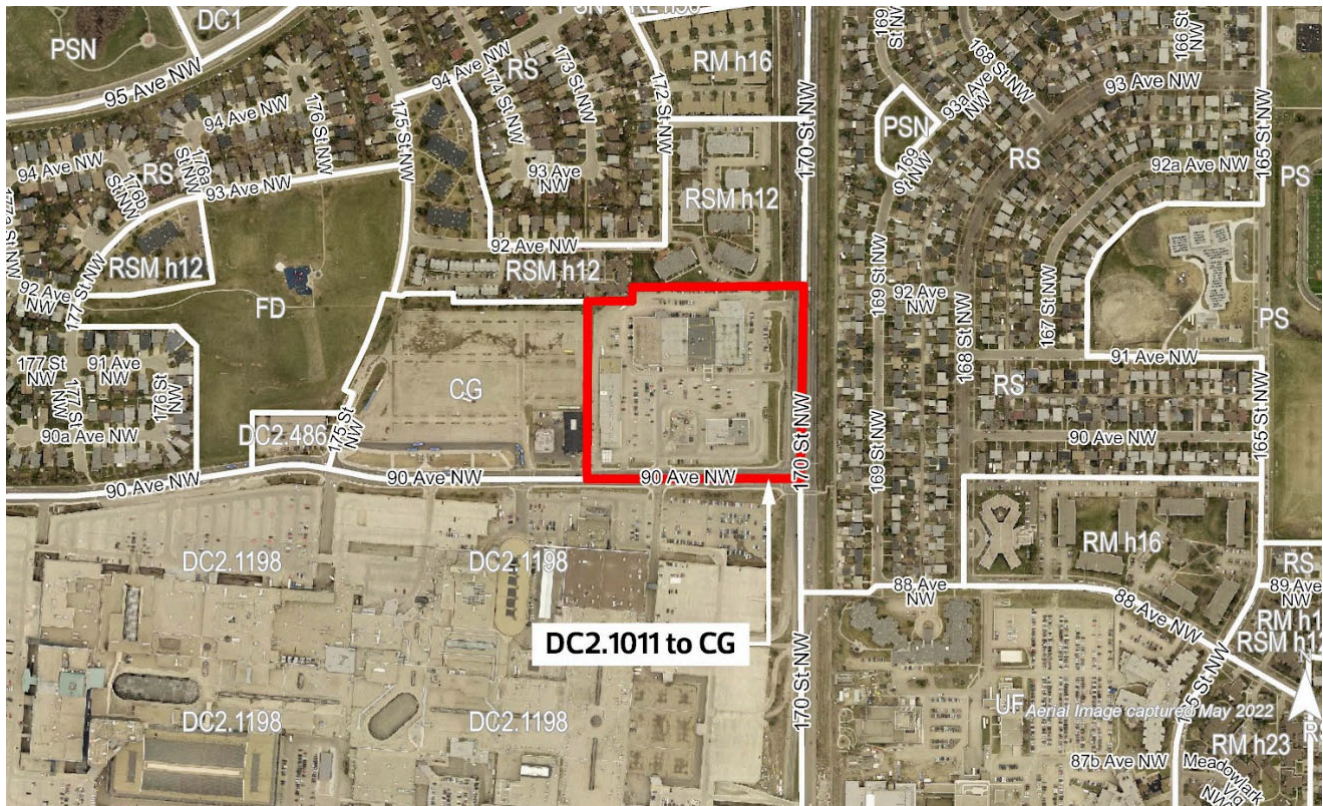


17010 - 90 AVENUE NW

Position of Administration: Support



Summary

Charter Bylaw 20833 proposes a rezoning from the Direct Control Zone (DC.1011) to the General Commercial Zone (CG) to allow a variety of commercial businesses.

Public engagement for this application included a mailed notice, and information on the City's webpage. No response was received.

Administration supports this application because it:

- Allows for the continued development of the site.
- Is compatible with existing and surrounding land uses.
- Conforms to The City Plan policies to encourage redevelopment that contributes to the livability and adaptability of districts.

Application Details

This application was submitted by Planworks Architecture Inc. on behalf of Westgate Shopping Centre Inc.

