



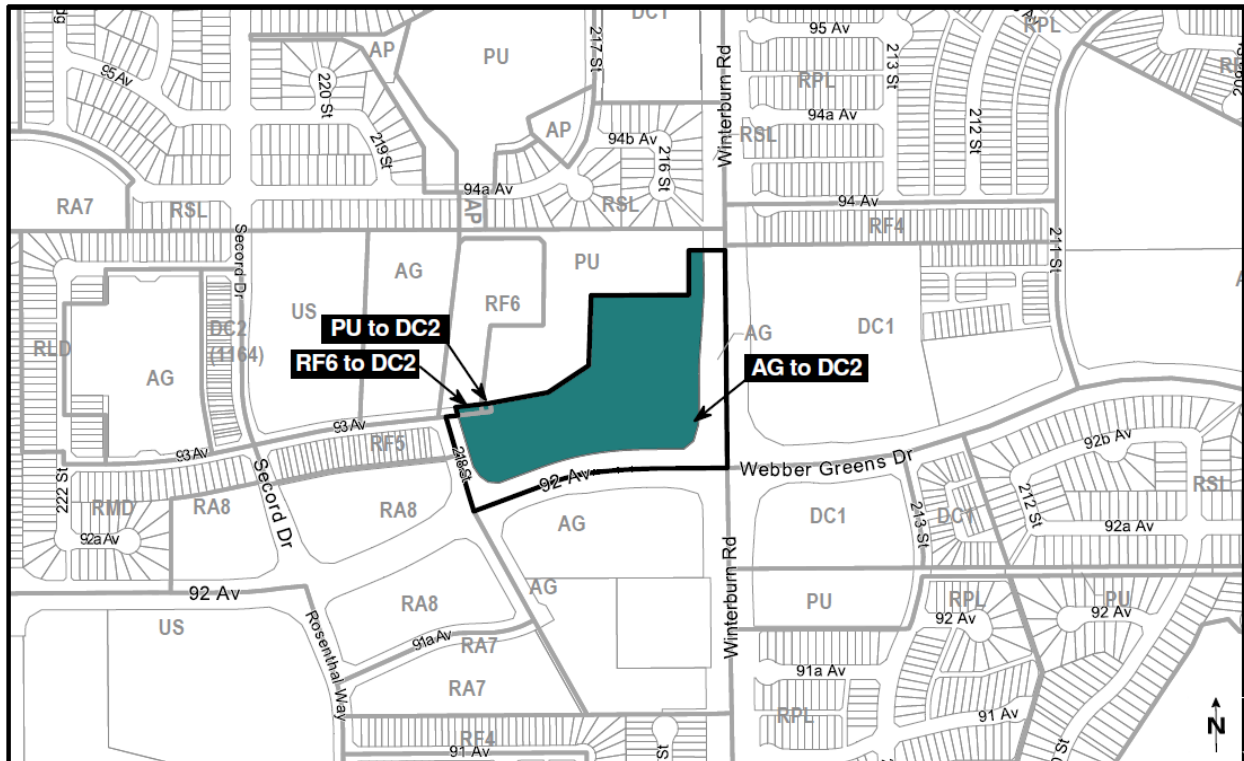
ADMINISTRATION REPORT

REZONING

SECORD

9204 WINTERBURN ROAD NW

To allow for a commercial town centre.



Recommendation: That **Charter Bylaw 19856** to amend the Zoning Bylaw from (AG) Agricultural Zone, (PU) Public Utility Zone, and (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- is suitably located for commercial land use with good visibility and access;
- will provide for a variety of commercial, office, and service uses to serve the neighbourhood and surrounding area; and
- conforms with the Secord Neighbourhood Structure Plan and will be compatible with the surrounding land uses.

Report Summary

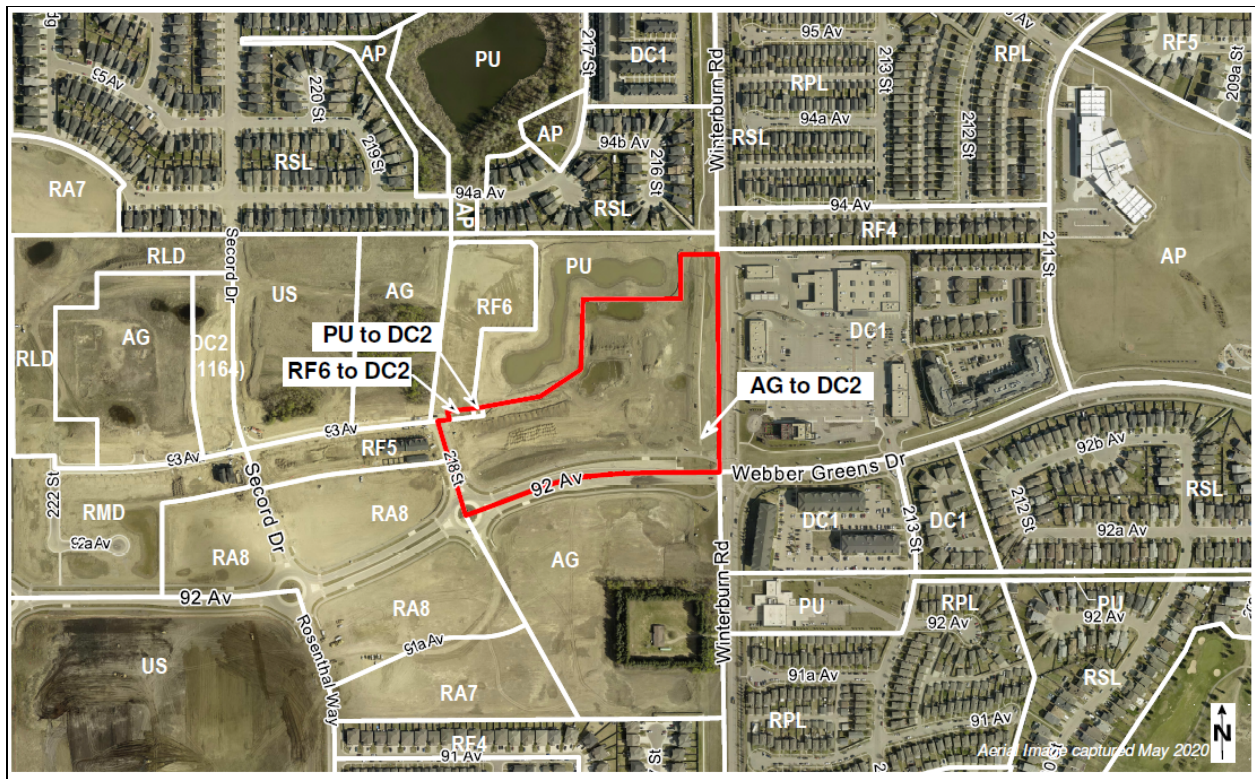
This application was accepted from Sara Shermam (IBI Group Inc.) on behalf of Lewis Estates Communities Inc. on January 7, 2021. The proposal conforms with the Secord Neighbourhood Structure Plan (NSP) which designates the site for a Commercial Town Centre.

THE APPLICATION

CHARTER BYLAW 19856 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone, (PU) Public Utility Zone, and (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision. The DC2 Zone is intended to accommodate a commercial development with a mix of commercial, office, and service uses to serve the local community and surrounding areas.

SITE AND SURROUNDING AREA

The subject site is 3.61 ha in area and is undeveloped. It is located north of 92 Avenue NW and west of Winterburn Road in the southwest corner of the Secord neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (PU) Public Utility Zone • (RF6) Medium Density Multiple Family Zone 	Undeveloped land
CONTEXT		
North	(PU) Public Utility Zone	Stormwater Management Facility (SWMF)
East	(DC1) Direct Development Control Provision	Commercial development
South	(AG) Agricultural Zone	Undeveloped land
West	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> • Row Housing • Undeveloped land

PLANNING ANALYSIS

The Lewis Farms Area Structure Plan (ASP) and Rosenthal Neighbourhood Structure Plan (NSP) are in effect for the site. The proposed rezoning to DC2 conforms to the **Secord Neighbourhood Structure Plan**, which designates the area for Commercial Town Centre and to the **Lewis Farms Area Structure Plan** which designates the site for Commercial uses.

The proposed rezoning will allow a commercial development with a mix of commercial, office, and service uses to serve the local community and surrounding areas and will make up the commercial portion of a Town Centre area within the Secord neighbourhood and larger Lewis Farms area. The site's location at a major intersection makes it suitable for commercial land use. The Secord NSP provides direction for the Town Centre Commercial Site to be established by a (DC2) Site Specific Development Control Provision to promote pedestrian connectivity to the adjacent residential areas and transit as well as to incorporate design features such as maximizing glazing and patio spaces to activate buildings to create an interface between the development and the adjacent Stormwater Management Facility. Additionally, the Provision contains regulations for off-Site improvements necessary to serve or enhance the development such as walkway connections and construction of northbound left turn bay and southbound right turn bay on 215 Street and payment of 50% towards the cost of a traffic signal.

