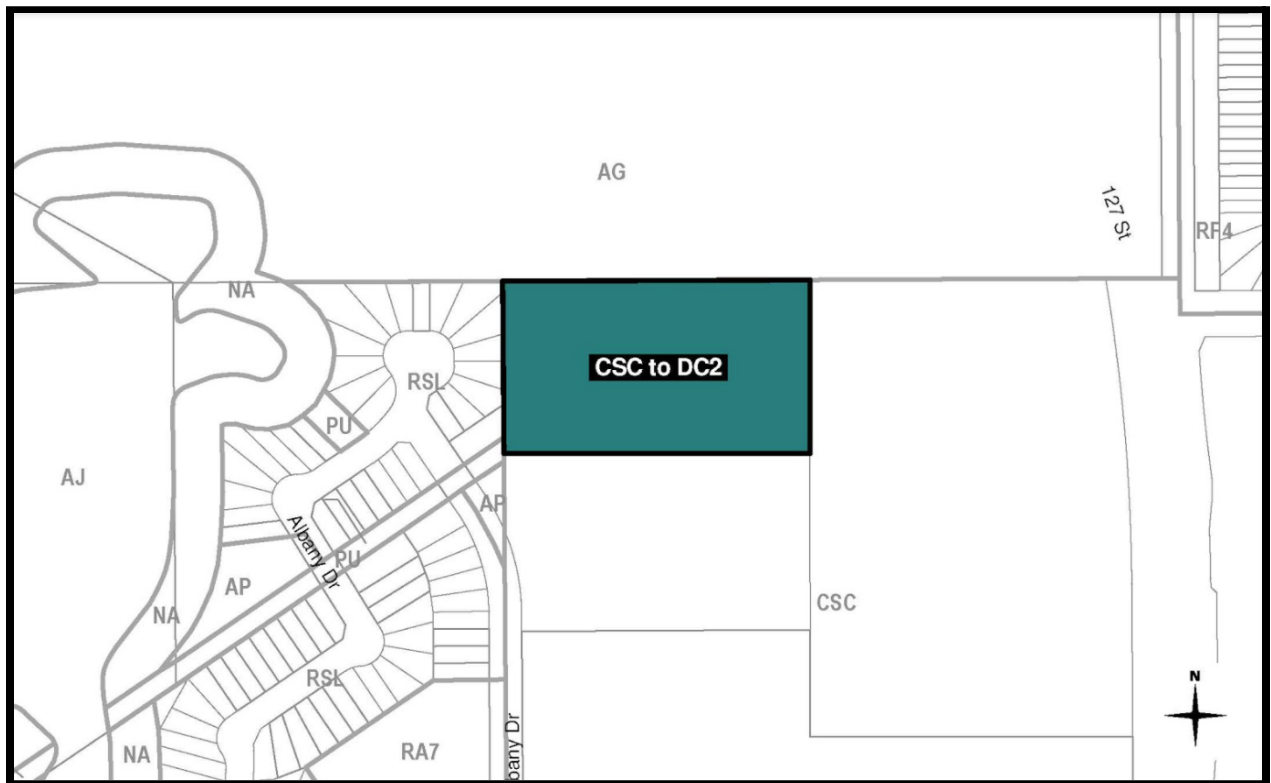


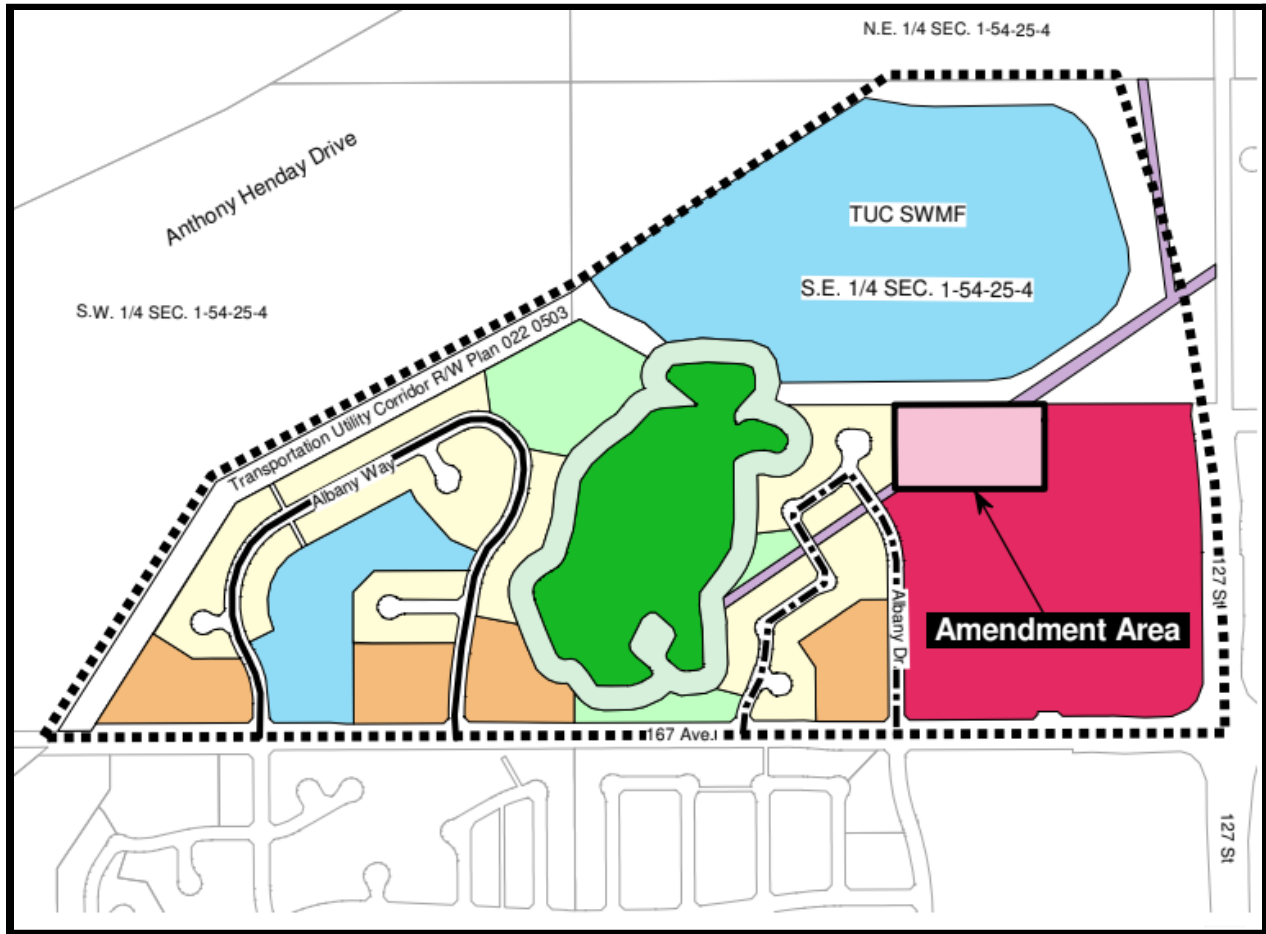


ADMINISTRATION REPORT **PLAN AMENDMENTS, and REZONING** ALBANY

165 - ALBANY DRIVE NW

To allow for a mix of commercial and residential uses and amend the Palisades Area Structure Plan and Albany Neighbourhood Structure Plan to recognize the change in use.





Recommendation:

That Bylaw 18886 to amend the Palisades Area Structure Plan, Bylaw 18887 to amend the Albany Neighbourhood Area Structure Plan, and Charter Bylaw 18888 to amend the Zoning Bylaw from (CSC) Shopping Centre Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration is in **SUPPORT** of this application because it will:

- provide an opportunity for the development of a variety of commercial and residential land uses;
- incorporate site and building design guidelines that address the compatibility of development with adjacent low density residential uses;
- contribute to a well-balanced neighbourhood; and
- facilitate commercial and residential development on an underdeveloped commercial site.

Report Summary

This application was submitted by Blaydon Dibben, of Select Engineering Consultants, on November 3, 2018, on behalf of Albany Square Ltd. In June 2019, at the request of the applicant, the application was placed on hold and on March 23, 2021, the application was reactivated. The application proposes changing the site's zoning designation from (CSC) Shopping Centre Zone to (DC2) Site Specific Development Control Provision and amending the associated Plans accordingly.

The proposal conforms with the Albany Neighbourhood Structure Plan by providing an opportunity for a variety of housing choices and commercial uses. The proposal also conforms to The City Plan policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries and to accommodate commercial uses.