Rezoning

The proposed General Commercial Zone (CG) would allow development with the following key characteristics:

- A variety of commercial businesses with the potential for residential uses above grade.
- A maximum building height of 16.0 m, except for hotels, which is 30.0 metres.
- A maximum floor area ratio of 3.5.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	General Commercial Zone (CG)	Commercial buildings
North	Small-Medium Scale Transition Residential Zone (RSM h12)	Single Family homes
East	Small Scale Residential Zone (RS)	Single Family homes
South	Direct Control Zone (DC2.1198)	Commercial buildings
West	General Commercial Zone (CG)	Commercial buildings



View of site looking north

Community Insights

This application was brought forward to the public using a basic approach. The basic approach was selected because the application facilitates the continued development of the site. The basic approach included:

Mailed Notice, March 5, 2024

- Notification radius: 61 metres
- Recipients: 1219
- Responses: 0

Webpage

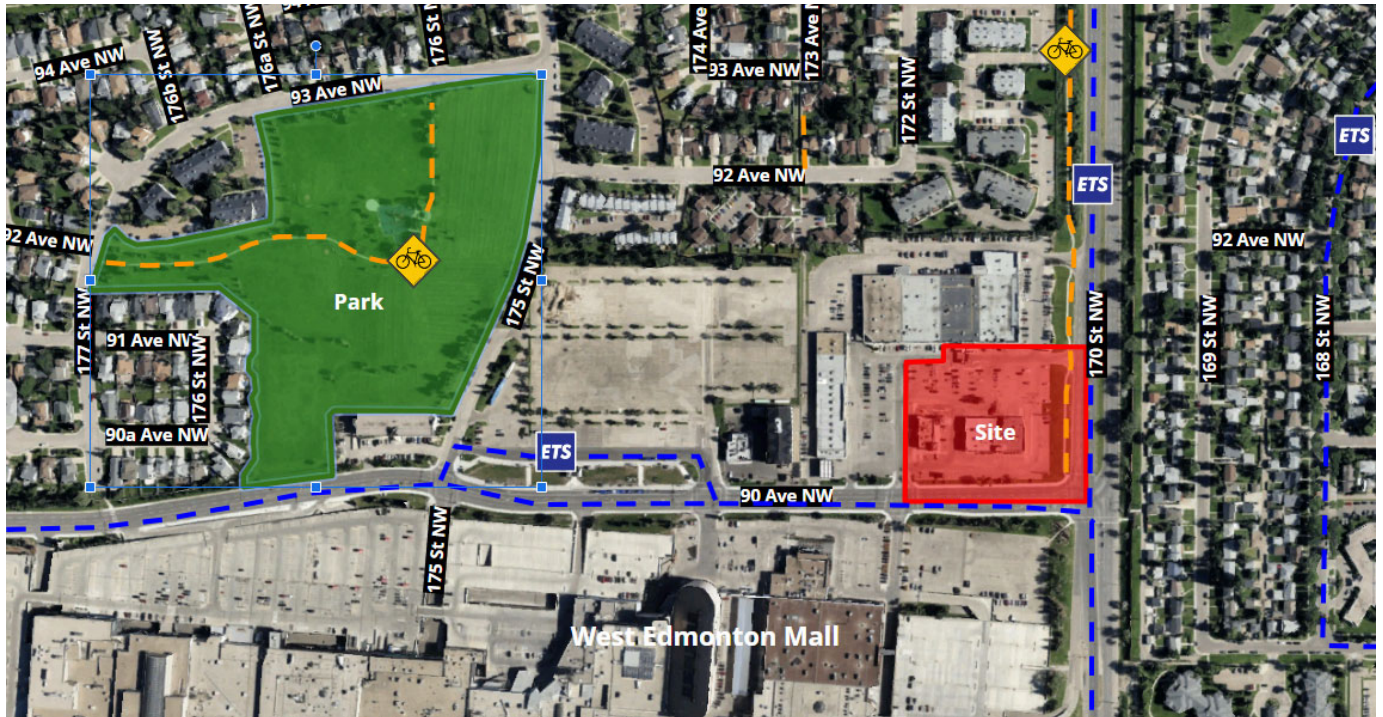
- edmonton.ca/rezoningapplications

Notified Community Organizations

- Summerlea Community League

Application Analysis

The developed site is located on the eastern edge of the Summerlea neighbourhood, north of West Edmonton Mall. The Summerlea area is fully developed with a mix of residential, park and commercial uses, creating a complete neighbourhood. This site includes a variety of commercial uses, including restaurants and medical, personal, and professional offices. Transit services and a bike path are located along 90 Avenue and 170 Street NW, with an additional bike path in the neighbourhood park, which provides active modes of transportation.



Site analysis context

The City Plan

The subject property is within the WEM-Misericordia major node identified in The City Plan. Major nodes are large-scale urban centres anchored by larger public institutions and employment centres that serve multiple districts and provide residents with diverse housing, employment opportunities, travel modes and connections to other nodes. The proposed rezoning continues to allow for a mix of uses, including commercial and residential development, in conformance with The City Plan and encourages residential and non-residential redevelopment that contribute to the livability and adaptability of the area.