A Stormwater Management Facility (SWMF) will buffer the development from the low density residential areas to the north. Medium density residential land uses to the west will provide a transition of massing and height to the low density areas further west. The SWMF will also provide an amenity benefit by way of a vista view point corridor along the north western edge of the commercial site, as well as pedestrian access and visibility into the SWMF.

CITYPlan Alignment

This proposal is in alignment with the applicable policies of the **City Plan** as it will enable the development of a commercial town centre to accommodate existing and planned growth in a developing neighbourhood and contribute to the Big City Move of creating 15-minute districts.

TECHNICAL REVIEW

Transportation:

A Transportation Impact Assessment (TIA) was submitted in support of this application. The assessment combined pre-Covid traffic data with recently approved (but not necessarily built) development to understand near-term traffic conditions on 215 Street (Winterburn Road NW) and 92 Avenue NW intersection and 215 Street corridor in the vicinity of the development.

The analysis shows that the intersection of 215 Street and 92 Avenue NW will approach its capacity in the next several years with the approved developments in Secord and cumulative growth in the area. The proposed development will further increase congestion during the peak periods.

While the analysis focused on the area immediately adjacent to the proposal, these congested conditions are generally applicable to the 215 Street corridor between Whitemud Drive and Stony Plain Road, and Webber Greens Drive east of 215 Street.

215 Street is a planned six-lane corridor, however only two lanes (with additional turning lanes at key intersections) are currently constructed. Widening of the roadway is a City obligation per the Arterial Roads for Development Bylaw 14380. At this time, funding has not been allocated for the upgrade of this roadway to four lanes.

For the commercial access proposed north of 92 Avenue NW, the owner/applicant will be responsible for constructing turning lanes and installing traffic signals on 215 Street. Pedestrian connections to the adjacent stormwater management facility are also required at the northwest and northeast corners of the site, as well as connections to the adjacent pedestrian and transit network.

Administration continues to consider growth projects that support the City's vision under City Plan, notably through the ongoing Mobility Network Analysis and Growth Management Framework initiatives. At this time, neither process has progressed to a point which might help to assess required roadway upgrades in the Lewis Farms ASP against other priorities across the City.

Roadway upgrades are anticipated to be discussed through the upcoming Budget process later in 2022. At this time which corridors, if any, will be brought forward for funding.

Transit:

Current bus service is available along 92 Avenue NW and Winterburn Road NW. Future bus service will be available along Secord Drive NW. Bus service to Secord previously operated during "peak" time periods only. Recent implementation of the ETS bus network redesign upgraded service to include "off-peak" time periods as well.

Drainage:

Administration supports the proposed rezoning. Permanent sanitary and storm services are available for connection within 92 Avenue, and will be provided in accordance with the servicing schemes as identified in the accepted Secord Neighbourhood Design Reports (NDR).

EPCOR Water:

EPCOR Water supports the proposed rezoning and advised that water services are available from an existing water main at 218 Street at 93 Avenue NW. A deficiency in on-street fire protection was noted adjacent to the property. One additional hydrant may be required along 218 Street. Administration has initiated an Infill Fire Protection Assessment (IFPA) to determine if alternate means of fire protection can be provided, and any upgrades will be implemented at the subdivision or Development Permit stage.

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

PUBLIC ENGAGEMENT

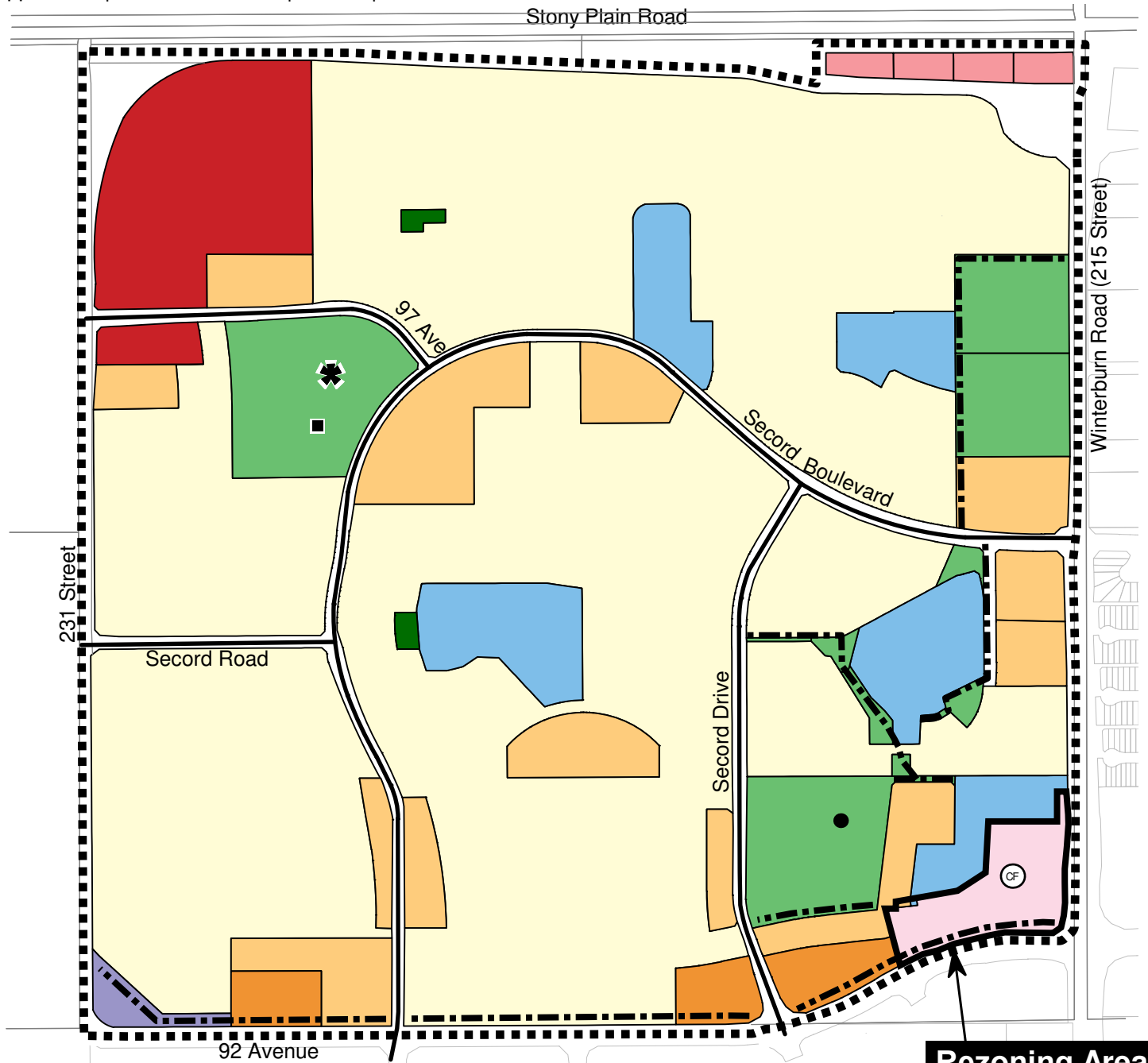
ADVANCE NOTICE January 30, 2020	<ul style="list-style-type: none">• Number of recipients: 82• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/secordplanningapplications

CONCLUSION

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

APPENDICES


















- 1 Context Plan Map - Secord Neighbourhood Structure Plan (NSP)
- 2 Application Summary



Rezoning Area



**BYLAW 19191
SECORD**
Neighbourhood Structure Plan
(as amended)

- | | | | |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|---------------------------------|
|  | Low Density Residential |  | Non-MR Credit Park |
|  | Medium Density Residential |  | Separate Elementary/Junior High |
|  | High Density Residential |  | Public Elementary/Junior High |
|  | Existing Commercial / Business |  | Collector Roadway |
|  | Commercial / Business |  | Multi-Use Corridor |
|  | Town Centre Commercial |  | Potential Civic Facility |
|  | Stormwater Management Facility |  | Community League |
|  | MR - Park / School |  | NSP Boundary |
|  | Pipeline ROW | | |

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:	Rezoning
Charter Bylaw:	19856
Location:	North of 92 Avenue NW and West of Winterburn Road NW
Address:	9204 Winterburn Road NW
Legal Description:	A portion of SE-36-52-26-4
Site Area:	3.61 ha
Neighbourhood:	Secord
Ward:	Nakota Isga
Notified Community Organizations:	Secord and Lewis Estates Community Leagues
Applicant:	Sara Sherman; IBI Group

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone (PU) Public Utility Zone, and (RF6) Medium Density Multiple Family Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Secord Neighbourhood Structure Plan (NSP) Lewis Farms Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination