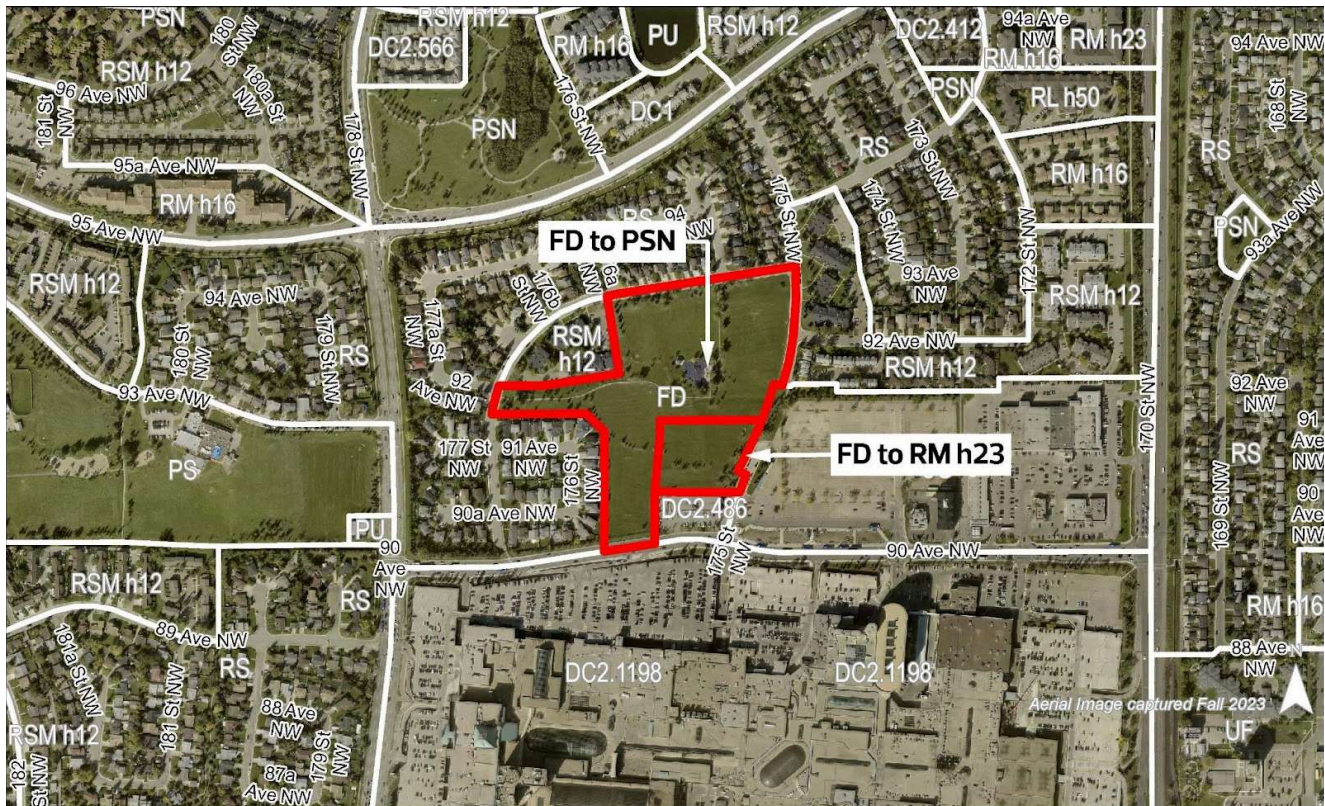


9020, 9104 & 9120 - 175 Street NW and 17503 - 93 Avenue NW Position of Administration: Support



Summary

Bylaw 20957 proposes a rezoning from the Future Urban Development Zone (FD) to the Medium Scale Residential Zone (RM h23) and Neighbourhood Parks and Services Zone (PSN) to allow for medium scale housing and smaller scale parks and amenities.

A separate Council report entitled "Summerlea Municipal Reserve Removal" (FCS02655) is being advanced concurrently with this Bylaw. The *Municipal Government Act* requires City Council to hold a public hearing on removing the Municipal Reserve designation before developing the site for an alternate use.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton webpage. Administration heard from 17 people, all of whom were in opposition. Most concerns were related to loss of greenspace, traffic congestion, and increased crime.