District Plan

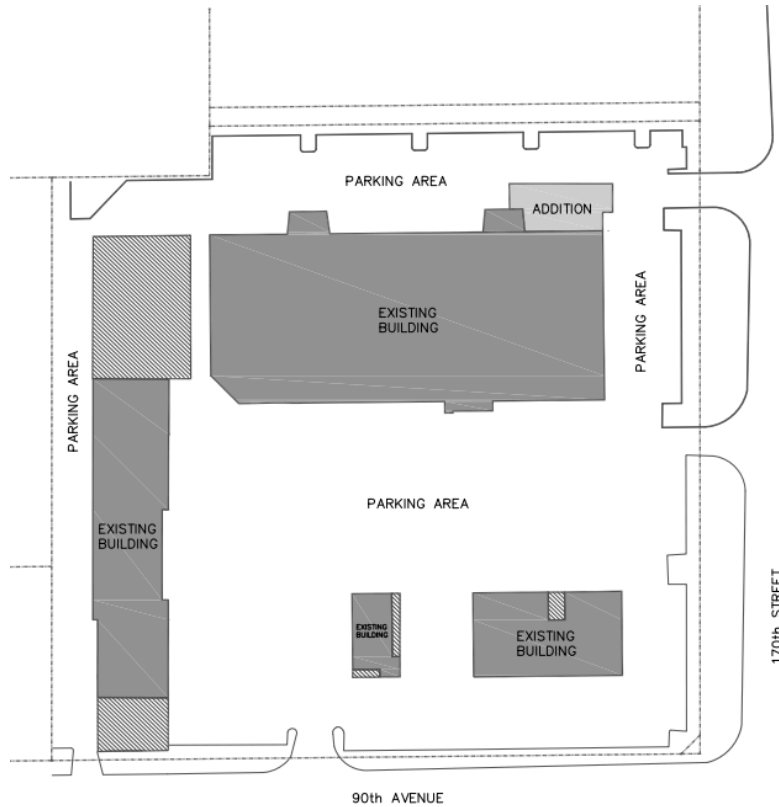
At the time of writing this report, the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28 - 30, 2024. If the District Plans are given two readings at this time the following analysis is provided for Council's consideration.

The proposed rezoning is within the West Edmonton District Plan, which designates the site within the WEM-Misericordia major node, a priority growth area. The proposed rezoning conforms to the District Plan policies for Nodes by establishing a logical focus for population and

employment growth opportunities and are best suited for intensive and large-scale development.

Land Use Compatibility

The proposed rezoning will replace the existing DC2 Zone with the standard Zone, General Commercial Zone (CG). The current DC2 Zone accommodates shopping centre development to a maximum height of 14 m. The image below illustrates the existing development on site.



The proposed CG Zone will continue to provide commercial uses and will add limited opportunities for residential uses in the form of multi-unit housing. The CG Zone is the closest standard zone to the existing DC2 Zone.

Compared to the existing DC2 Zone, the CG Zone will allow for an increase in the height of use by 2.0 m with an additional increase in the height of hotels to a maximum of 30.0 m. In addition, the CG Zone provides for a greater floor area ratio. The increase in development regulations is in accordance with The City Plan's direction to intensify development in major nodes. The proposed rezoning is suitable at this location as it will continue providing commercial uses and add limited residential uses compatible with the surrounding land uses.

The table below summarizes the differences in development regulations.

	DC2 1011 Current	CG Proposed
Uses	Shopping center development that may include office and entertainment uses	Variety of commercial businesses that range from low impact commercial and office activities
Maximum Height	14.0 m 14.0 m Hotels	16.0 m 30.0 m Hotels
Floor area ratio	1.0	2.0 - 3.5
Front Setback 90 Avenue and 170 Street	6.0 m	4.5 m - 6.0 m
Setback from residential Zones Setback from commercial	As per site plan, (parking areas)	6.0 m 0.0 m

Mobility

With any future major redevelopment of the site, the five existing vehicular site accesses along 170 Street NW and 90 Avenue NW will be reviewed in accordance with the City's Access Management Guidelines. Consolidation and/or reconfiguration of site accesses may be required. Similarly, active modes infrastructure and connectivity will be reviewed, both within the site and connecting to the adjacent public realm, to ensure safe and convenient circulation of pedestrians.

Edmonton Transit Service (ETS) operates numerous bus routes to/from the temporary West Edmonton Mall Transit Centre (located west of the rezoning site on 90 Avenue NW). A range of services operate to/from this Transit Centre, including frequent, local, rapid, community and crosstown bus routes.

The West Edmonton Mall Transit Centre is in a temporary location on 90 Avenue NW due to Valley Line West LRT construction and will be relocated to its permanent location on 87 Avenue NW with LRT completion. Bus stops are likely to be maintained on 90 Avenue NW near the site after the West Edmonton Mall Transit Centre is relocated. Construction of the Valley Line West LRT began in 2021 with completion expected in 2027/28.

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.

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination