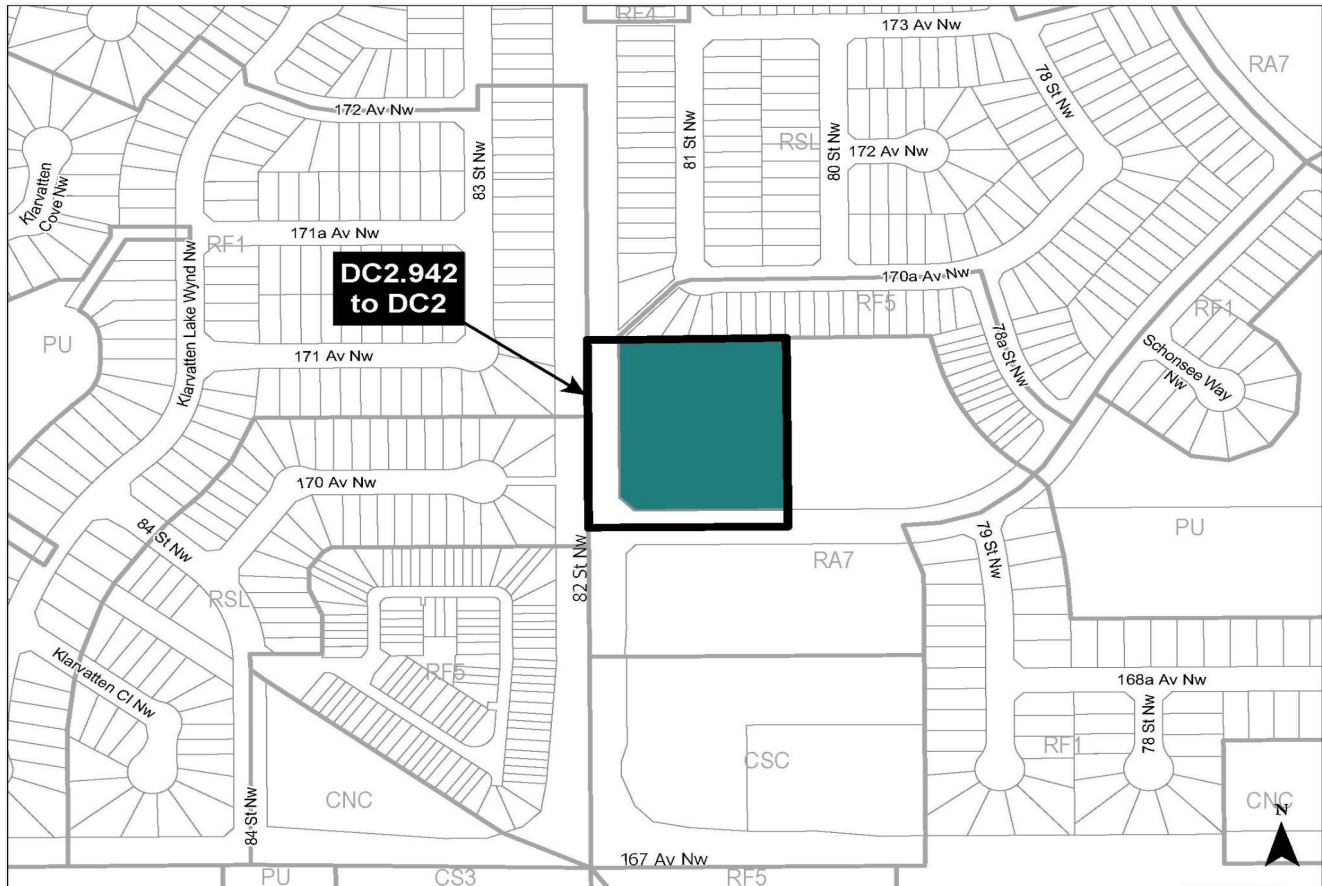


6082 - Schonsee Way NW

To allow for a number of additional commercial uses to a mixed use building.



Recommendation: That Charter Bylaw 20382 to amend the Zoning Bylaw from (DC2.942) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for mixed use development at the intersection of an arterial and collector roadway.
- Allows and facilitates the ongoing development of the Schonsee neighbourhood.
- Is compatible with the existing surrounding development.

Application Summary

CHARTER BYLAW 20382 will amend the Zoning Bylaw, as it applies to the subject site, (DC2.942) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for the addition of Business Support Services, Community Recreation Services and Government Services to the list of allowable uses. Administrative updates to the DC2 text are also proposed to bring the zone in line with current standards. The proposed amendment conforms to the Schonsee Neighbourhood Structure Plan which designates the site as Medium Density Residential (Assisted Living).

This application was accepted on November 9, 2022, from IBI Group Inc. on behalf of Chateau Schonsee Developments Ltd.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic approach. This approach was selected because the proposed land uses are compatible with the surrounding area and the Schonsee NSP.

The Basic approach included the following techniques:

Advance Notice, November 15, 2022

- Number of recipients: 287
- Number of responses with concerns: 0

Webpage, November 15, 2022

- edmonton.ca/schonseeplanningapplications

Common comments heard throughout the various methods include:

- Citizen wanted clarification on the application and how it might affect his property.

No formal feedback or position was received from the Lago Lindo Community League at the time this report was written.

Site and Surrounding Area

The subject site is approximately 1.19 ha in area, located on a corner lot abutting an arterial roadway (82 Street NW) and collector roadway (Schonsee Way NW). Vehicular access is through Schonsee Way NW along the south central portion of the site. The property is one block north of 167 Avenue, an arterial road and transit corridor which borders the neighbourhood. Additional transit access is available along 82

Street NW immediately adjacent to the site. The surrounding area is developed with a mix of single detached and multi-unit housing.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.942(1)) Site Specific Development Control Provision	Mixed use building
CONTEXT		
North	(RF5) Row Housing Zone	Multi-unit Housing (row housing)
East	(RA7) Low Rise Apartment Zone	Multi-unit Housing (apartment housing)
South	(RA7) Low Rise Apartment Zone	Multi-unit Housing (row housing)
West	(RF1) Single Detached Residential Zone (RSL) Residential Small Lot Zone	Single Detached House Single Detached House



View of the site looking east from 82 Avenue NW



View of the site looking north from Schonsee Way NW

Planning Analysis

Land Use Compatibility

The application proposes to rezone a 1.19 hectare site from (DC2.942) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. If approved the proposed DC2 Provision would allow the addition of Business Support Services, Community Recreation Services and Government Services to the list of allowable uses. In addition, administrative updates to the DC2 text are also proposed to align the zone with current standards.

The proposed zone is appropriately located and provides the opportunity for mixed use development at the intersection of an arterial and collector roadway. If approved, the proposed rezoning would facilitate

the ongoing development of the Schonsee neighbourhood and is compatible with the existing surrounding development.

Plans in Effect

The proposed rezoning is in conformance with the Schonsee Neighbourhood Structure Plan which designates the site as Medium Density Residential (Assisted Living).

The City Plan

The subject site is located within the Northeast District of The City Plan and is identified as a current employment area. This application supports The City Plan's policies and promotes the development of 15-minute districts providing a range of destinations, services and amenities that allow people to easily access their daily needs.

Technical Review

Transportation

The additional uses proposed for the site are not anticipated to have a significant impact on existing transportation infrastructure.

Drainage

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

Transit

Conventional Transit service is located along Schonsee Drive approximately 600m walk distance from the site. A bus stop adjacent to the property is an active On Demand stop connecting to the Eaux Claires Transit Centre.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 DC2 Tracked Changes
- 2 Conext Map
- 3 Application Summary

Track Changes of Proposed DC2 Against Current DC2.942

Black Font	Existing Text in DC2.942
Strikethrough:	Proposed deletion from DC2
<u>Underline:</u>	Proposed addition to DC2

Rationale

1. General Purpose

To allow for the development of a low-rise apartment building complex suitable for seniors which will accommodate a mix of uses including residential, institutional, assisted living, extended medical treatment services and limited neighbourhood level commercial uses.

2. Area of Application

This Provision shall apply to ~~1.20 hectare (2.96 acre)~~ of Lot 1, Block 4, Plan 0726145, east of 82 Street and north of Schonsee Way, ~~in the neighbourhood of Schonsee~~, as shown on Schedule "A" of ~~this DC2 Provision~~ the Charter Bylaw adopting this Provision. Schonsee.

3. Definitions

Assisted Living (AL): for the purposes of this direct control zone means accommodation with moderate care provisions for residents in a congregate setting. Assisted living residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, 24 hour availability of assistance and oversight with personal care and social and recreational support may be provided. Assisted living suites may contain up to two bedrooms, living area space and cooking facilities.

Designated Assisted Living (DAL): for the purposes of this direct control zone means accommodation with flexible 24-hour on-site personal care and oversight, with access to professional services. Residents receive room and board services, light housekeeping

services, 24-hour availability of assistance and oversight with personal care and social and recreational support. Professional services include 24-hour Licensed Practical Nurse oversight, Registered Nurse on-call and intermittent scheduled services. Settings are therapeutically designed to offer comfort and safety to clients who are fearful, who may be at risk for wandering and who need more structure and stimulation. Suites are contained within a larger residence and may contain up to two bedrooms and living area space.

4. Uses

- ~~a. Apartment Housing~~
- ~~b. 1. Assisted Living (AL)~~
- ~~c. 2. Boarding and Lodging Services Lodging Houses~~
- ~~d. 3. Business Support Services~~
- ~~e. 4. Commercial Schools~~
- ~~f. 5. Community Recreation Services~~
- ~~g. 6. Convenience Retail Stores~~
- ~~h. 7. Designated Assisted Living (DAL)~~
- ~~i. 8. Extended Medical Treatment Services~~
- ~~j. 9. Government Services~~
- ~~k. 10. Health Services~~
- ~~l. 11. Multi-unit Housing~~
- ~~m. 12. Personal Service Shops~~
- ~~n. 13. Professional, Financial and Office Support Services~~
- ~~o. 14. Residential Sales Centre for the sale of onsite condominium units~~
- ~~p. 15. Restaurants, for less than 100 occupants and 120 m2 of Public Space~~
- ~~q. 16. Secondary Suites~~
- ~~r. 17. Supportive Housing~~
- ~~s. 18. Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space~~
- ~~t. 19. Fascia On-premises Signs~~
- ~~u. 20. Temporary Signs, limited to residential sale purposes only, and excluding trailer mounted signs and/or signs with changeable copy~~

Multi-unit Housing has replaced Apartment Housing in the Edmonton Zoning Bylaw 12800.

Added uses requested by the applicant and the reason for the rezoning.

Added uses as per City Policy.

5. Development Regulations

5.1 General

- ~~a.~~1. Development shall be generally in accordance with the following regulations and the attached Appendix to the satisfaction of the Development Officer.
- ~~b.~~2. The maximum Floor Area Ratio (FAR) shall be 1.5 as follows:
- i. Maximum residential FAR shall be 1.25
 - ii. Maximum commercial FAE shall be 0.25
- ~~c.~~3. The maximum Building Height shall not exceed 4 storeys nor 15.0 m.
- ~~d.~~4. The maximum Yard Setbacks shall be:
- i. 7.5 m on the north;
 - ii. 4.5 m on the south;
 - iii. 4.0 m on the east; and
 - iv. 4.5 m on the west.
- ~~e.~~5. Commercial development shall be allowed on the ground floor.
- ~~f.~~6. Balconies and balcony structures may project 1.0 m into the Yard Setbacks.

5.2 Residential and Assisted Living Development

- ~~a.~~ 1. The maximum density shall be 90.0 dwellings/ha, restricted to 108 dwellings in total. For the purposes of calculating Density, one unit of Assisted Living, or one unit of Designated Assisted Living, shall be equal to 0.5 of a Dwelling unit (i.e. two Assisted Living units count as one Dwelling unit).
- ~~b.~~ 2. A minimum amenity area of 7.5m² shall be provided for at least 50% of the Assisted Living (AL) and Designated Assisted Living (DAL) units and achieved through the use of balconies, grade level display gardens, terraces, or communal amenity spaces.
- ~~c.~~ 3. Communal Indoor Amenity Area shall be provided within the building for use by residents, including but not be limited to, change room facilities, fitness room, or meeting room.
- ~~d.~~ 4. Outdoor communal recreation space of at least 100 m² shall be provided, to be aggregated into areas of not less than 50 m². This area shall be developed as a useable recreation space to be furnished for active or passive use.

5.3 Parking and Loading

- ~~a. 1. Parking shall be in accordance with Section 54 of the Zoning Bylaw, except where applicable, as modified by the provisions of this Section in general accordance with Table 1 - Vehicular Parking Requirements.~~

~~Table 1 - Vehicular Parking Requirements~~

Use	Vehicle Parking Spaces Required
Assisted Living (AL) Unit	0.5 parking stall / unit
Designated Assisted Living (DAL) Unit	0 parking stall / unit
Visitors	1 parking stall / 7 units
Staff	1 parking stall / staff member at peak staffing period

~~b. 1.~~ Should the Site not be developed to accommodate Assisted Living and/or Designated Assisted Living, units, the parking requirements of Zoning Bylaw 12800 shall apply.

~~c. 2.~~ Access:

- i. Vehicular access and egress shall be to Schonsee Way as shown in Appendix I, Illustrative Site Plan;
- ii. Emergency response vehicles shall have clear and effective access to the buildings on the site to the satisfaction of the Transportation Department and Fire Rescue.

~~d. 3.~~ Bicycle Parking spaces for staff and retail users shall be provided in accordance with Section 54.53 of the Zoning Bylaw.

~~e.~~ 4. Loading, storage, and garbage collection areas shall be screened from view from adjacent sites and public. Garbage bins shall be located so that all turning maneuvers for waste management vehicles are accommodated on site.

~~f.~~ 5. The Owner shall enter into an Agreement with the City of Edmonton, in conjunction with the issuance of the initial development permit, for off-site improvements necessary to serve the development. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to the following:

- i. Construction of site access to Schonsee Way, as shown on Appendix I, Illustrative Site Plan;
- ii. Construction of an emergency access to 82 Street, subject to the approval of the Transportation Department, as shown on Appendix I, Illustrative Site Plan;
- iii. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of the Transportation Department;
- iv. Construction of a bus stop pad on the east side of 82 Street, to be located 30 m north of the north curb line of Schonsee Way; and
- v. All relocation of surface utilities and boulevard trees shall be the responsibility of the Owner to facilitate the construction of the bus stop pad, emergency access and site access.

5.4. Landscaping

~~a.~~ 1. A detailed Landscape Plan for the Site shall be submitted by a registered landscape architect for review and approval by the Planning Department, and Asset Management & Public Works Department prior to the approval of any development permit.

- ~~b.~~2. Landscaping shall consider the use of plant materials that provide color throughout the year to enhance the appearance of the development during cold weather months.
- ~~e.~~3. Opportunities shall be created for pedestrian circulation throughout the site by connecting walkways, amenity areas and parking areas while adhering to the principles of Crime Prevention Through Environmental Design and being in accordance with Section 58 of the Zoning Bylaw.

5.5. Signage

- ~~a.~~1. Sign types permitted by this provision may be allowed in accordance with Schedule 59B and shall be located entirely within the development in accordance with the General Provisions of Section 59 of the Zoning Bylaw.

DC2.783.6. Urban Design Regulations

6.1. Site Planning

- ~~a.~~1. A Site Plan generally in accordance with Appendix I, Illustrative Site Plan, along with building plans, shall be submitted with the initial Development Permit application to the Development Officer consistent with the Urban Design Regulations in Section 6 of this DC2 Provision.
- ~~a.~~2. Buildings shall be dispersed and separated by landscaped areas and surface parking areas to reduce the perception of height and massing of built forms.
- ~~b.~~3. Buildings shall be generally configured in shapes such as an "r;L" to reduce the appearance of massing of any particular elevation in accordance with Appendix I.

6.2. Architectural Control

a.1. The exterior of the building shall be finished with quality materials including but not limited to masonry, concrete, acrylic stucco, pre-finished metal, and glazing. Refer to Figure 1: Illustrative Rendering below for visual interpretation.

Figure 1: Illustrative Rendering



- b.2.** Architectural diversity and visual interest shall be created through the following:
- i. The use of distinctive treatments at the southwest corner of the development and at its main entrances; and
 - ii. The articulation and incorporation of other design elements in the development's façades and rooflines.
 - iii. Differentiation between retail and residential façade expression.

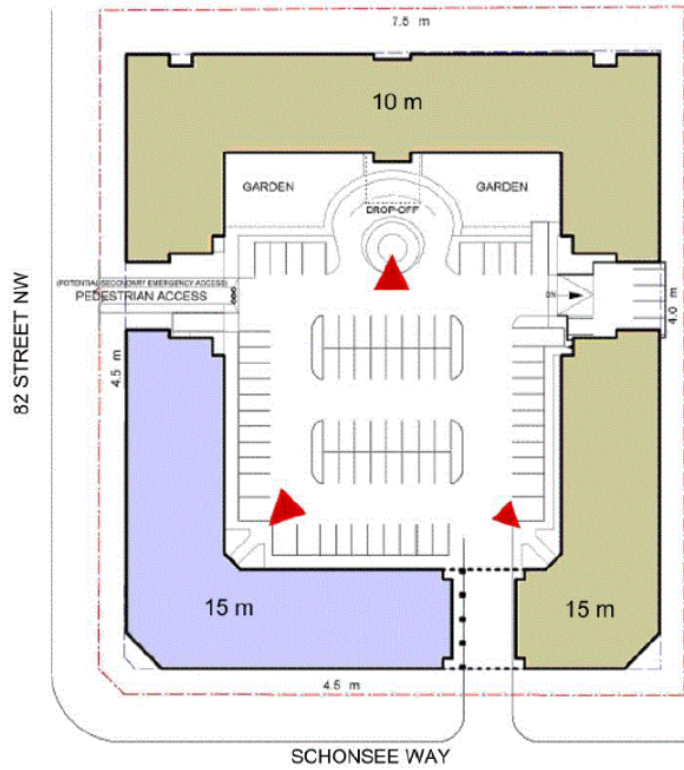
6.3. Massing and Building Articulation

- ~~a.~~ 1. Perceived massing shall be minimized through design elements such as building setback variations, building orientation, articulation around entrance ways, roof treatment, and the choice of exterior materials and colors.
- ~~b.~~ 2. All mechanical equipment shall be screened from public view or be concealed by incorporating it within the roof envelope or by screening it in a way that is consistent with the character and finishing of the development.
- ~~e.~~ 3. The four storey building located on the southwest corner of the site shall step back 0.5 m above the first storey at portions of the building facing 82 Street.

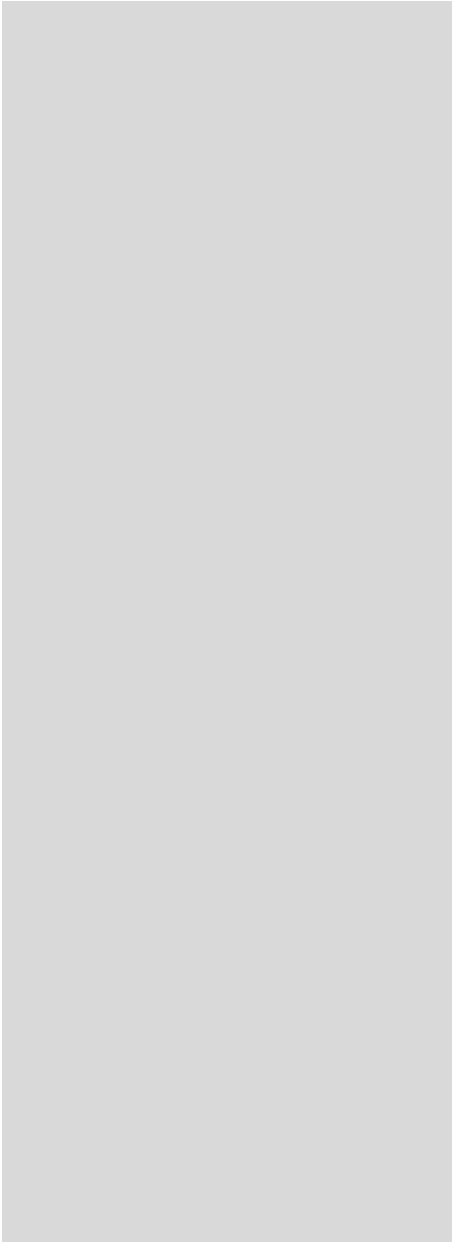
6.4. Entrances

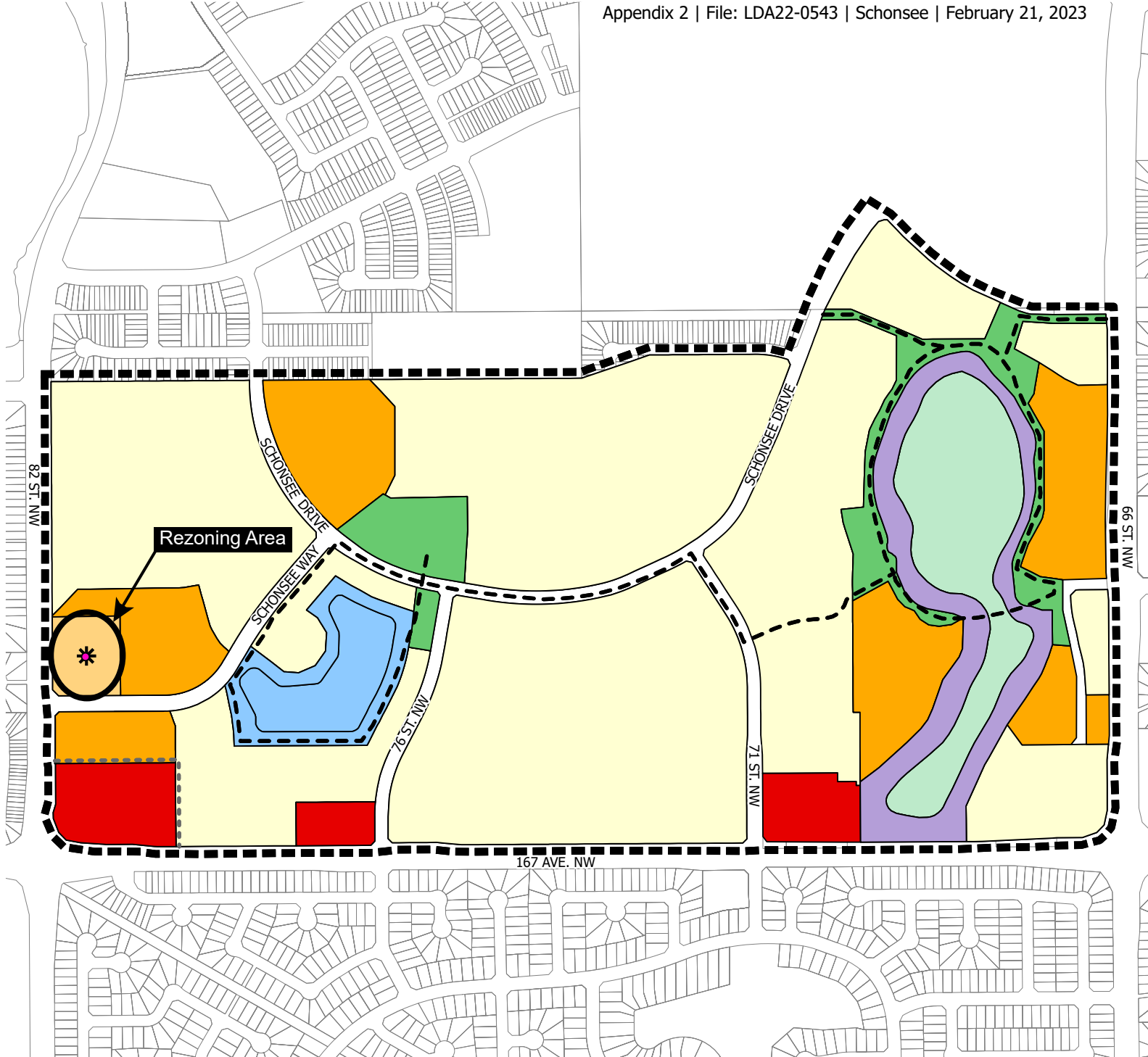
- a. 1. The main building entrances and the first level parkade lobby entrance to the buildings shall be designed to meet universal accessibility standards in the following ways:
 - i. main entrance doors ~~shall have barrier-free access in accordance with the applicable building code to meet universal design standards as per the Barrier Free Design Guide published by The Safety Codes Council (Alberta) 1999;~~
 - ii. level changes from the sidewalk to the main entrance of the buildings shall be minimized; and
 - iii. landscaping elements shall be located out of the travel path to ensure they are not obstacles to building accesses.

APPENDIX I - Illustrative Site Plan














- KEY:**
- ▶ RESIDENTIAL ENTRY
 - MAIN FLOOR COMMERCIAL SPACE ASSISTED LIVING OVER
 - ASSISTED LIVING





**BYLAW 20156
SCHONSEE**
Neighbourhood Structure Plan
(as amended)



- | | |
|---|---|
|  Low Density Residential |  Stormwater Management Pond/ Natural Wetland |
|  Medium Density Residential |  Wetland Setback Area |
|  Medium Density Residential (Assisted Living) |  Pedestrian Links |
|  Park Site |  Buffer |
|  Stormwater Management Pond |  N.S.P. Boundary |
|  Commercial | |

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:	20382
Location:	North of Schonsee Way NW and east of 82 Street NW
Address:	6082 - Schonsee Way NW
Legal Description:	Lot 1, Block 4, Plan 0726145
Site Area:	1.19 ha
Neighbourhood:	Schonsee
Ward:	tastawiyiniwak
Notified Community Organization(s):	Lago Lindo Community League; Area Council No. 17 Area Council
Applicant:	IBI Group Inc.

Planning Framework

Current Zone:	(DC2.942) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Edmonton North Area Structure Plan (ASP); Schonsee Neighbourhood Structure Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination