

## 15625 - Stony Plain Road NW Position of Administration: Support



### Summary

Charter Bylaw 20712 proposes a rezoning from the (MU h16.0 f3.5 cf) Mixed Use Zone to a Direct Control Zone to allow for mixed use development and the relocation of the George Spady Society's Medically Supported Detoxification Unit.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage and information on the City's webpage. No formal responses were received, though there was interest from the Stony Plain Road Business Association which led to an in-person discussion with them and representatives from nearby businesses to share details and answer questions.

Administration supports this application because it:

- Helps achieve The City Plan’s Big City Move of “Inclusive and Compassionate” while contributing to the decentralization of social services in the City.
- Aligns with the built form and mixed use intent of both The City Plan and the Jasper Place Area Redevelopment Plan.
- Is at a location with connections and amenities that support an increase in the allowable size of a Health Care Facility.

## Application Details

This application was submitted by Colliers Project Leaders on behalf of The George Spady Centre Society.

The proposed Direct Control Zone would allow for similar low rise mixed use development as the current zone, but increases the allowable size of Health Care Facilities from 1000 m<sup>2</sup> to 2000 m<sup>2</sup>. The intent is to provide in-patient medical treatment and out-patient services associated with addiction and detoxification. The proposal includes an addition on the south and east of the existing building.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(MU h16.0 f3.5 cf) Mixed Use Zone	Vacant 2 storey commercial building
<b>North</b>	(MU h16.0 f3.5 cf) Mixed Use Zone	1 storey commercial building
<b>East</b>	(MU h16.0 f3.5 cf) Mixed Use Zone	1 storey commercial building
<b>South</b>	(MU h16.0 f3.5 cf) Mixed Use Zone	Vacant Land (future Valley Line West LRT Traction Power Substation)
<b>West</b>	(PU) Public Utility Zone	Jasper Place Transit Centre



*View of site looking southwest from Stony Plain Road NW*



*View of site looking southeast from Stony Plain Road NW*



*View of site looking northeast from the Jasper Place Transit Centre*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposal conforms with the Jasper Place Area Redevelopment Plan and it raised few responses to mailed notices. The basic approach included:

### Pre-Application Notice (from applicant), July 24, 2023

- Notification radius: 60 metres
- Number of recipients: 13
- Number of responses (as reported by the applicant): 1
- Main comments received (as reported by the applicant):
  - Support, in principle, the decentralization of services.
  - Why this location? The Transit Centre is a hot spot for criminal activity that may be at odds with the intent of the George Spady Society Centre. There's also a lack of nearby residential which would be good to help with people re-integrating into society.

### Mailed Notice, September 1, 2023

- Notification radius: 60 metres
- Recipients: 13
- Responses: 0

### Site Signage, September 7, 2023

- 2 rezoning information signs were placed on the property facing Stony Plain Road NW and the Jasper Place Transit Centre

### On-site, In-person Discussion, November 10, 2023

Because of the known interest from the Business Association through the pre-application notice from the applicant, Administration arranged a meeting with the BIA, local business owners, the applicant team, CEO of the George Spady Centre Society, Community Safety Liaison and Neighbourhood Resource Coordinator.

The meeting was an opportunity to share information and ask questions. Topics discussed included the details of the proposed George Spady Centre operations, why this location was chosen, the proposed building addition, site safety, parking, access and the future relationship between the George Spady Centre Society and the people and community organizations in the area.

No specific feedback or positions were received during this meeting, but there was a main misconception addressed that the intent was for some form of supportive housing. While the current and proposed zones would allow for housing, the intent of the George Spady Centre

Society is for a medical centre. This clarification seemed to alleviate some of the initial concerns that brought members of the business community to the meeting.

It was also clarified that the existing zoning would already allow the proposed operation as a Health Care Facility Use, up to 1000 m<sup>2</sup>, and that the main point of the rezoning was to increase this allowance to 2000 m<sup>2</sup>.

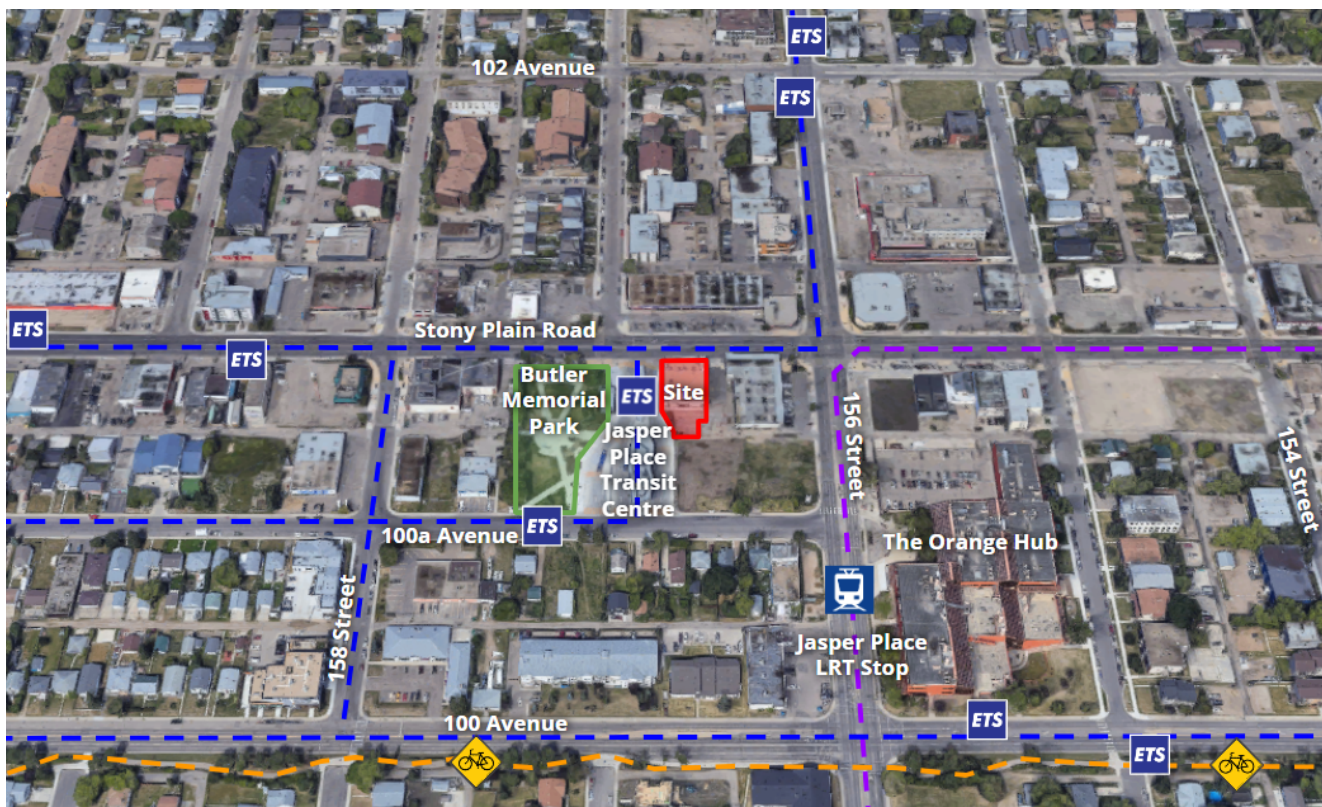
## Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Glenwood Community League
- Britannia Youngstown Community League
- West Edmonton Council of Community Leagues
- Stony Plain Road Business Association

## Application Analysis



Site analysis context

## The City Plan

The site is within the Stony Plain Road NW Primary Corridor and approximately 50 metres from the intersection with the 156 Street NW Secondary Corridor.

A primary corridor is a prominent urban street designed for living, working and moving. It serves as a destination in itself, but also provides critical connections between nodes, throughout the city and beyond. A primary corridor includes a wide range of activities supported by mixed-use development and mass transit with mostly mid-rise and some high-rise buildings.

Both Stony Plain Road NW and 156 Street NW are identified as being part of the Citywide Mass Transit Network with the future Valley Line West LRT running on both of these corridors.

One of the “Big City Moves” in The City Plan is “Inclusive and Compassionate”. Some targets associated with this include that nobody is in core housing need and there is no chronic or episodic homelessness in Edmonton.

The City Plan also states that being inclusive and compassionate means helping people meet their basic needs, promoting healthy living and being rooted in concepts and efforts to improve equity, end poverty, eliminate racism and make clear progress towards Truth and Reconciliation.

*“These are complex, multi-faceted problems that require a number of different approaches. Edmontonians know that making a great city of any size depends on empathy and looking out for one another. The more we reach out to those who need support, the stronger we all become.” (The City Plan, pg. 26).*

The proposed DC Zone contributes to this Big City Move while also helping decentralize social services in the City. The current location of the George Spady Centre detoxification efforts is in McCauley, at a concentration of various social services and agencies around 105A Avenue NW and 100 Street NW.

### **Jasper Place Area Redevelopment Plan (ARP)**

This site is part of the Stony Plain Road Focus Area which is envisioned as a vibrant focal point for the four neighbourhoods that are part of the plan area. The intent is for the most intense forms of change and redevelopment to happen here, including mixed use developments.

More specifically, the site is designated SPR4 which states there are “opportunities for mixed use hubs...to support vibrancy and access to transit and services” with the purpose being “to provide an active, mixed use, pedestrian oriented street that is well overlooked and welcoming and that serves as a destination shopping area”.

The main supported built form is mixed use buildings of 2-4 storeys.

The proposed DC Zone allows for development that meets the intent of the ARP and the applicable policies from the SPR4 designation.

### **Land Use Compatibility**

The current and proposed zones are very similar with the main difference, and the reason a DC Zone is being proposed, being that the Health Care Facility Use under the current zoning is restricted to 1000 m<sup>2</sup> and the applicant is seeking to operate up to 2000 m<sup>2</sup>.

	<b>MU h16.0 f3.5 cf Current</b>	<b>DC Proposed</b>
<b>Typical Uses</b>	Health Care Facility (1000 m <sup>2</sup> ) Residential, Food and Drink Service, Health Service, Indoor Sales and Service, Office	Health Care Facility (2000 m <sup>2</sup> ), Residential, Food and Drink Service, Health Service, Indoor Sales and Service, Office
<b>Maximum Height</b>	16.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	3.5	3.5
<b>Minimum Front Setback</b> (Stony Plain Road NW)	1.0 m	1.5 m
<b>Minimum West Side Setback</b> (Jasper Place Transit Centre)	1.0 m	0.0 m
<b>Minimum East Side Setback</b> (Abutting site)	0.0 m	0.0 m
<b>Minimum Rear Setback</b> (Alley)	0.0 m	1.5 m - 10.0 m

The current Mixed Use Zone applies to a wide variety of locations and contexts throughout the city and the 1000 m<sup>2</sup> size restriction reflects a size that ensures compatibility in more sensitive locations than this one. For this site specific rezoning, the increase in allowable size is justified by this site's location on a commercially focused arterial road, in a Primary Corridor, and with connections to transit which include being directly abutting a Transit Centre and a short distance from a future LRT Stop. This location allows for the decentralization of this type of service while still ensuring it is accessible and well connected with other parts of the city.

The proposed DC Zone also eliminates the following Uses from the current Mixed Use Zone as they are seen as incompatible with the existing site and/or building, or the planned operations of the applicant:

- Bar
- Body Rub Centre
- Cannabis Retail Store
- Liquor Store
- Indoor Self Storage
- Recycling Drop-Off Centre

## Mobility

The change in land use is anticipated to have minimal impact on the surrounding transportation network. This site has convenient access to the Jasper Place Transit Centre and the future Valley Line West LRT. As part of the LRT project, a 10 m wide walkway connection is planned along 100A Avenue NW to connect transit riders between the future Jasper Place LRT stop and Transit Centre. Additionally, the LRT project will limit the number of accesses to 156 Street NW, including 100A Avenue NW and the east-west alley to the south of this site. The majority of the visitors to this site are anticipated to travel by walking, cycling or transit.

Edmonton Transit Service currently operates conventional and On-demand bus service from Jasper Place Transit Centre, with bus stops in the Transit Centre within 50 metres walking distance of the site. Additional bus service is available along Stony Plain Road NW and 100A Avenue NW. ETS requires the eastbound bus lay-by in front of the site along Stony Plain Road NW to facilitate future transit service needs. Further, bus service in the area is anticipated to change once Valley Line West LRT is operational.

The site will be within 150 metres walking distance of the Jasper Place stop along the Valley Line West LRT extension. Additionally, two mass transit bus routes are anticipated to operate from Jasper Place Transit Centre as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

## Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing relative to City standards. Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the relative risk of this site is low and the site is functionally compliant with the municipal standards for hydrant spacing. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.



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