

# Administration Report

## Malmo Plains

Edmonton

### 11703C, 11703 and 11711 – 51 Avenue NW

To allow for low-rise and mid-rise multi-unit housing.



**Recommendation:** That Charter Bylaw 20470 to amend the Zoning Bylaw from (DC2.830) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Retains site and urban design elements that promote sensitivity, compatibility, and connectivity with surrounding land uses.
- Supports low and mid rise residential development along a Secondary Corridor in support of the infill objectives of The City Plan.

## Application Summary

**CHARTER BYLAW 20470** will amend the Zoning Bylaw, as it applies to the subject site, from (DC2.830) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision. The proposed rezoning retains much of the existing regulations of the current DC2.830 provisions for a medium density residential development consisting of low-rise to mid-rise multi-unit housing buildings and includes the following characteristics:

- A maximum heights as follows:
  - Area A - 23.0 - 30.0 m or approximately 6-8 Storeys (no change proposed)
  - Area B - 13.0 m or approximately 3.5 storeys (no changed proposed)
- A maximum Floor Area Ratio of 2.25 (no change proposed)
- Up to 475 residential dwellings (previously 505 residential dwellings)
- Surface and below grade parking
- A minimum of 600 m<sup>2</sup> publicly accessible private park in the southeast corner of the site (already constructed).

The proposed application would enable the completion of the residential project of the site within on the northwest portion of the property (Area A) by updating the existing DC2 provision to meet current zoning bylaw regulation standards and overall design changes that reflect and compliment other existing on-site developments along the east and south property lines (Area B) see list below for details.

- Update the general purpose of the zone to focus on housing opportunities for a broader range of demographic types, including families
- Update the vehicle parking regulations based on current Zoning Bylaw open option parking standards while providing parking underground and maintaining visitor parking at ground level
- Increase the overall number of bicycle parking spaces
- Decrease the overall allowable residential density that is no longer required
- Within the northwest portions, updates to the building building design and to increase the building length fronting on 51 Avenue while utilizing architectural features to provide articulation and visual interest to the facades
- Update elevation drawings within Area B to reflect as-built conditions
- Update waste enclosure and location requirements to better respond to City of Edmonton Waste Management operations
- Update landscape and amenity requirements to include people of all ages and abilities
- Re-format and re-order DC2 provision based on current writing standards

This application was accepted on July 11, 2022, from B&A Studios. on behalf of Westcorp.

This proposal aligns with the goals and policies of The City Plan (MDP) to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. To do this, 50% of new

residential units are intended to be created at infill locations and where possible, to encourage non-residential redevelopment that contributes to the livability in existing neighbourhoods.

## 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 zoning will help facilitate completion of the site's build out and the application raised little response to the pre-application notification letter.

The Basic Approach included the following techniques:

### **DC2 Pre-Application Notification and an Application-Community League Meeting, Spring, 2022**

A pre-application notification letter was mailed out by the applicants on April 24, 2022 to surrounding property owners of the site, the presidents of the Malmo Plains and Lendrum Community Leagues, and the president of the Southwest Area Council of Community Leagues to solicit initial feedback on a proposed Direct Control Provision. A discussion on the proposed DC2 changes was held between the proponents and the Community League during their monthly meeting on May 10, 2022.

- Number of notification recipients: 78 Recipients
- Number of total meeting attendees, as reported by the applicant: 14

### **Mailed notice of proposed land use changes, August 26, 2022**

A notification of proposed land use changes was mailed out to surrounding property owners of the site, the presidents of the Malmo Plains and Lendrum Community Leagues, and the president of the Southwest Area Council of Community Leagues to solicit feedback on a proposed Direct Control Provision

- Number of notification recipients: 78 Recipients
- Number of responses with concerns: 0

### **Webpage**

- [edmonton.ca/malmo-plains-planning-applications](http://edmonton.ca/malmo-plains-planning-applications)

### **Comments heard throughout pre-application phase as per the applicant include the following:**

- General concerns about on street parking and neighbourhood shortcutting:
  - The proponents indicated that on-site building managers will work with existing and future tenants to discourage off-site parking as ample on site parking is provided.
- Housing Tenure and Family Oriented Units
  - The proponents indicated that all units are purpose built rentals and supply for family oriented units provided within the Phase I portion of the site.
- Incorporating garbage disposal for neighbourhood dogs
  - According to the developers, garbage/pet disposal facilities will be provided on site.

- Quality Construction
  - The proposed DC2 incorporates that the overall development shall consist of good quality construction.
- Traffic and the possibility of a second access point.
  - The proposed DC2 retains a single access point along 51 Avenue where either a traffic light or signalised pedestrian crossing shall be required.
- Landscaping changes were supported and praise provided with regards to the public accessible park in the southeast corner of the site.

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

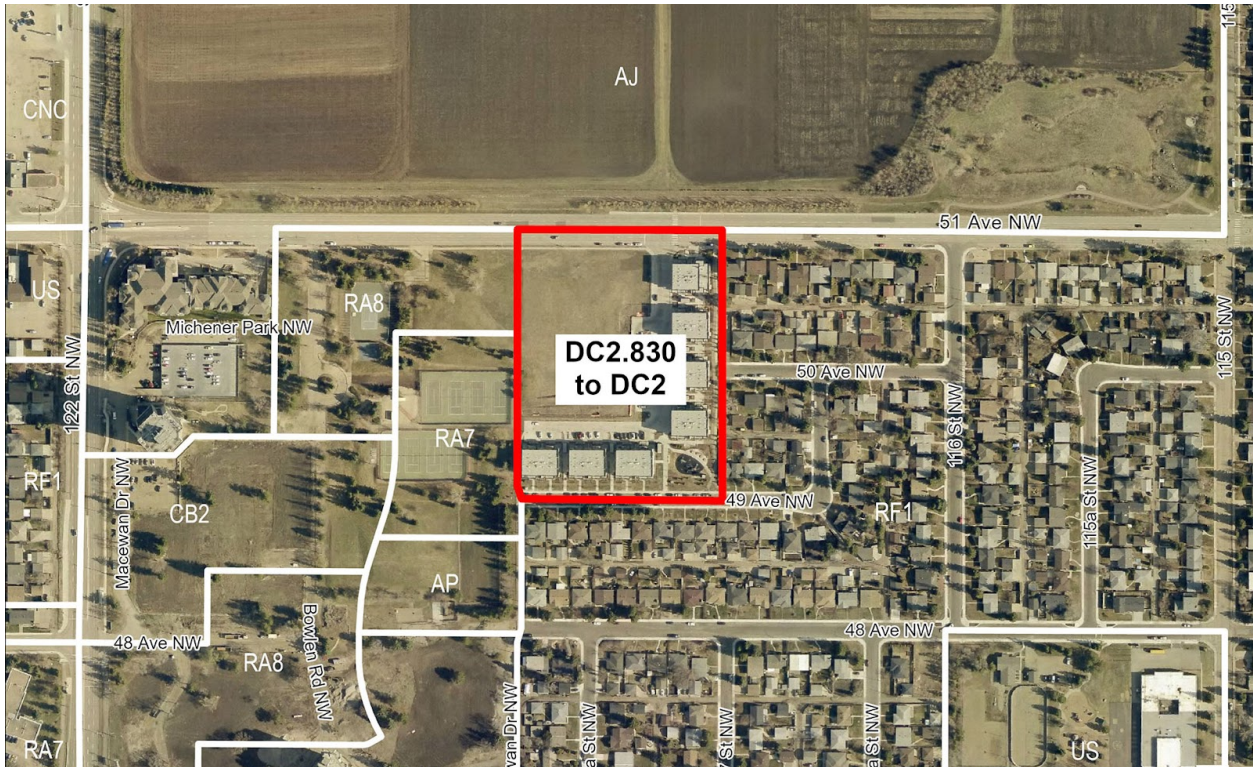
## **Site and Surrounding Area**

The approximately 2.5 hectare site is located in the northern portion of the Malmo Plains neighbourhood. The site is bordered to the north and south by 51 Avenue NW and 49 Avenue NW respectively, and is approximately 300 metres east of 122 Street NW. The surrounding area is primarily developed or zoned for mid rise buildings facing 51 Avenue, and other undeveloped parcels for commercial and multi-unit housing forming part of the approximately 13 hectare Michener Park redevelopment Site immediately to the west. Single Detached Housing developed to the east and south. To the north across 51 Avenue is agricultural lands owned by the University of Alberta.

The site is partially developed with 110 dwellings within seven (7) three-storey multi-unit housing buildings along the east and south property lines. The remainder of the site is undeveloped with the exception of a partially constructed underground parkade with its ramp entrance located at the centre of the site. Existing vehicular access to the site is from 51 Avenue NW and an emergency vehicular access easement granted from 49 Avenue. Along the southeast corner of the property is a publicly accessible private park designed as a children's playground.

The site has good access to the broader transportation network with frequent bus services along 51 Avenue NW connecting Southgate LRT Station and Transit Centre are located approximately 1 km to the east on the northeast corner of 111 Street NW and Whitemud Drive. The site is also within walking distance to a number of existing open spaces including the Malmo Plains Community League and School with a playground along 48 Avenue NW between 116 Street NW and 115 Street NW.





Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2.830) Site Specific Development Control Provision	Multi Unit Housing
<b>CONTEXT</b>		
North	(A) Alternative Jurisdiction Zone	Agricultural Use - University of Alberta Faculty of Agricultural, Life & Environmental Sciences
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RA8) Mid Rise Apartment Zone (RA7) Low Rise Apartment Zone	Vacant



*View of the site looking southeast from 51 Avenue NW*



*View of the site with existing dwellings along the east property line facing 51 Avenue*



*View of the site looking northwest from 49 Avenue NW*



# Planning Analysis

## Land Use Compatibility

The development proposal retains and introduces regulations that promote sensitivity, connectivity and compatibility with surrounding land uses through the use of setbacks, the construction of seven three (3) storey buildings adjacent to Single Detached housing and a publicly accessible private park. The land use compatibility is demonstrated with the transition of built form between the medium and higher density residential developments to the west and the lower density residential development to the east and south.

The proposed structures within phase 2 of the development site further enhance the public realm areas facing 51 Avenue to the north with the provision for active ground level units. The provided 6.0m front setback allows for a generous yard to accommodate private amenities facing the avenue with landscaping features that interact with the proposed public boulevard trees along this frontage. To compensate for the increased length of Building A (facing 51 Avenue), the zoning prescribes a mid-building break at the centre allowing for two distinct halves of the building to break its massing perception. Behind Building A are two mid-rise buildings of similar style clustered around a large outdoor common amenity area with sidewalk linkages connecting throughout the site.



Phase 2 - Building Massing

The proposed zoning is comparable and allows essentially the same development rights as exist (see summary table below). The updates to the provisions and appendices of the DC2 allow for better consistency reflecting the as-built conditions, better building design, alignment with current zoning bylaw regulations such as open option parking and updated uses. The updates also enhance the interface with public realm areas with the introduction of ground level residential units and the installation of new boulevard trees.

The full version of the current DC2.830 is found in Appendix 1 for comparison purposes against the proposed Charter Bylaw.

## **Plans in Effect**

### **The City Plan**

The City Plan is a high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all future growth within Edmonton's existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations such as Malmo Plains, focusing near key corridors such as 51 Avenues NW

Within The City Plan, this segment of 51 Avenue NW is identified as a secondary corridor. A secondary corridor is intended to be a vibrant residential and commercial street that serves as a local destination for surrounding communities. Along a secondary corridor, The City Plan includes a wide range of activities supported by low and mid rise mixed-use developments targeting an overall desired density of a minimum 75 people or jobs per hectare. These targets are expected to be satisfied with future and ongoing redevelopment of this site based on the current rezoning proposal.

### **Edmonton Design Committee**

On November 15, 2022, this application was presented to the Edmonton Design Committee (EDC) during an informal meeting to gather initial feedback on the project's vision. Comments provided by the EDC included topics related to the building massing, scale and articulation, landscaping along 51 Avenue, pedestrian connections and amenity area considerations.

Refinements to the design were further displayed to the Community League during a subsequent League meeting on January 23, 2023 and incorporated those preliminary EDC comments into the DC2 Provision. These included providing a prominent mid-building break for the building facing 51 Avenue and updated materiality for added architectural interest. The refined application also includes an additional sidewalk along the western property line for increased pedestrian on site circulation including increased linkages to the amenity areas and enhanced landscaping/public realm features with the proposed installation of 10 new boulevard trees along the north property line. These changes were presented to the EDC on February



21, 2021 during its formal presentation to which the EDC supported the application. As referenced in Appendix 2 - EDC Support Letter, the letter of support provides further recommendations at the Development Permit stage and subsequent EDC review to consider other landscape and streetscape upgrades along the main access road to visually and physically enhance the pedestrian realm and connectivity between Phase 1 and Phase 2. In response, the DC2 as proposed, allows for further refinements to the existing entrance interior portions which shall be considered during the Development Permit stage.

## **Technical Review**

### **Transportation**

Vehicular access to the site is from 51 Avenue NW. With development, the installation of either a full traffic signal or pedestrian actuated signal at this access is required and will be reviewed at the Development Permit stage.

### **Drainage**

Sanitary and storm servicing can be provided from the separate sewer system along 51 Avenue and is not expected to have a significant impact on the existing drainage infrastructure. Low Impact Development (LID) is recommended to accommodate storm servicing for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

### **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. The requirements include the installation of two hydrants at 90 metre spacing along 51 Avenue. Further review of the required water servicing, including hydrant supply, shall be further examined at the Development Permit stages for this redevelopment.

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

## **Appendices**

- 1 Current DC2.830 Provisions
- 2 Edmonton Design Committee Letter of Support
- 3 Application Summary

## Current DC2.830 Provisions and Appendices

### (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

#### 1. General Purpose

To accommodate medium density development that will include supportive community units to allow aging-in-place for seniors, and apartment housing and stacked rowhousing for a broad demographic, including families. The comprehensive site development will apply urban design elements and architectural features to ensure a high quality of appearance and compatibility with surrounding land uses.

#### 2. Area of Application

This DC2 Provision shall apply to Lot 6, Block 12, Plan 0420752; located south of 51 Avenue NW and east of approximately 118 Street NW, as shown on Schedule “A” of the Bylaw adopting this DC2 Provision; Malmo Plains.

#### 3. Uses

This provision establishes two sub-areas, identified in Appendix 1, primarily intended to meet the following needs:

Area A – apartment housing, stacked row housing, and seniors development comprised of apartment housing, boarding and lodging houses, and accessory uses

Area B – stacked row housing

##### Area A

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Convenience Retail Stores, accessory to Apartment Housing and Boarding and Lodging Houses
- d. Health Services, accessory to Apartment Housing and Boarding and Lodging Houses
- e. Personal Service Shops, accessory to Apartment Housing and Boarding and Lodging Houses
- f. Stacked Row Housing
- g. Minor Home Based Business
- h. Residential Sales Centre
- i. Projecting On-premises Signs
- j. Temporary On-premises Signs

##### Area B

- a. Stacked Row Housing
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Projecting On-premises Signs
- e. Temporary On-premises Signs

#### **4. Development Regulations**

- a. The development shall be generally in accordance with the Generalized Site Plan and Site Development Illustration, as shown in Appendices 2 and 3, respectively.
- b. The maximum number of Dwelling Units on the Site shall be 475, except that this may be increased up to 505 where up to 60 Sleeping Units are provided in Boarding and Lodging Houses which complies with Section 94.
- c. The maximum total Site Coverage shall not exceed 45%.
- d. The maximum Floor Area Ratio for the Site shall be 2.25.
- e. The minimum required building setbacks shall be as follows:
  - i. 6.0 m adjacent to the north property line on 51 Avenue NW;
  - ii. 6.0 m adjacent to the south property line on 49 Avenue NW;
  - iii. 9.0 m adjacent to the east property line, except that an additional 6.0 m setback is required for any part of a structure over 6.3 m in height from adjacent grade for a length of 35.0 m running south from the northeast corner of the property; and
  - iv. 4.5 m adjacent to the west property line.
- f. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw, except for a minimum of two distinct Separation Spaces that shall be provided between buildings fronting 49 Avenue NW, at a minimum of 7.5 m.
- g. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided, which shall include a minimum of 2.5 m<sup>2</sup> per Dwelling that shall be provided outdoors at grade, aggregated into areas of at least 25 m<sup>2</sup>, and designed to facilitate active or passive recreational activities and:
  - i. shall have a minimum width and length of 5.0 m;
  - ii. shall be within clear view of several dwelling units;
  - iii. may include seating and artificial lighting; and
  - iv. shall be directly accessible from a building.
- h. The outdoor Amenity Area described in 4(g) above shall include a landscaped area of a minimum 600 m<sup>2</sup> in the southeast corner of the Site, as shown on Appendix 2, for use by Site residents and the community, to the satisfaction of the Development Officer.
- i. Sign types permitted by this Provision may be allowed in accordance with Schedule 59B and in accordance with the General Provisions of Section 59 of the Zoning Bylaw.

- j. Perceived massing shall be minimized through the following design elements as follows:
  - i. Building setback variations, building orientation, window placement, awnings where viable, articulation around entranceways, roof treatment, and the choice of exterior materials and colours;
  - ii. Landscaping shall be situated so as to mitigate the perceived mass of the street façade;
  - iii. Stacked Row Housing buildings along 49 Avenue NW shall contain a maximum of 16 dwelling units, with 4 shared accesses along the building front and rear façades, with no more than 2 dwellings per shared access;
  - iv. The total length of any north and south Stacked Row Housing building façade along 49 Avenue NW shall be limited to 30.0 m, generally as shown on Appendix 4;
  - v. The total length of any flanking Stacked Row Housing building façade along the east boundary shall be limited to 30.0 m. East facing facades shall not have balconies or doorways, and visual interest shall be provided through attention to design, detailing, materials and colours, generally as shown on Appendix 5; and
  - vi. The total length of any Boarding and Lodging Houses and Apartment Housing building façade shall be limited to 60.0 m. The maximum length of any façade before a major architectural treatment shall be 40.0 m to promote pedestrian-friendly articulations.
- k. All mechanical equipment, including but not limited to those on roofs or at grade, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the massing articulation of the buildings, and shall not be located in close proximity to existing adjacent residential uses.
- l. All exterior building materials shall be of a good quality and shall complement and enhance the site and surrounding area, and may include but not be limited to brick, wood, masonry veneer, acrylic stucco, fibre cement siding, natural and synthetic stone, granite, textured concrete, and glazing. Colour schemes shall tie building elements together, enhance the architectural form of the building, and be compatible with buildings in the immediate surrounding area.
- m. The maximum Height of all dwellings shall be as follows:
  - i. Area A – All buildings shall not exceed 23.0 m nor 6 storeys, except for buildings adjacent to 51 Avenue NW which shall not exceed a maximum Height of 30.0 m nor 8 storeys; and
  - ii. Area B – All buildings shall not exceed 13.0 m nor 3 ½ storeys.
- n. Family-oriented units:
  - i. A minimum of 23% of the total units shall comply with the Zoning Bylaw definition of a Family Oriented Dwelling; and



- ii. All dwelling units shall have access to private storage in an underground parking garage.
- o. Apartment Housing and Boarding and Lodging Houses designed for Supportive Community housing shall be developed in accordance with Section 94 of the Zoning Bylaw.
- p. The following regulations shall apply to Personal Service Shops, Convenience Retail Stores, and Health Services:
  - i. These Uses shall not be permitted in any freestanding structures; and
  - ii. These Uses shall be located on the main floor of a building.

**5. Parking, Vehicular Circulation, Trash and Loading Areas**

- a. Vehicular access to the Site shall consist of one all-directional access from 51 Avenue NW, on the north side of the property, and one emergency access north from 49 Avenue NW, as shown on Appendix 2.
- b. The applicant shall enter into a Servicing Agreement with the City of Edmonton, in conjunction with the first development permit, for off-site improvements necessary to serve the development. The Servicing Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Servicing Agreement include but are not limited to the following:
  - i. A minimum 11.5 m all-directional curb return access to 51 Avenue NW including curb ramps on both sides;
  - ii. Two transit pads with shelter pads located on the north and south side of 51 Avenue NW, east and west of the development access;
  - iii. A westbound left turn bay to the all-directional access, on 51 Avenue NW;
  - iv. A 3.0 m shared-use path along the north side of 51 Avenue NW from the transit pad west of the Site access to the existing shared use path opposite 116 Street NW at the stormwater management facility; and
  - v. Installation of traffic signals or a pedestrian actuated signal at the development access to 51 Avenue NW.
- c. The private internal roadway shall be designated to accommodate both pedestrian and vehicular traffic. Design elements shall include, but not be limited to sidewalks, special paving features, limited grade separation, and bollards where appropriate.
- d. Vehicular and bicycle parking shall be provided in accordance with the parking requirements of Section 54.2 of the Zoning Bylaw and shall be located to the satisfaction of the Development Officer and Transportation Services.
- e. Resident parking shall be accommodated below-grade in underground parking structures.
- f. Entrance and exit points to underground parking structures shall be accessed from the private internal roadway located west of the Stacked Row Houses on the eastern perimeter of the Site, to the satisfaction of the Development Officer and Transportation

Services, shall be designed to be integrated into the building framework, and shall not be located in close proximity to existing adjacent residential uses.

- g. The trash collection area for the apartment buildings shall be developed within the buildings and located to the satisfaction of the Development Officer and Transportation Services. The overhead door for the trash storage room shall allow for efficient bin movement and the turnaround area shall accommodate collection vehicles per City Design Standards.
- h. Parking within the trash collection and loading area is not permitted. This area must be signed “No Parking.”
- i. The trash collection and loading area for the Stacked Row Housing shall be accessed from the private internal roadway, located at-grade, and shall not be located in close proximity to existing adjacent residential uses. It shall be screened from public streets through the use of landscaping, fencing or walls, designated to the satisfaction of the Development Officer in consultation with Waste Management Services and Transportation Services.

## **6. Landscape Regulations**

- a. A detailed Landscape Plan shall be submitted by a registered landscape architect, in accordance with Section 55 of the Zoning Bylaw, prior to approval of any Development Permit. The Landscape Plan shall include but not be limited to planting, pedestrian connections, exterior lighting and street/walkway furniture, landscape features, open spaces, fencing details, and trash enclosure details, to the satisfaction of the Development Officer.
- b. The Landscape Plan shall include features that are designed specifically for seniors including those with mobility limitations such as walking paths, raised garden beds, passive and active recreation areas.
- c. To the satisfaction of the Development Officer, prior to submission of the Landscape Plan and to ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, the applicant shall consult with the adjacent property owners and the Malmo Plains Community League regarding landscape details on the perimeter of the entire Site. These plans shall include but will not be limited to details of fencing and sizes and species of proposed plantings for the entire perimeter.
- d. A 1.8 m solid privacy fence shall be provided along the east property line with appropriate breaks to allow for pedestrian access.
- e. Landscape screening consisting of trees and shrubs will be planted onsite along the east boundary adjacent to the privacy fence. Landscaping will be specifically located to provide privacy to existing adjacent residential uses.
- f. Street trees, placed at approximately 12.0 m on centre, will be planted along 49 Avenue NW to create a residential boulevard.
- g. Notwithstanding Landscape Regulation 6(a), in the required building setback adjacent to the east property line, landscaping shall be grouped to decrease overlook into

adjacent residential properties, and trees in this setback shall be provided in the following fashion:

- i. All required deciduous trees shall be a minimum of 75.0 mm caliper; and
- ii. All required coniferous trees shall be a minimum of 3.5 m in height.
- h. Planting and/or fencing shall be used to screen the shipping/receiving and ramp to underground parking from existing adjacent residential uses.
- i. All sidewalks, walking paths, and curbs shall be hard surfaced and designed to facilitate barrier-free movement.
- j. This development may be staged with development in Area B to precede Area A, and temporary at grade parking for Area B shall be allowed in Area A until underground parking is provided with construction in Area A. Temporary parking shall be in accordance with Section 54 of the Zoning Bylaw.

## **7. Urban Design Regulations**

- a. Development shall create an active frontage for all ground-floor, street-front Stacked Row Housing directly accessible to 49 Avenue NW, featuring a rhythm of separated external front door entrance articulations with municipal addresses to provide a sense of occupancy to the streetscape.
- b. Architectural design details shall include but not be limited to:
  - i. Building articulation to provide architectural variety and interest, and to create balconies and terrace areas for the enjoyment of building residents where appropriate and in consideration of existing adjacent residential uses;
  - ii. The reduction of perceived massing through application of architectural elements and treatments including but not limited to changes in plane (e.g., recesses and projections) and variety of building finishes, materials, textures, colours, or other features that create an identifiable pattern and sense of human scale;
  - iii. Exterior finishing materials that provide visual interest and are durable and of high quality, including but not limited to natural and synthetic stone, brick, acrylic stucco, metal and glazing, and is to be consistent with treatment on all building facades; and
  - iv. Entrance and exit to underground parking structures shall be finished in a material compatible with the base of the building, creating a unified exterior without any exposed concrete. Any required retaining walls for the parkade entry must be incorporated into the Landscape Plan and be utilized for decorative landscaping such as planters and railing. Any structures, including fencing and planters, adjacent to or part of the parkade entrance and exit shall not block sight lines of adjacent residential uses.

## **8. Crime Prevention**

- a. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure a safe urban environment in

accordance with the guidelines and principles established in the City of Edmonton's Design Guide for a Safer City.

## **9. Sustainable Practices**

- a. The design and implementation of the development shall apply, where feasible, techniques to reduce consumption of energy and materials consistent with best practices of sustainable design, including but not limited to:
  - i. Stormwater management – utilize materials and methods that decrease the rate and quantity of stormwater runoff;
  - ii. Heat island effect – design roofing and paving to reduce glare and heat absorption;
  - iii. Light pollution – utilize high efficiency lighting with effective “cut offs” to minimize dark sky impact and light trespass to neighboring properties;
  - iv. Water efficient landscaping – utilize high efficiency irrigation technology and drought tolerant plant materials;
  - v. Regional materials – utilize locally available building materials and aggregates; and
  - vi. Low-emitting materials – utilize low Volatile Organic Compound emission paint.

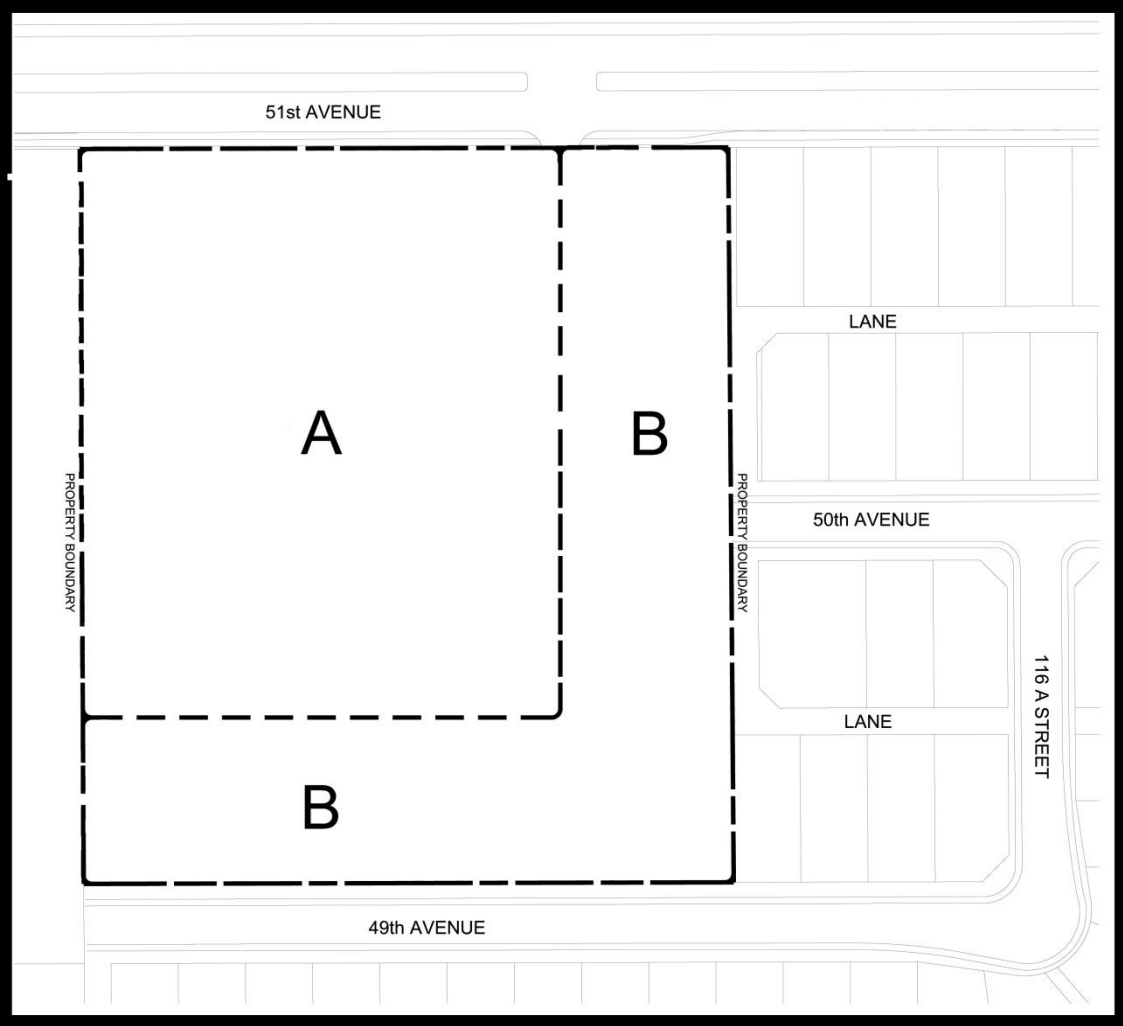
## **10. Other Regulations**

- a. Prior to issuance of any Development Permit for the Site, a Phase II ESA and if necessary a Phase III ESA, shall be submitted to Sustainable Development and approved by Alberta Environment and Sustainable Resources Department, Alberta Health Services and Transportation Services.
- b. Prior to the issuance of a Development Permit, the applicant shall provide details pertaining to a public art element/feature for public display onsite, to the satisfaction of the Development Officer. Installation of the public art element/feature shall be a condition of the Development Permit.
- c. The primary building entrances shall be identifiable, prominent, accessible, and inviting and shall incorporate weather protection features in the form of a canopy or any other architectural element, and shall provide adequate lighting to identify these areas at night, to the satisfaction of the Development Officer.
- d. At the time of Development Permit submission, the applicant shall demonstrate to the satisfaction of the Development Officer that the applicant has carried out good faith negotiation with the Malmo Community League regarding entering into a good neighbour agreement, which shall include, but not be limited to, the following:
  - i. A provision to allow pedestrian access through the property;
  - ii. Identification of a location for the public art element/feature;

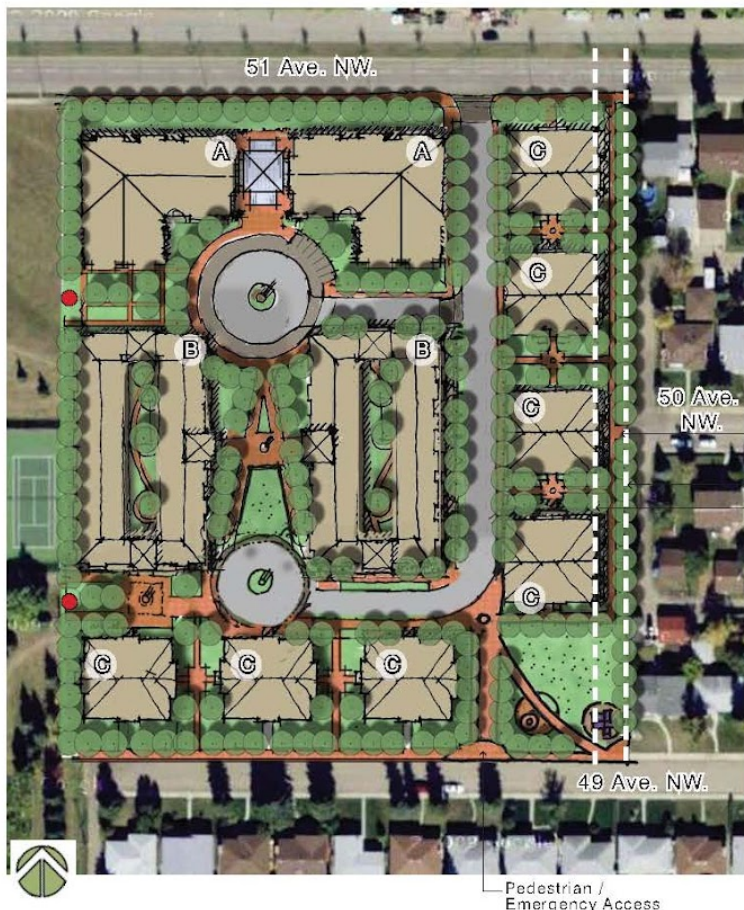


- iii. Location and use of the landscaped amenity area; and
- iv. Review of the Development Permit application prior to submission.

Appendix 1 – Sub-Areas







Unit Types	Concept Statistics	Family Units Percentage	
<b>A</b> - 6 Storey Seniors Building 135 Units (Approx. 68 units per wing)	Total Site Area (m <sup>2</sup> ): 24,800m <sup>2</sup> (2.48Ha / 6.13 Ac.) Site Coverage - Buildings: 9,420m <sup>2</sup> (0.94Ha / 2.32 Ac.) Site Coverage - Roads: 3190m <sup>2</sup> (0.32Ha / 0.79 Ac.)	3.5 Storey Units: 112 Units 6 Storey Units: 21 Units Seniors Bldg: 0 Units	<b>Total</b> 133 Units <hr/> 475 Units
<b>B</b> - 6 Storey Apartment Buildings 228 Units (114 units per building)			
<b>C</b> - 3.5 Storey Townhomes 112 Units (16 units per building)			
<b>Total Units</b> 475 Units 191.5 Units/Ha. (77.5 Units/Ac.)	<b>Total Allowable Site Coverage</b> F.A.R.: 2.25	45.0% 2.25	<b>Target Family Unit Percentage</b> 25.0%

Pedestrian Access  
 Property Boundary  
 9m Setback

● Potential Connection to Future Development

# Malmo Plains Development

Edmonton ab. Westcorp Developments Inc.

## Site Development Illustration

Appendix 3







South Elevations  
Appendix 4

Malmo Plains Development





East Elevation      Amenity Area



50th Pedestrian Access



51st Ave

## East Elevations

Appendix 5

# Malmo Plains Development



## Edmonton Design Committee Letter of Support



### EDMONTON • DESIGN • COMMITTEE

February 23, 2023

Kim Petrin, Branch Manager  
Development Services, Urban Planning and Economy  
3rd Floor, 10111 - 104 Avenue NW  
Edmonton, AB T5J 0J4

Dear Ms. Petrin:

Re: **Westcorp Edgeway (RZ)**  
**Brian Murray- B&A**

As determined by the Edmonton Design Committee at the meeting on February 21, 2023, I am pleased to pass on the Committee's recommendation of **support** for the Westcorp Edgeway project, submitted by B&A.

The Committee supports this proposed development and recommends that as the project moves through the subsequent Development Permit process, the Applicant:

- Consider landscape and streetscape design upgrades along the main access road that visually and physically enhance the pedestrian realm and connectivity between Phase 1 and Phase 2.

You will notice that a copy of this letter is also being sent to the Applicant. I hope this will inform your future discussions with the applicant as this project proceeds.

Yours truly,

Janice Mills,  
EDC Chair

Edmonton Design Committee

JM/ps

- c. Brian Murray- B&A  
Marty Vasquez- City of Edmonton  
Claire St Aubin- City of Edmonton  
Edmonton Design Committee

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20470
<b>Location:</b>	South of 51 Avenue NW and approximately 300 metres east of 122 Street NW
<b>Addresses:</b>	11703C, 11703 and 11711 – 51 Avenue NW
<b>Legal Description:</b>	Units 1 & 2, Condominium Plan 1522454
<b>Site Area:</b>	2.47 ha
<b>Neighbourhood:</b>	Malmo Plains
<b>Ward:</b>	papastew
<b>Notified Community Organizations:</b>	Malmo Plains and Lendrum Community Leagues, and the Southwest Area Council of Community Leagues
<b>Applicant:</b>	B&A Studios

### Planning Framework

<b>Current Zone:</b>	(DC2) Site Specific Development Control Provision
<b>Proposed Zone:</b>	(DC2) Site Specific Development Control Provision
<b>Plan in Effect:</b>	None
<b>Historic Status:</b>	None

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Branch:	Development Services
Section:	Planning Coordination