Administration supports this application because it:

- Creates a diversity of housing choices.
- Is compatible with surrounding land uses.
- Contributes to The City Plan's Big City Move, Inclusive and Compassionate, by providing an opportunity for affordable housing, and reducing the number of Edmontonians who are in core housing need.
- Contributes to The City Plan's Big City Move, A Rebuildable City, by contributing to the target of providing 50 percent of new units through city wide infill.
- Is in alignment with *City Policy C583A: Developing Surplus School Sites*, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities.

Application Details

This application was submitted by the City of Edmonton Real Estate Branch on behalf of the Housing Action Team. An associated subdivision application (LDA24-0315) is currently under review by administration.

Rezoning

The proposed Medium Scale Residential Zone (RM h23) and Neighbourhood Parks and Services Zone (PSN) would allow development with the following key characteristics:

- RM h23:
 - Medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing.
 - Maximum building height of 23 m (approximately six storeys).
 - Maximum Floor Area Ratio of 3.0.
 - Minimum density of 75 dwellings per hectare.
- PSN:
 - Community uses, including parks and child care services.
 - Maximum building height of 14.0 m (approximately three storeys).

Site History

The City received 20 surplus school sites from the Edmonton Public School Board in 2009 after they were no longer required for schools. In 2015, City Council identified 14 surplus school sites for affordable housing. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Future Urban Development Zone (FD)	Undeveloped / open space
North	Small Scale Residential Zone (RS) Small-Medium Scale Transition Residential Zone (RSM h12)	Single detached housing Row housing
East	Small-Medium Scale Transition Residential Zone (RSM h12) General Commercial Zone (CG) Site Specific Development Control Provision (DC2.486)	Row housing Surface parking, temporary transit station, and commercial buildings Three storey hotel
South	Site Specific Development Control Provision (DC2.486) Site Specific Development Control Provision (DC2.1198)	Three storey hotel West Edmonton Mall
West	Small Scale Residential Zone (RS) Small-Medium Scale Transition Residential Zone (RSM h12)	Single detached housing Row housing



View of the site looking southeast from the centre of Summerlea Park

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the proposed rezoning generated a modest amount of community feedback and comments. The broadened approach included:

Pre-Application Notice (from applicant), June 26, 2024

- Notification radius: 120 metres
- Number of recipients: 1231
- Number of responses (as reported by the applicant): 0

Mailed Notice, July 23, 2024

- Notification radius: 120 metres
- Recipients: 327
- Responses: 1
 - In opposition: 1 (100%)

Engaged Edmonton Webpage, July 29, 2024 - August 11, 2024

- Visited the page: 174
- Submitted a question or forum response: 16
 - In opposition: 16 (100%)

Site Signage, August 8, 2024

- Two rezoning information signs were placed on the property so as to be visible from 90 Avenue NW, 93 Avenue NW, and 175 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Summerlea Community League Name

Common comments heard (number of similar comments in brackets beside comments below):

- Concern over the loss of greenspace. (9)
- Concern over safety and increased crime. (9)
- Concern over increased traffic. (5)
- Concern over the building size. (2)

A full “What We Heard” Public Engagement Report is found in appendix #1.

Application Analysis



Site analysis context

The City Plan

This application supports The City Plan’s goal to accommodate 50% of new homes through infill, and infill is expected to be constructed at a variety of scales in areas like Summerlea. The subject site is located within the WEM-Misericordia Major Node, where mid rise buildings are supported.

In alignment with the Big City Move to be a Rebuildable City, repurposing a planned school building envelope for affordable multi-unit housing reflects shifting needs and opportunities that have emerged since the neighbourhood was initially planned. The proposal aligns with policies to enable all districts to achieve more income-diverse neighbourhoods and a greater mix of land uses, and ensure all districts meet or exceed regional density targets as they redevelop over time.

The City Plan envisions a future where nobody is in core housing need and less than 35% of average household expenditures are spent on housing and transportation, as part of its Big City Move to be an Inclusive and Compassionate City. The proposed rezoning enables the future provision of affordable housing under *City Policy C583A: Developing Surplus School Sites*, contributing to the objectives of The City Plan to pursue partnerships to end poverty and streamline the provision of affordable housing in all neighbourhoods.

District Plans

At the time of the writing of this report, the District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is within the boundaries of the West Edmonton District Plan, which designates it as Urban Service and Open Space. Although the proposed rezoning does not match the identified land use designations as described by the District Plan, a policy exception (B.1 Summerlea - Land Use (Surplus School Site)) provides additional direction stating:

"The 6.2 hectare subject site includes a 1.0 hectare school site that was declared surplus by local school boards in 2009. It was approved for residential development by City Council in 2015. Small Scale and Low Rise residential development are appropriate for the surplus school site."

