

## 9611 - 189 Street NW

### Position of Administration: Support



## Summary

Bylaw 20954 proposes a rezoning from the Parks and Services Zone (PS) to the Medium Scale Residential Zone (RM h16) to allow for medium scale housing.

A separate Council report entitled "La Perle Municipal Reserve Removal" (FCS02653) 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 81 people, with approximately 5% in support, 94% in opposition, and 1% with questions only. Most concerns were related to traffic and parking congestion, a loss of greenspace, affordable housing, 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 ensuring affordable housing options to support social equity and meet the needs of all Edmontonians.
- 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.

## Rezoning

The proposed Medium Scale Residential Zone (RM h16) would allow development with the following key characteristics:

- Medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing.
- Maximum building height of 16.0 m (approximately four storeys).
- Maximum Floor Area Ratio 2.3.
- Minimum density of 45 dwellings per net residential hectare.

## 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 designated 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	Parks and Services Zone (PS)	Undeveloped / Open space
North	Parks and Services Zone (PS)	Open space

<b>East</b>	Parks and Services Zone (PS)	La Perle School, Community League, and open space
<b>South</b>	Small Scale Residential Zone (RS) Small Scale Flex Residential Zone (RSF)	Single detached housing
<b>West</b>	Small Scale Residential Zone (RS)	Single detached housing



*View of the site looking north from 96 Avenue NW at 189 Street NW*

## Community Insights

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

### Pre-Application Notice (from applicant), April 16, 2024

- Notification radius: 120 metres
- Number of recipients: 96
- Number of responses (as reported by the applicant): 4
- Main comments received (as reported by the applicant):
  - Decrease in property values from the proposed development.
  - Income requirements of the future residents of the proposed development.
  - Increased shadows cast from proposed development.
  - Increase in traffic congestion from the proposed development.

### Mailed Notice, May 16, 2024

- Notification radius: 120 metres



- Recipients: 119
- Responses: 14
  - In support: 2 (14%)
  - In opposition: 11 (79%)
  - Questions only: 1 (7%)

### **Engaged Edmonton Webpage, May 27, 2024 to June 9, 2024**

- Visited the page: 371
- Submitted a question or forum response: 63
  - In support: 2 (3%)
  - In opposition: 61 (97%)

### **Site Signage, June 10, 2024**

- One rezoning information sign was placed on the property so as to be visible from 189 Street NW and 96 Avenue NW.

### **Webpage**

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

### **Notified Community Organizations**

- La Perle Community League
- West Edmonton Communities Council Area Council

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

- Concern over increased traffic. (31)
- Concern over the loss of green space. (28)
- Concern over increased demand for parking. (23)
- Concern over additional affordable housing in the neighbourhood. (23)
- Concern over increased crime. (18)

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 La Perle.

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. Although the proposed rezoning does not match with the purpose of the Urban Service land use designation, a policy exception (A.1 La Perle - Land Use (Surplus School Site) provides additional direction stating:

*"The 11 hectare subject site includes 2.2 hectares dedicated for two school sites. One school site was developed, and the other was declared surplus by local school boards in 2009. The surplus school site 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 accordance with this policy exception, the proposed rezoning 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 Blue Quill. The guidelines include the following principles: characteristics:

- **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 southwest corner of La Perle park has been deemed surplus for school site development. If approved, the rezoning of this site will allow for the development of multi-unit housing up to 16.0 m (approximately 4 storeys) in height. The RM h16 zone is compatible with the adjacent open space and low density residential to the west and south, and will provide an appropriate transition at a scale that is sensitive to the surrounding neighbourhood.

This site is an appropriate location for multi-unit housing, as future residents will have easy access to open space provided by La Perle Park, and transit opportunities that are directly adjacent to the site.

	<b>PS Current</b>	<b>RM h16 Proposed</b>
<b>Typical Uses</b>	Park School Child Care Service	Residential
<b>Maximum Height</b>	16.0 m	16.0 m
<b>Minimum Density</b>	N/A	45 du/ha
<b>Minimum Number of Dwellings</b>	N/A	50
<b>Maximum Floor Area Ratio</b>	N/A	2.3
<b>Minimum Front Setback</b> (189 Street NW)	6.0 m	4.5 m
<b>Minimum Interior Side Setback</b>	4.5 m	3.0 m
<b>Minimum Flanking Side Setback</b> (96 Avenue NW)	6.0 m	4.5 m
<b>Minimum Rear Setback</b>	4.5 m	3.0 m

## Mobility

A Transportation Impact Assessment (TIA) was submitted in support of this application. The study finds the existing roadways in the area have sufficient capacity to accommodate additional vehicle trips generated by the site. The study additionally recommends that the access to the site align with 97 Avenue NW, with both the site access and 97 Avenue NW operating as stop

controlled. The existing shared pathway going through the site will be relocated to run along the northern and eastern boundaries.

La Perle and Belmead Neighbourhood Renewal is currently in its planning and design phase with construction anticipated to begin in 2026. The scope of the work will include improvements to 189 Street and 96 Avenue, intersection improvements, and enhancements to the public realm.

ETS operates a local bus route adjacent to the rezoning site which connects transit users to the West Edmonton Mall Transit Centre and Jasper Place Transit Centre for connection to the larger city wide network.

## **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**

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary sewer systems in the area.

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 providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.



## **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

## La Perle

### LDA24-0152

Edmonton

## Public Engagement Feedback Summary

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<b>Project Address:</b>	9611 - 189 Street NW
<b>Project Description:</b>	<p>The City is reviewing an application to rezone the La Perle Surplus School Site located at 9611 - 189 Street NW from the Parks and Services Zone (PS) to the Medium Scale Residential Zone (RM h16) to allow for the development of multi-unit housing in the form of row housing and/or apartment housing. Key characteristics of the proposed RM h16 zone include:</p> <ul style="list-style-type: none"><li>• A maximum height of 16 metres (approximately four storeys)</li><li>• A maximum Floor Area Ratio of 2.3</li><li>• A minimum density of 45 dwellings per hectare</li></ul>
<b>Engagement Format:</b>	Online Engagement Webpage - Engaged Edmonton: <a href="https://engaged.edmonton.ca/laperlesurplus">https://engaged.edmonton.ca/laperlesurplus</a>
<b>Engagement Dates:</b>	May 27, 2024 - June 9, 2024
<b>Number Of Visitors to Engaged Edmonton page:</b>	Visited the page - 371 Submitted a question or forum response - 63

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### About This Report

The information in this report includes summarized feedback received between May 27, 2024 - June 9, 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.

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## 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.

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## 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: 4

In Opposition: 72

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 valuable to the community, and is well used by surrounding residents for sports and recreational activities.

**Traffic/Parking:** The area experiences heavy congestion around the school. There is a concern that the proposed development will make traffic and parking congestion worse. LRT construction has also made it more difficult to get in and out of the community.

**Crime/Safety:** There is a worry that affordable housing will result in increased crime and reduced safety for children and residents. Many feel that La Perle already has plenty of low income housing and does not need any more.

**Property Values:** There is a concern that property values will decrease as a result of the proposed development.

The most recurring comments of **support** heard were:

**Use of the Park:** The greenspace is not being used very much outside of the playground.

**Affordable Housing:** Some community members support the use of the site for affordable housing.

The most recurring **suggestions for improvement** were:

**Alternate Location:** If the proposed development is to go ahead, a land swap with the La Perle East Park should be considered. The northeast side of La Perle School, and several other alternate locations outside of La Perle were suggested instead of the proposed site.

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## 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

- The proposed development would result in a loss of greenspace. (28)
- The field is well used for a variety of sports and recreational activities. (17)
- The most valuable part of our community is our greenspaces and natural landscapes. (7)
- The wildlife will go away if you build this housing here.

#### Traffic/Parking

- The proposed development will increase traffic congestion in the neighbourhood. (31)
- The proposed development will increase demand for on-street parking. (23)
- There is already traffic and parking congestion around the school. (8)
- LRT construction has made it more difficult to get in and out of the community. (4)

#### Crime/Safety

- The proposed development will result in an increase in criminal activity. (18)
- The proposed development is a safety concern for children. (18)

#### Other

- La Perle already has numerous low income housing and does not need any more. (23)
- Concerned with decrease in property values. (13)
- The school and community has already exceeded population capacity. (10)
- The proposed development would change the character of the neighbourhood. (4)
- The proposed development would be detrimental to the view. (3)
- Concerned with construction disruptions. (3)
- This is not a low income neighbourhood. (2)
- La Perle isn't within 15 minute walking or biking distance to grocery stores and amenities. (2)
- The city may need to provide more low income housing but this would be detrimental to this community.
- Not against the overall need for low income housing in the city, but the specified location brings so many risks and negative externalities.
- There's a lack of meaningful transit access.
- This is not an appropriate location for any form of additional housing.
- Enrollment in the school is increasing so the land may be best used for expansion of school facilities if required.

### Reasons For Support

- Support the use of the site for affordable housing. (3)



- Have not seen the greenspace being used much outside of the playground. (2)
- The housing project site should remain at the approved LaPerle Surplus School site.

## Suggestions For Improvement

### Alternate Location

- Consider a land swap with the site across from the gas station and strip mall instead (7)
- Consider a land swap and move the project to a different location (2)
- A land swap would be absolutely preferred, but the concerns of traffic, parking congestion, safety, losing green space, would be the same with the multi unit affordable / subsidized type of housing development
- Consider the northeast side of the school and community league at 185 Street and 97A Avenue instead
- Consider vacant motel sites along 111 Avenue and 156 Street for additional housing instead
- Consider using some of the land around the zoo, currently designated for off lease, to provide affordable housing instead
- Build up in downtown or on the periphery of downtown instead of making the communities on the edge increase density
- Oppose densifying Edmonton's existing suburbs when the focus should instead be on expansion around city boundaries

### Seniors' Housing

- If this site is developed we would prefer to see affordable housing for seniors
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## Questions & Answers

- 1. We don't need more low income housing, it is an established older community that is already at its capacity, the school is over capacity, the field is used for soccer and other sports very frequently, the extra traffic is not needed. Are there not other areas in the city to outfit this like new developments?**

#### Response from Applicant:

To meet the housing needs of all Edmontonians, affordable housing is needed in all areas of the city. In recent years, the City has invested in affordable housing in developing neighbourhoods like Maple, Chappelle, Heritage Valley, Greisbach and Edgemont, as well as mature neighbourhoods and core neighbourhoods, including downtown. In 2015, City Council designated 14 surplus school sites for affordable housing, and these sites are located throughout the city. Two surplus school sites have already been prepared for development and sold at below-market value to affordable housing providers. The remaining 12 surplus school sites will be developed over the next three years.

- 2. I'm writing this email to ask if the city is considering doing a land swap for rezoned land in the La Perle west park for the La Perle east park? As I don't see anything about such swap on the engaged rezoning website.**

#### Response from Applicant:

Thank you for reaching out. The City's Housing team currently has Council direction to pursue development on the original surplus school site located at 9611 189 Street NW. The direction to pursue a land swap would also need to be initiated by Council.

The rezoning application submitted this spring relates only to the original site. Council will make a decision on the rezoning application at a Public Hearing this fall, tentatively scheduled for October 21, 2024.

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### **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](http://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](http://edmonton.ca/meetings).
- Members of the public can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)).

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If you have questions about this application please contact:

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