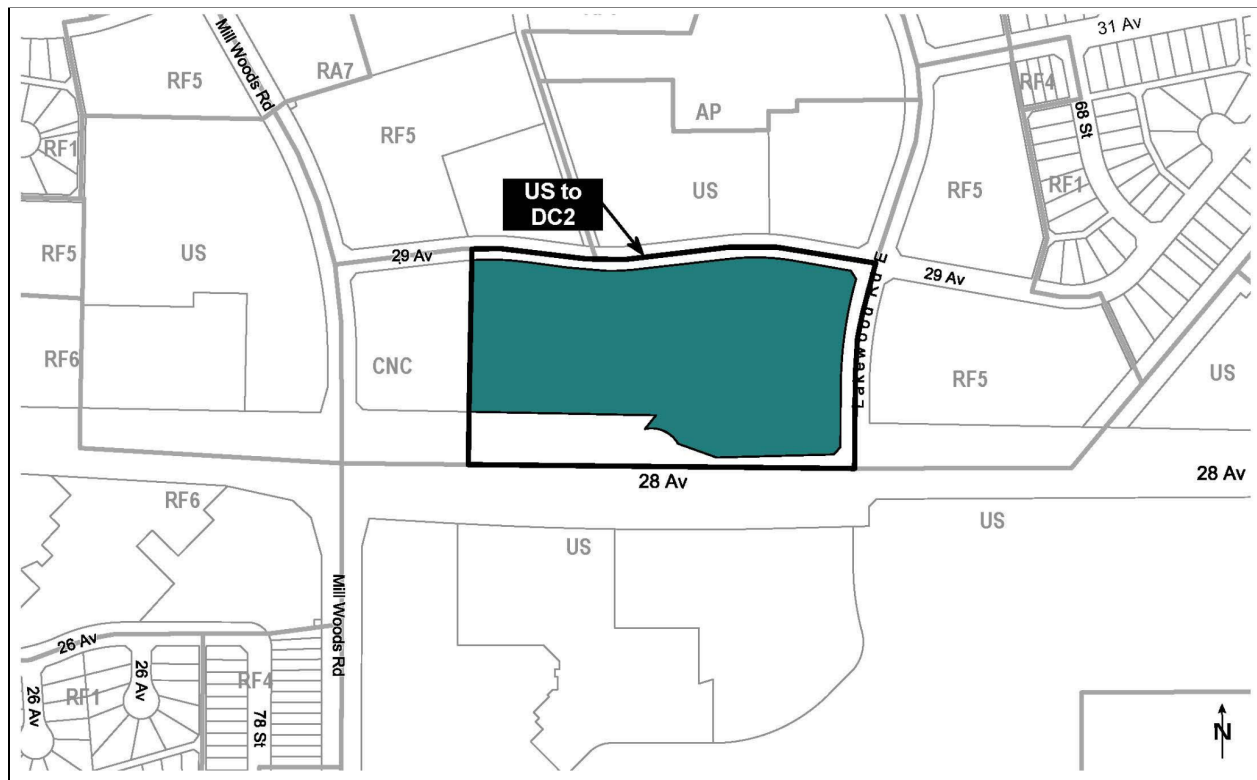




## ADMINISTRATION REPORT **REZONING** KAMEYOSEK

### 7008 - 28 Avenue NW and 7319 - 29 Avenue NW

To allow for a mixed-use development containing a range of medical, commercial, and residential uses



**Recommendation:** That **Charter Bylaw 19811** to amend the Zoning Bylaw from (US) Urban Services Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will contribute towards residential densification of an existing institutional site and provide a destination for future LRT and transit users along a secondary corridor;
- will maintain and enhance connections to the Millwoods Major Node; and
- will facilitate an appropriate, adaptive redevelopment of an existing institutional site.

## Report Summary

This application was accepted from Yolanda Lew (Stantec) on January 27, 2021. This application proposes to rezone the site from (US) Urban Services Zone to (DC2) Site Specific Development Control Provision to allow for a mixed-use development containing a range of medical, commercial, and residential uses as described below.

The proposal is in alignment with the applicable policies of the *CityPlan* as it will:

- contribute to future growth along 28 Avenue NW (a Secondary Corridor);
- allow for a mixed use development and residential densification near mass transit and a (future) LRT Station,
- integrate, services, amenities, and housing with active transportation networks; and
- contribute toward achieving the target of 50% of all employment within nodes and corridors.

## The Application

**CHARTER BYLAW 19811** will amend the Zoning Bylaw from (US) Urban Services Zone to (DC2) Site Specific Development Control Provision to allow for:

- a mixed-use development containing a range of medical, commercial, and residential uses; with up to 35,000 m<sup>2</sup> of non-residential space and 600 residential units;
- building heights up to 40 meters (approximately 11 storeys) on the northwestern part of the site and up to 26 meters (approximately 7 storeys) on the southeastern part of the site; and
- a mix of surface and underground parking.

## Site and Surrounding Area

The subject site is 4.14 ha in size and is located north of 28 Avenue NW and west of Lakewood Road East NW and is developed with a large institutional building (former Grant MacEwan South Campus). Surrounding land uses include a commercial shopping centre, school and park sites (Kameyosek School, J. Percy Page High School and Holy Trinity High School), medium density residential housing, the Millwoods Recreation Centre and the Lakewood Transit Centre.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Institutional building</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> <li>• (RF5) Row Housing Zone</li> </ul>	<ul style="list-style-type: none"> <li>• School/Park Site</li> <li>• Row Housing</li> </ul>
East	<ul style="list-style-type: none"> <li>• (RF5) Row Housing Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Row Housing</li> </ul>
South	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation Centre/High Schools</li> </ul>
West	<ul style="list-style-type: none"> <li>• (CNC) Neighbourhood Convenience Commercial Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Shopping Centre</li> </ul>



View of the site looking north from 28 Avenue NW

## Planning Analysis

### LAND USE COMPATIBILITY

The site is currently developed with a large institutional building operating as the Covenant Health Centre. The proposed DC2 Provision will accommodate the development of a mixed-use node with a range of medical, commercial, and residential uses in a range of built forms, integrated with ground floor commercial uses in appropriate areas to create a walkable, human-scaled development. The uses that are proposed for this site are compatible with those currently present within the Kameyosek neighbourhood and in proximity to the site. Currently, the immediate and surrounding area contains school and park sites, a recreation centre, a commercial shopping centre, and Medium Density Housing. The site is also adjacent to the Lakewood Transit Centre and the future Grey Nuns LRT Station is approximately 550 meters northeast of the site.

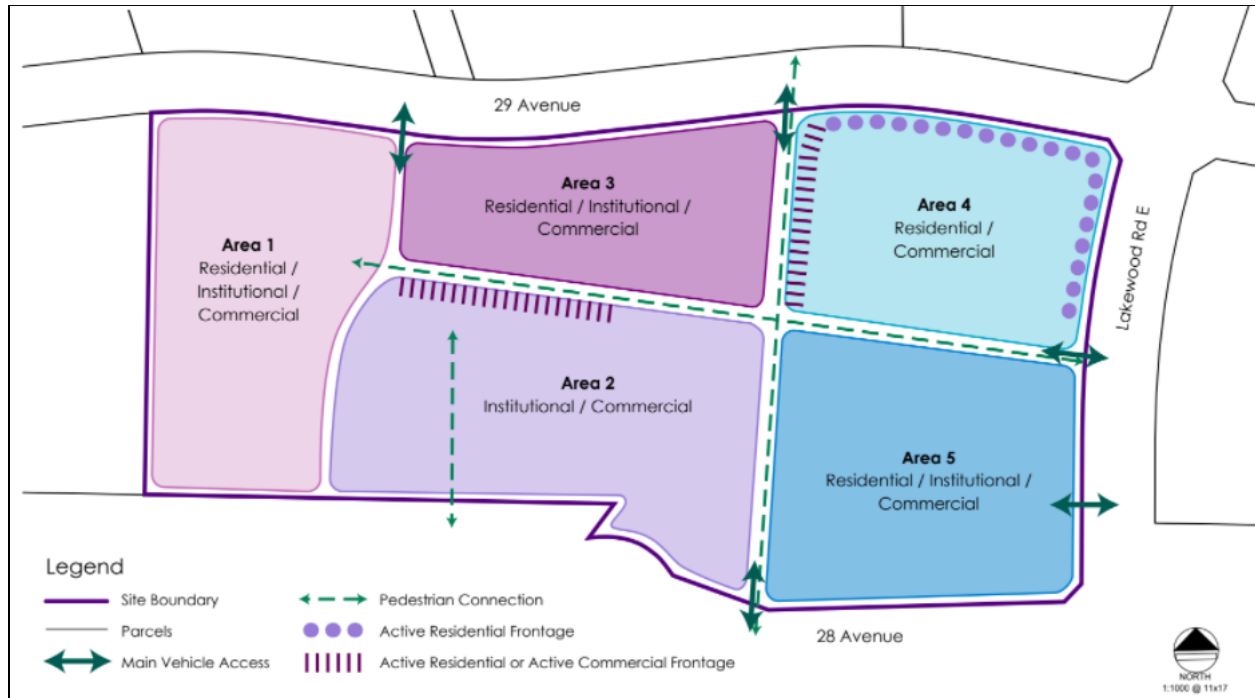
The increased density and ancillary commercial and medical service uses will contribute to the continued growth and vibrancy of the Kameyosek neighbourhood. It will also provide employment opportunities and integrate services, amenities, and housing with active transportation networks.

### SITE LAYOUT AND DESIGN

The proposed DC2 will accommodate a variety of medical, commercial, and residential uses within five sub-areas of the site. Each phase of the development will be required to include a portion of public realm that serves the development, including abutting internal roadways, walkways, and landscaping. The development may accommodate up to 35,000 m<sup>2</sup> of non-residential space and 600 residential units within a range of building types and heights. Pedestrian connections will be required throughout the site to allow for connections between 28 Avenue NW and 29 Avenue NW. Active residential and commercial frontages will also be required and will strengthen the on-site, human-scale experience by providing articulation and



variation. A maximum building height of 40 meters or approximately 11 storeys is proposed on the northwestern part of the site and up to 26 meters or approximately 7 storeys on the southeastern part of the site. A minimum Stepback of 2.5 meters will be required for buildings over 26.0 meters in height.



## ZONING COMPARISON

	<b>US Zone Current</b>	<b>DC2 Provision Proposed</b>
<b>Maximum Height</b>	10.0 m	40.0 m
<b>Maximum Floor Area Ratio (FAR)</b>	No maximum	3.0
<b>Maximum Density</b>	No maximum	600 Dwellings
<b>Minimum Setbacks &amp; Stepbacks</b>		
<b>North</b>	7.5 m	3.0 m
<b>West</b>	4.5 m	3.0 m
<b>South</b>	6.0 m	0.0 m
<b>East</b>	4.5 m	3.0 m
<b>Internal Roadways</b>	n/a	2.5 with no commercial frontage

<b>Stepbacks</b>	Not Required	2.5 m for building heights over 26.0 m
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### **CITYPlan Alignment**

The proposal is in alignment with the applicable policies of *CityPlan* as it will:

- contribute to future growth along the 28 Avenue NW Secondary Corridor;
- allow for a mixed use development and residential densification near mass transit and a (future) LRT Station;
- integrate, services, amenities, and housing with active transportation networks; and
- contribute to achieving a target of 50% of all employment within nodes and corridors.

## **Technical Review**

### **Transportation**

A Transportation Impact Assessment (TIA) was submitted in support of this application. The assessment considered the full build-out of the site. While vehicular traffic will significantly increase on the roadways in the vicinity of the site, the assessment concluded that the roadways will continue to operate at acceptable levels of service with improvements including left turn and right turn lanes at the 28 Avenue/Lakewood Road East and future 28 Avenue/Site access intersections.

The area has existing active mode infrastructure including sidewalks and shared use paths along roadways and through parks/greenways. The site will be integrated with the surrounding active mode network via a network of internal pedestrian facilities. Controlled pedestrian crossings as well as marked and signed crosswalks are located at key pedestrian crossing locations. A new Rectangular Rapid Flashing Beacon (RRFB) is planned to be installed on the 28 Avenue crosswalk located at the eastern transit centre access in 2021. In addition, installation of a RRFB at the 28 Avenue/Lakewood Road East crosswalk will be required as part of the proposed development which will further enhance pedestrian connectivity and safety.

Transportation Demand Management (TDM) strategies such as dedicated parking stalls for car share programs and bicycle maintenance facilities will be provided to encourage the use of alternative transportation modes.

### **Transit**

Administration supports the proposed rezoning and advises that the Bus Network Redesign routing is retaining service along 28 Avenue and Mill Woods Road NW. Transit service is being removed from Lakewood road East. The Lakewood Transit Centre is located adjacent to the site with vehicular access from 28 Avenue.

### **Drainage**

Administration supports the proposed rezoning and advises that permanent sanitary and storm servicing for the subject rezoning area must be in general accordance with the servicing schemes as identified in the accepted Covenant Health Southeast Campus Drainage Servicing

Report dated January 28, 2021. Permanent sanitary and stormwater servicing will require connections from the sewers along 29 Avenue NW and Lakewood Road East.

Onsite storage and a release rate of 35 L/s/ha for the 1:100 year storm event is required for this site

### **EPCOR Water**

EPCOR Water supports the proposed rezoning and commented that the subject site is currently serviced by one 200mm and one 1500mm water service.

Advisements for the following servicing requirements were provided:

- If any of these services are not utilized for servicing the planned development, they must be abandoned back to the water main prior to any on-site excavation.
- The existing services may not be of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.
- A new water service may be constructed for this lot directly off EPCOR Water's 300mm water main along Lakewood Road NW or 200mm water main on 29 Avenue NW.

All other comments from affected City Departments and utility agencies have been addressed.

## **Community Engagement**

<b>ADVANCE NOTICE</b> March 26, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 776</li><li>• Number of responses with concerns: 2</li><li>• Comments included:<ul style="list-style-type: none"><li>o Concerned about density and height of development; and</li><li>o Concerned about traffic congestion as a result of the development</li></ul></li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/kameyosekplanningapplications">edmonton.ca/kameyosekplanningapplications</a></li></ul>

## **Conclusion**

Administration recommends that this application be **APPROVED**.

## **APPENDICES**

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19811
Location:	North of 28 Avenue NW and west of Lakewood Road East NW
Addresses:	7008 - 28 Avenue NW; and 7319 - 29 Avenue NW
Legal Description:	Block A, Plan 2120081; Lots 1, 2 & 4, Block 7, Plan 3385TR; and Lot 3W, Block 7, Plan 3385TR
Site Area:	4.5 ha
Neighbourhood:	Kameyosek
Notified Community Organizations:	Lakewood Community League; and Edmonton Federation of Community Leagues
Applicant:	Yolanda Lew; Stantec

### PLANNING FRAMEWORK

Current Zone:	(US) Urban Services Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan In Effect:	None
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Sean Conway  
Tim Ford  
Development Services  
Planning Coordination