The Application

1. **BYLAW 18886** to amend the Palisades Area Structure Plan (ASP) by:
 - adding a new "Mixed Use Commercial / Residential" land designation;
 - re-designating a portion of land designated from Commercial Uses to Mixed Use Commercial / Residential Uses to allow for a variety of commercial and residential land uses; and
 - removing a portion of the decommissioned pipeline through the site.
2. **BYLAW 18887** to amend the Albany Neighbourhood Structure Plan (NSP) by:
 - adding a new "Mixed Use Commercial / Residential" land use designation;
 - redesignating a portion of land designated for commercial uses to Mixed Use Commercial / Residential to allow for a variety of commercial and residential land uses; and
 - removing a portion of a decommissioned pipeline corridor from the plan.
3. **CHARTER BYLAW 18888** to amend the Zoning Bylaw from (CSC) Shopping Centre Zone to (DC2) Site Specific Development Control Provision to allow for the development of a variety of built forms for commercial and residential land uses. The DC2 provides the opportunity for:
 - a. stand-alone mid-rise apartment uses;
 - b. commercial uses allowed under the standard CSC Zone; and
 - c. a change from low-rise to mid-rise apartment uses.

The proposed plan amendments include revisions to maps, text and statistics and maintains the plans' current overall residential densities.

Site and Surrounding Area

The application area is an undeveloped portion of a larger site developed as a shopping centre, located north of 167 Avenue NW, and west of 127 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CSC) Shopping Centre Zone	Vacant lot
CONTEXT		
North	(AG) Agricultural Zone	Storm Pond (TUC)
East	(CSC) Shopping Centre Zone	Community Commercial Uses
South	(CSC) Shopping Centre Zone	Shopping Centre
West	(RSL) Residential Small Lot Zone (AP) Public Park Zone	Single Family Housing Pocket Park

Planning Analysis

PLANS IN EFFECT

The Palisades Area Structure Plan (ASP) was adopted in 1984 and designated the subject site for commercial land use. The Plan's objective is to provide neighbourhood shopping centres appropriately located to serve the daily needs of the neighbourhoods and ensure that negative impacts of commercial development on adjacent residential areas are minimized.

The Albany Neighbourhood Structure Plan (NSP) was adopted in 2009 and guides the neighbourhood's land use under the direction of the Palisades ASP. The NSP Plan's policies provide the opportunity to develop a variety of housing that caters to a diverse consumer

market, provides for commercial development that serves the needs of residents of the Albany NSP and surrounding neighbourhoods while minimizing the impacts on adjacent residential development.

The Albany neighbourhood is predominantly a built-out residential neighbourhood with shopping centre uses located along 127 Street. The 1.98 ha site is located in the northeast corner of the commercial area. Bylaws 18886 and 18887 propose to add a new land use designation, " Mixed Use Commercial / Residential", and re-designate a portion of land from Commercial to the new designation.

The proposed change in land use maintains the plans' policy intent to allow shopping centre uses in this area with potential for future apartment uses above ground floor commercial uses, which is permitted under the existing CSC Zone. The proposed plan amendments include updates removing references to a decommissioned pipeline through the site. The Palisades ASP and Albany NSP Land Use and Population Statistics will be revised to maintain planned residential densities for the neighbourhood.

LAND USE COMPATIBILITY

Charter Bylaw 18888 proposes to rezone the site to allow CSC type commercial shopping uses and RA8 type mid-rise apartment uses in various configurations that maximize development potential on an underutilized commercial site. It also provides flexibility by allowing the option for stand-alone mid-rise apartment uses on the site. It ensures site and building design features that address the transition from shopping centre uses to the east and low density housing to the west. In addition, landscaping and a 15-meter development setback along the western edge of the site where future apartment uses may be adjacent to existing single detached housing is required with the DC2 provision.

The DC2 Provision is a hybrid of the CSC and RA8 Zones, allowing for stand-alone and a mixed-use, mid-rise apartment to a maximum height of 23 meters and 224 units per hectare. The table below provides a comparison:

	(CSC) Shopping Centre Zone	Proposed DC2	Change
Commercial Uses <i>*List is not exhaustive</i>	Bars and Neighbourhood Pubs Cannabis Retail Sales Child Care Services Commercial Schools General Retail Liquor Stores Nightclubs Restaurants	Bars and Neighbourhood Pubs Cannabis Retail Sales Child Care Services Commercial Schools General Retail Liquor Stores Nightclubs Restaurants	N/A
Residential Uses <i>*List is not exhaustive</i>	Multi-Unit Housing Apartment Hotels Hotels Home Based Business	Multi-Unit Housing Apartment Hotels Hotels Home Based Business	N/A

	Residential Sales Centre	Residential Sales Centre	
Additional Uses		Private Education Services Lodging Houses Indoor Self Storage	yes
Maximum Height Residential Uses	16 m (4 Storey)	23 m (6 Storey)	+7 m
Maximum Height Commercial Uses	16 m (4 Storey)	16 m (4 Storey)	N/A
Building Setbacks	6-15 m	15 m	N/A

As part of the proposed DC2 Provision, the site plan

- Retains access to the site from the larger commercial site;
- Maintains pedestrian connectivity through the site; and
- Provides an enhanced landscaped buffer along the western edge of the site.

The development regulations, including height, scale, and uses in the DC2 Provision promote development that will be sensitive in scale and compatible with the existing surrounding land uses. The proposed DC2 Provision will allow for the logical redevelopment of this area.

CITY Plan Alignment

The subject site is located in the Northwest District Planning Area. The proposed Bylaws and Charter Bylaw align with City Plan Strategies by:

- accommodating new housing development within the city's developing areas, to reach the milestone population of 1.25 million people;
- providing increased density and variety of housing in which Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs; and
- accommodating for new commercial development.

Technical Review

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

Community Engagement

<p>PRE-NOTIFICATION (applicant) October 17, 2018</p>	<ul style="list-style-type: none"> ● Number of recipients: 94 ● Number of responses in support: 1 ● Number of responses with concerns: 3 ● Common comments included: ● Increased traffic in the area; need for a traffic signal at the intersection of Albany Drive & 167 Avenue; Increased on-street Parking; and Opposition to the increased height for residential uses.
<p>ADVANCE NOTICE/Public Meeting Notice May 6, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 604 ● No responses received
<p>PUBLIC MEETING (City) June 5, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 604 ● Number of attendees: 11 (including applicant and City representatives) ● Number of feedback forms: 1 with concerns: increased traffic in the area; need for a traffic signal at the intersection of Albany Drive & 167 Avenue; Increased on-street Parking; and Opposition to the increased height for residential uses.
<p>ADVANCE NOTICE April 7, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 607 ● Number of responses in support: 1 ● Number of responses with concerns: 2 ● Concerns raised: opposition to increased height for residential uses.
<p>WEBPAGE Date: May 15, 2019</p>	<ul style="list-style-type: none"> ● Link to neighbourhood page

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 15849
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18886
- 3 Approved NSP Land Use and Population Statistics – Bylaw 15291
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 18887
- 5 Approved ASP Map – Bylaw 15849
- 6 Proposed ASP Map – Bylaw 18886
- 7 Approved NSP Map – Bylaw 15291
- 8 Proposed NSP Map – Bylaw 18887
- 9 Application Summary

**THE PALISADES AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 15849**

LAND USE	Area (ha)	% of GDA		
Gross Area	590.00			
Natural Area	10.87			
Utility Right of Way (Private Corporation)	6.28			
Pipeline Right of Way (Private Corporation)	4.81			
167 Avenue	3.52			
153 Avenue	6.56			
Gross Developable Area	557.96	100.00	Units	Population
Parks and Schools	48.67	8.72		
Net Developable Area	509.67			
Business Commercial	44.86	8.04		
Business Industrial	5.47	0.98		
Neighbourhood Commercial	4.05	0.73		
Residential*	444.65	79.70	6,641	22,048
Institutional	10.26	1.83		
Total	509.29	100.00		

Density: 41.1 persons per gross developable hectare

*Includes stormwater management facilities, collector and local roads

**THE PALISADES AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18886**

LAND USE	Area (ha)	% of GDA		
Gross Area	590.00			
Natural Area	10.87			
Utility Right of Way (Private Corporation)	6.28			
Pipeline Right of Way (Private Corporation)	4.81			
167 Avenue	3.52			
153 Avenue	6.56			
Gross Developable Area	557.96	100.00	Units	Population
Parks and Schools	48.67	8.7		
Business Commercial	42.88	8.7		
Business Industrial	5.47	1.0		
Neighbourhood Commercial	4.05	0.7		
Residential*	444.65	79.7	6,641	22,048
Institutional	10.26	1.8		
Mixed Use/Commercial/Residential	1.98	0.4		
Total	557.96	100.00		

Density: 41.1 persons per gross developable hectare

*Includes stormwater management facilities, collector and local roads

**ALBANY NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 15291**

		Area (ha)	% GA	% GDA			
Gross Area		81.17	100.0				
Natural Area (Environmental Reserve)		10.87	13.4				
Pipeline and Utility Right of Way		2.46	3.0				
Transportation and Utility Corridor		27.93	34.4				
Arterial Road Widening		2.10	2.6				
Gross Developable Area		37.81		100.0			
Parkland, Recreation (Municipal Reserve) – Park*		3.01		8.0			
Transportation – Circulation		2.56		6.8			
Infrastructure/Servicing – Stormwater Management Facility		3.35		8.9			
Commercial (CSC)		14.39		38.1			
Total Non-Residential Area		23.31		61.7			
Net Residential Area (NRA)		14.50		38.3			
Residential Land Use, Dwelling Unit Count and Population	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Ground Oriented – Low Density Residential	9.35	20	187	31.2	3.45	645	64.5
Non-Ground Oriented ** - Medium Density Residential	5.15	80	412	68.8	2.87	1,182	35.5
Total Residential	14.50		599	100.0		1,828	100.0
Sustainability Measures							
Population Density (ppnra)			126.0				
Unit Density (upnra)			41.3				
Ground Oriented / Non-Ground Oriented Units			31.2 / 68.8				
Population (%) within 500 m of Parkland			95				
Population (%) within 400 m of Transit Service			100				
Population (%) within 600 m of Commercial Service			86				
Presence / Loss of Natural Area Features			Wetland				
Protected as Environmental Reserve (ha)			10.9				
Student Generation							
Public School Board		152					
Elementary		76					
Junior / Senior High		76					
Catholic School Board		60					
Elementary		30					
Junior High		15					
Senior High		15					
Total Student Population		212					

* Remainder of MR owing to be dedicated as cash-in-lieu at time of subdivision

** The MDR designation allows the development of ground-oriented units such as row houses, townhouses, and stacked row house

ALBANY NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS BYLAW 18887

	Area (ha)	% of GA
GROSS AREA	81.17	
Natural Area (Environmental Reserve)	10.87	
Pipeline and Utility Right of Way	2.46	
Transportation and Utility Corridor	27.93	
Arterial Road Widening	2.10	
Subtotal	43.36	
GROSS DEVELOPABLE AREA	37.81	
Parkland, Recreation, School (Municipal Reserve) – Park *	3.01	8.0%
Infrastructure / Servicing – Stormwater Management Facility	2.56	6.8%
Transportation - Circulation	3.35	8.9%
Commercial	12.41	32.8%
Mixed Use	1.98	5.2%
TOTAL Non-Residential Area	23.31	61.7%
Net Residential Area (NRA)	14.50	38.3%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People / Unit	Pop.	% of NRA
Ground Oriented – Low Density Residential	9.35	20	187	31.2%	645	64.5%
Non-Ground Oriented – Medium Density Residential	5.15	80	412	68.8%	1,182	35.5%
TOTAL Residential	14.50		599	100.0%	1,827	100.0%

* Remainder of MR owing to be dedicated as cash-in-lieu at time of subdivision

** The MDR designation allows the development of ground-oriented units such as row houses, townhouses, and stacked row house

SUSTAINABLE MEASURES

Population Density (ppnrha) = 126.0

Unit Density (upnrha) = 41.3

Low Density / Medium Density Unit Ratio = 31% /69%

Population (%) within 500m of Parkland =95%

Population (%) within 400m of Transit Service = 100%

Population (%) within 600m of Commercial Service = 86%

Presence/ Loss of Natural Area features = Wetland

Protected as Environmental Reserve (ha)= 10.9 ha

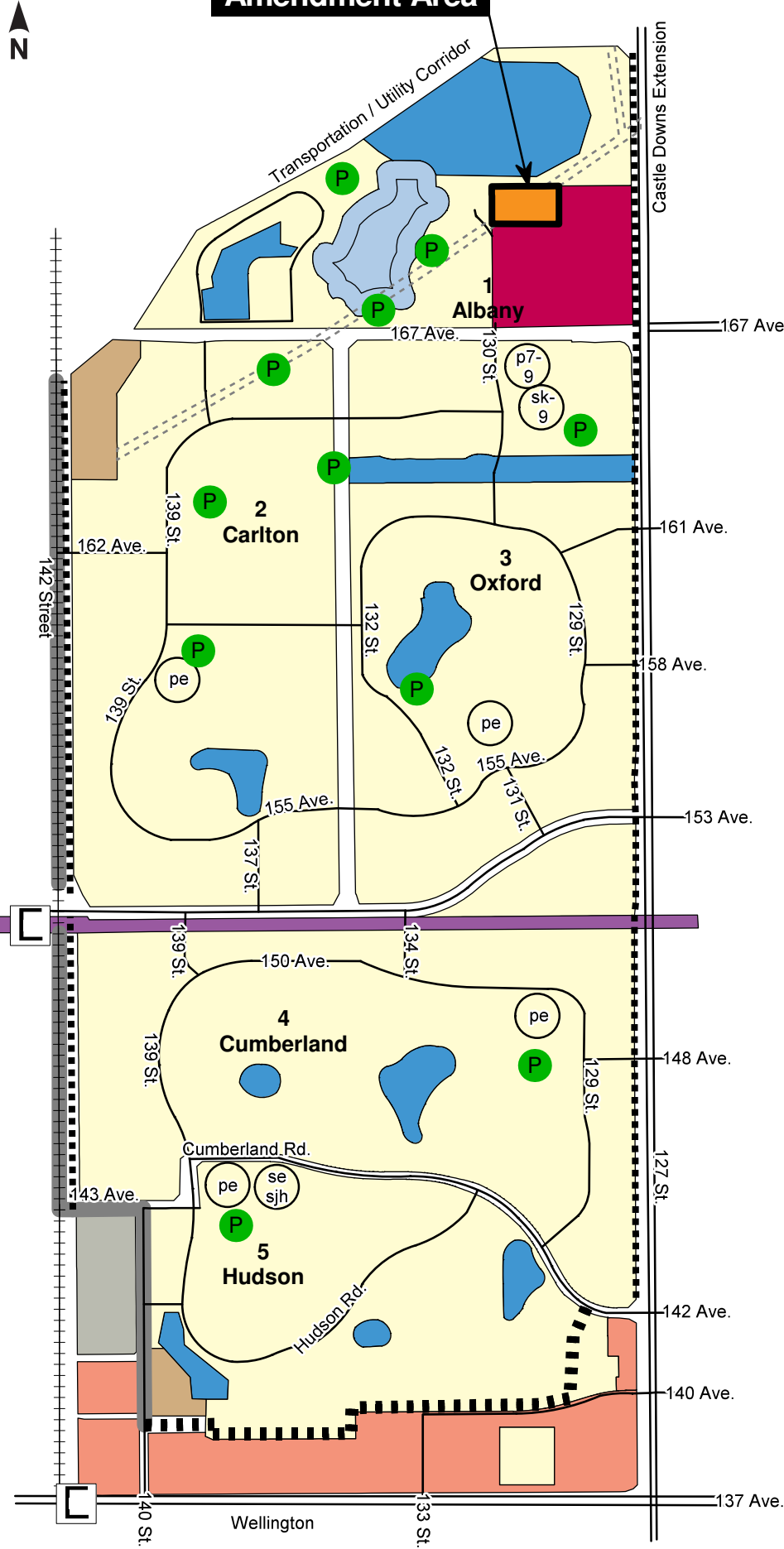
STUDENT GENERATION COUNT

Public School Board	152
Elementary School	76
Junior/ Senior High School	76

Separate School Board	60
Elementary School	30
Junior/ Senior High School	15
Senior High School	15
Total Student Population	212

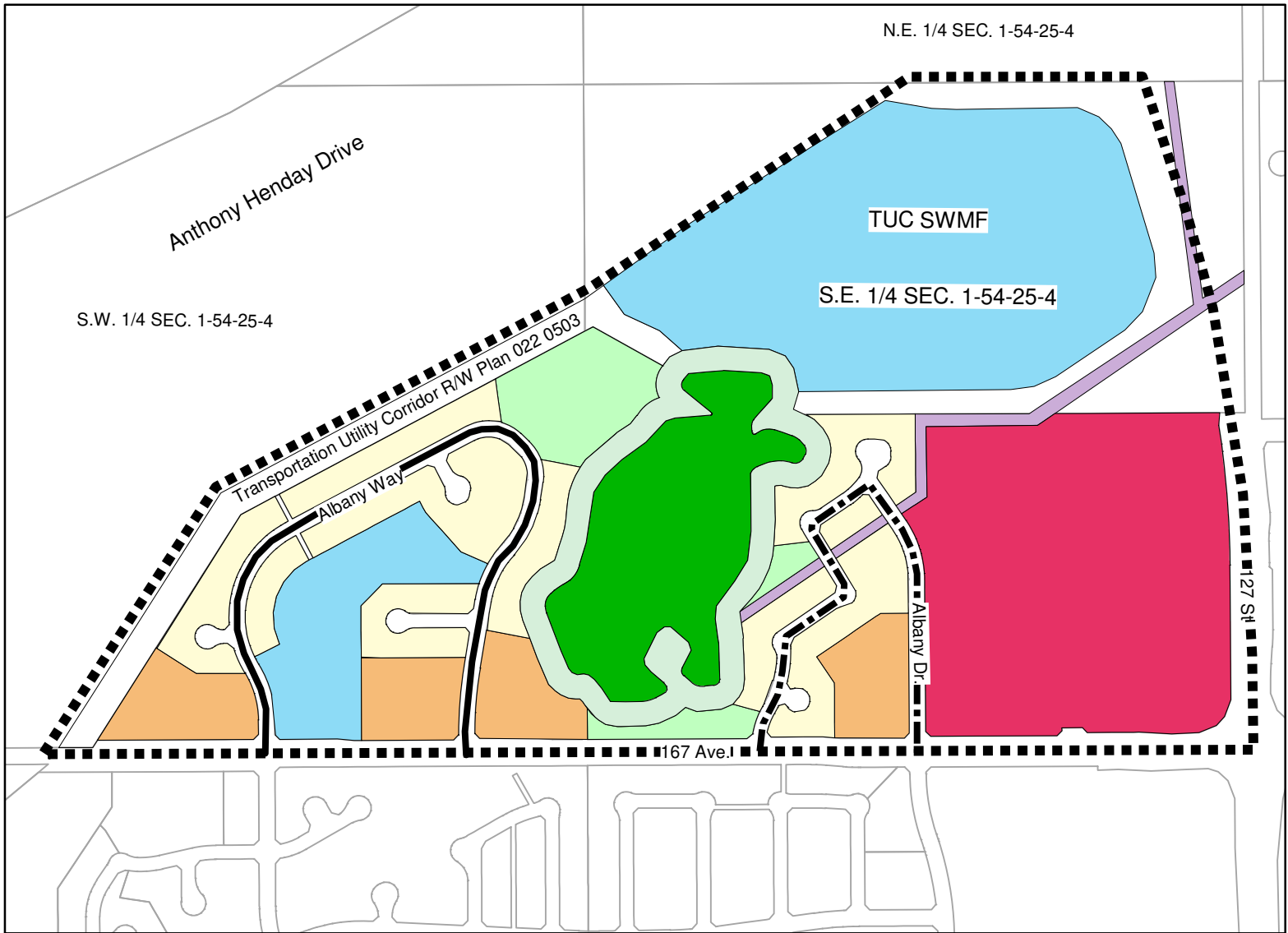
Amendment Area

**BYLAW 18886
AMENDMENT TO
THE PALISADES
Area Structure Plan
(as amended)**



- Residential
- Commercial
- Business Industrial
- Mixed Use Business/Commercial
- Mixed Use Commercial/Residential
- Institutional
- Power R/W
- pe School
- P Neighbourhood Park
- Stormwater Management Facility
- Permanent Wetland / Natural Area
- Neighbourhood Commercial
- Noise Attenuation Buffer
- Screen Fencing
- Berm & Screen Fencing
- L Grade Separation
- Amendment Area

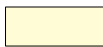




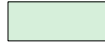





Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



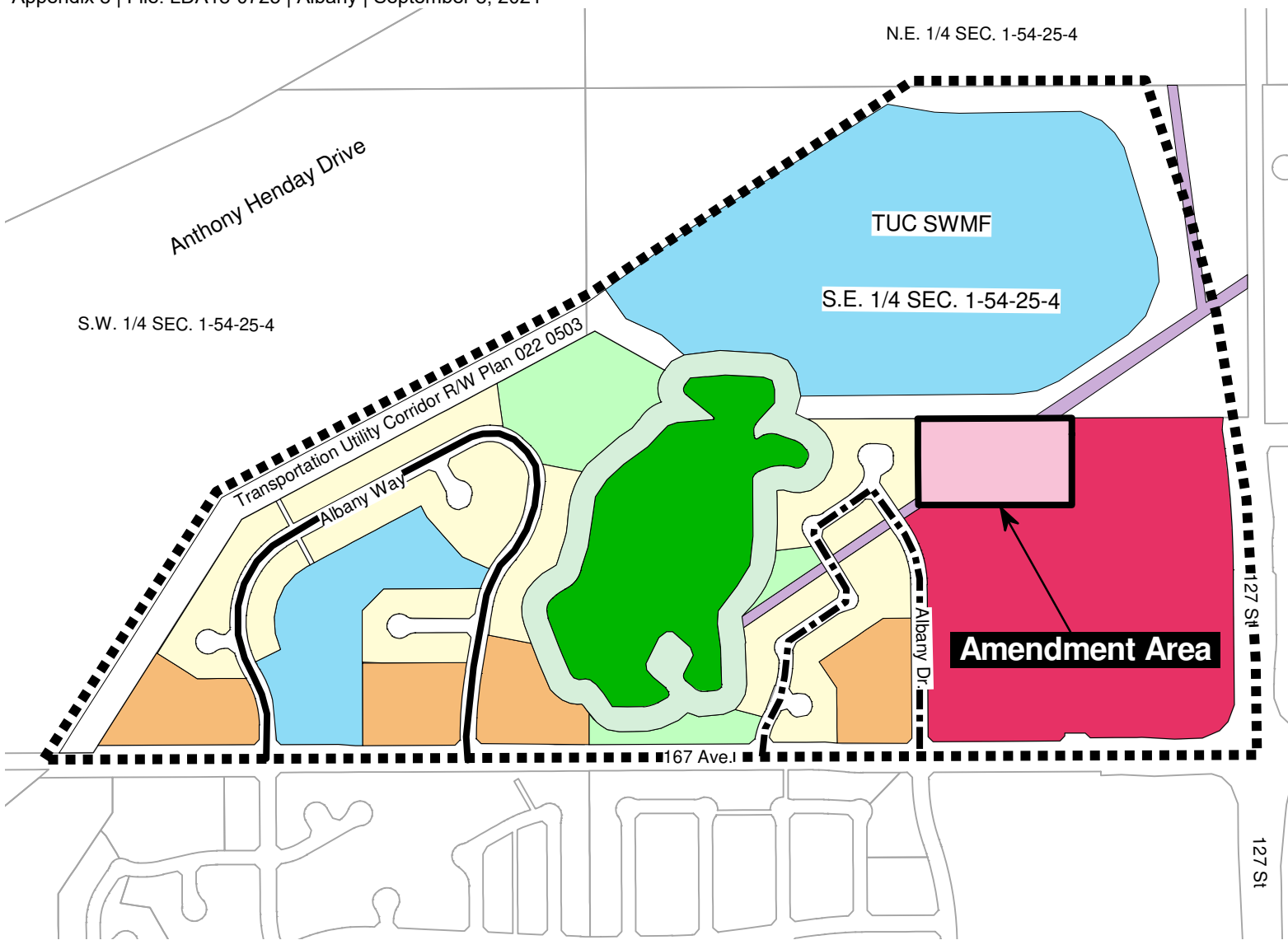
**BYLAW 15291
ALBANY**

**Neighbourhood Structure Plan
(as amended)**



- | | | | |
|--|--------------------------------|---|------------------------------------|
|  | Low Density Residential |  | Pipeline Corridor |
|  | Medium Density Residential |  | Natural Area Environmental Reserve |
|  | Commercial |  | 30m Ecological Buffer |
|  | Stormwater Management Facility |  | Collector Roadway |
|  | Park/Municipal Reserve |  | Arterial Roadway |
| | |  | Boundary of Albany N.S.P. |


Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



BYLAW 18887 AMENDMENT TO ALBANY

Neighbourhood Structure Plan (as amended)



	Low Density Residential		Pipeline Corridor
	Medium Density Residential		Natural Area Environmental Reserve
	Commercial		30m Ecological Buffer
	Stormwater Management Facility		Collector Roadway
	Park/Municipal Reserve		Arterial Roadway
	Mixed Use / Commercial / Residential		Boundary of Albany N.S.P.
			Amendment Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	ASP Plan Amendment; NSP Amendment; & Rezoning
Bylaw:	18886;
Bylaw:	18887; &
Charter Bylaw:	18888
Location:	North of 167 Avenue NW and west of 127 Street NW
Address:	165 Albany Drive NW
Legal Description:	Lot 10, Block 1, Plan 1424279
Site Area:	1.9 ha
Neighbourhood:	Albany
Notified Community Organization(s):	Cumberland/Oxford Community League Castle Downs Recreation Society Area Council
Applicant:	Blaydon Dibben, Select Engineering

PLANNING FRAMEWORK

Current Zone:	(CSC) Shopping Centre Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Palisades ASP, Albany NSP
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Vivian Gamache
Tim Ford
City Planning
Planning Coordination