In the time since District Plans were drafted, the proposed housing site shifted south within the Summerlea Park site, and the proposed scale increased from a low rise to a mid rise building. The site is located within the WEM-Misericordia Major Node, and District Policy describes Major Nodes as large-scale urban centres anchored by large public institutions and employment centres, which provide residents with a diverse mix of housing and employment opportunities and travel modes. District Policy supports mid rise development throughout Major Nodes.

In accordance with this policy exception, and guidance provided by District Policy, the proposed rezoning generally aligns with the policies of the West Edmonton District Plan.

City Policy C583A

Approved in 2015, *City Policy C583A: Developing Surplus School Sites* provides guidelines for the development of identified surplus school sites, including Summerlea. The guidelines include the following principles:

- **Access to affordable housing:** Surplus school sites provide a valuable opportunity for increasing Edmontonians access to affordable housing, while utilizing existing infrastructure in established neighbourhoods.
- **Increase housing choice:** Development on the surplus school sites will align with the City Plan objective to establish housing for a range of household types and sizes, excluding single detached housing, and provide access to affordable housing in neighbourhoods where it may be limited.
- **Integrate housing, services and amenities:** Ensure housing services and amenities are available to support the needs of residents and the community, where possible.

The development of this site prioritizes access to affordable housing, increased housing choice and the integration of housing services and amenities.

Land Use Compatibility

The subject site is currently zoned FD, and has been deemed surplus for school site development. If approved, the rezoning of the southeast corner of the site will allow for the

development of multi-unit housing up to 23.0 m (approximately six storeys) in height. The RM h23 zone is compatible with the adjacent open space and the hotel on the southern edge of the site.

This site is an appropriate location for multi-unit housing, as future residents will have easy access to Summerlea Park, as well as the recreational activities, employment and commercial opportunities offered by West Edmonton Mall, which is less than 100 metres from the site. In addition, transit access will be available approximately 560 metres south via the future Valley Line West LRT and West Edmonton Mall Transit Centre. The original surplus school building envelope was located on the northern boundary of Summerlea Park. This proposal shifts the site further south within the park, which will bring residents closer to the future LRT Station and Transit Centre.

The proposed rezoning of the remainder of the site to PSN is appropriate as it would align the zoning with its current use as park space.

	FD Current	PSN Proposed	RM h23 Proposed
Typical Uses	Park School Agriculture	Park Child Care Service Community Service	Residential
Maximum Height	12.0 m	14.0 m	23.0 m
Minimum Density	N/A	N/A	75 du/ha
Minimum Number of Dwellings	N/A	N/A	75
Maximum Floor Area Ratio	N/A	N/A	3.0
Minimum Front Setback (175 Street NW)	7.5 m	6.0 m	4.5 m
Minimum Interior Side Setback	7.5 m	4.5 m	3.0 m

Minimum Rear Setback	7.5 m	4.5 m	3.0 m
-----------------------------	-------	-------	-------

Mobility

A Transportation Impact Assessment (TIA) was completed and confirmed the proposed rezoning will not have a significant impact on the surrounding transportation network. The TIA identifies several opportunities to improve the active mode network including constructing shared pathways that connect the site to 175 Street and to existing pathways in Summerlea Park. Vehicle access will be from 175 Street. The rezoning area is located near future district bike connector routes along 170 Street and 178 Street.

Edmonton Transit Service (ETS) operates numerous bus routes to/from the temporary West Edmonton Mall Transit Centre (located near the rezoning site on 90 Avenue). After construction of the Valley Line West LRT is complete, the West Edmonton Mall Transit Centre will be relocated back to a permanent facility on 87 Avenue.

Open Space

The subject site was deemed surplus to municipal requirements in 2009 by City Council and identified for affordable housing. The subject site is designated Municipal Reserve and this designation is required to be removed for the proposed development. Redevelopment of this site shall consider field impacts and identify appropriate relocation or realignment opportunities to ensure programming needs are maintained.

Utilities

Sanitary servicing is available, via a new service, connecting to the existing system located within 175 Street NW. This existing system can accommodate development under the proposed rezoning.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the development permit stage.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. “What We Heard” Public Engagement Report

Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

What We Heard Report

Summerlea LDA24-0253

Edmonton

Public Engagement Feedback Summary

Project Address: 9020 & 9104 - 175 Street NW and 17503 - 93 Avenue NW

Project Description: The City is reviewing an application to rezone 9020 - 175 Street NW, 9104 - 175 Street NW, and 17503 - 93 Avenue NW from the Future Urban Development Zone (FD) to the Medium Scale Residential Zone (RM h23) and the Neighbourhood Parks and Services Zone (PSN). The rezoning to RM h23 will allow for the development of multi-unit housing and the rezoning to PSN will apply the appropriate zoning for the existing park. The Housing Action Team is proposing to move the development site from the original Summerlea surplus school site located at 17503 - 93 Avenue NW to the subject site for the rezoning. Key characteristics of the proposed RM h23 Zone include:

- A maximum height of 23 metres (approximately six storeys)
- A maximum Floor Area Ratio of 3.0
- A minimum density of 75 dwellings per hectare

Engagement Format: Online Engagement Webpage - Engaged Edmonton:
<https://engaged.edmonton.ca/summerleasurplus>

Engagement Dates: July 29, 2024 - August 11, 2024

Number Of Visitors to Engaged Edmonton page: Visited the page - 174
Submitted a question or forum response - 16

About This Report

The information in this report includes summarized feedback received between July 29, 2024 - August 11, 2024 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process, a brief history of the surplus school sites across the City and contact information for the file planner. Two participation tools were available for participants: the 'Ask a Question' and 'Share Your Thoughts'. The 'Ask a Question' tool allowed participants to ask questions directly to the project team. Once answered, the question and response would both either be shared publicly on the Engaged Edmonton page, or sent privately back to the participant. The 'Share Your Thoughts' tool allowed participants to share feedback on an open forum. They could also respond to and 'like' the comments of others, allowing participants to engage in conversation with each other.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

Feedback Summary

This section summarizes the main themes collected on Engaged Edmonton, as well as emails and phone calls received by the planner.

Number of Responses:

In Support: 0

In Opposition: 17

The most common **concerns** heard were:

Loss of Greenspace: The community is concerned that the proposed development will result in a loss of greenspace. The park is important to the community, and is well used by surrounding residents for sports, events, and recreational activities. Access to park space is particularly crucial given its context next to West Edmonton Mall.

Traffic: Concerns were raised about increased traffic that this proposal could generate.

Crime/Safety: There is a worry that affordable housing will result in increased crime and reduce safety in the neighbourhood. A temporary ETS station was recently installed on 90 Avenue NW, and residents feel that the number of thefts and break-ins has increased since then.

Building Size: A six storey building would obstruct the view and be detrimental to the appearance of Summerlea.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

Reasons For Opposition

Greenspace

- This park is very important for holding various social events in our community, and it should be left the way it is. (5)
- The soccer field is highly used for sports and recreational activities. (4)
- This would reduce vegetation.
- This park, as it currently is, constitutes an important and critical green space and hub for a healthy and vibrant community.
- Ensuring community-based access to nature, outdoor recreational engagement, sport and park-based features such as the soccer field and ball diamond for children, youth and families, is particularly crucial given the locational context, i.e., the lure of consumerism in the massive mall just across the street.
- Many seniors come for early morning or late evening walks to enjoy the fresh air in a safe and peaceful environment.

Traffic

- Concerned about increased traffic. (5)

Crime/Safety

- Concerned about increased crime. (5)
- Concerned about children's safety playing in the park. (4)
- An ETS station was recently built nearby, which has increased the number of thefts, break-ins to cars and houses, and inappropriate behaviour. (3)
- Does not agree with the City's research that states affordable housing does not affect surrounding properties. (2)
- Does not feel safe walking beside low income buildings and does not want them in their area. (2)
- The city needs to properly address the crime and drug problem instead of warehousing.

Building Size

- A six storey building will obstruct the view and affect the appearance of Summerlea. (2)

Other

- Construction would add noise, pollution, dirt, and traffic. (3)
- Concerned that property values will decrease.

Suggestions For Improvement

- If this land must be developed, the requirement should be made that the housing project be affordable senior housing.

Questions & Answers

1. **Will the city retain ownership of the land under the proposed development, or would the land be privately owned by the affordable housing provider?**

The City will prepare the land for sale, including rezoning, subdivision, and municipal reserve removal. The site will then be sold to an affordable housing provider who will develop the site.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners, residents, and applicable nearby Community Leagues and Business Associations.
 - Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
 - Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).
-

If you have questions about this application please contact:

Andrea Wadsworth
780-496-8159
andrea.wadsworth@edmonton.ca