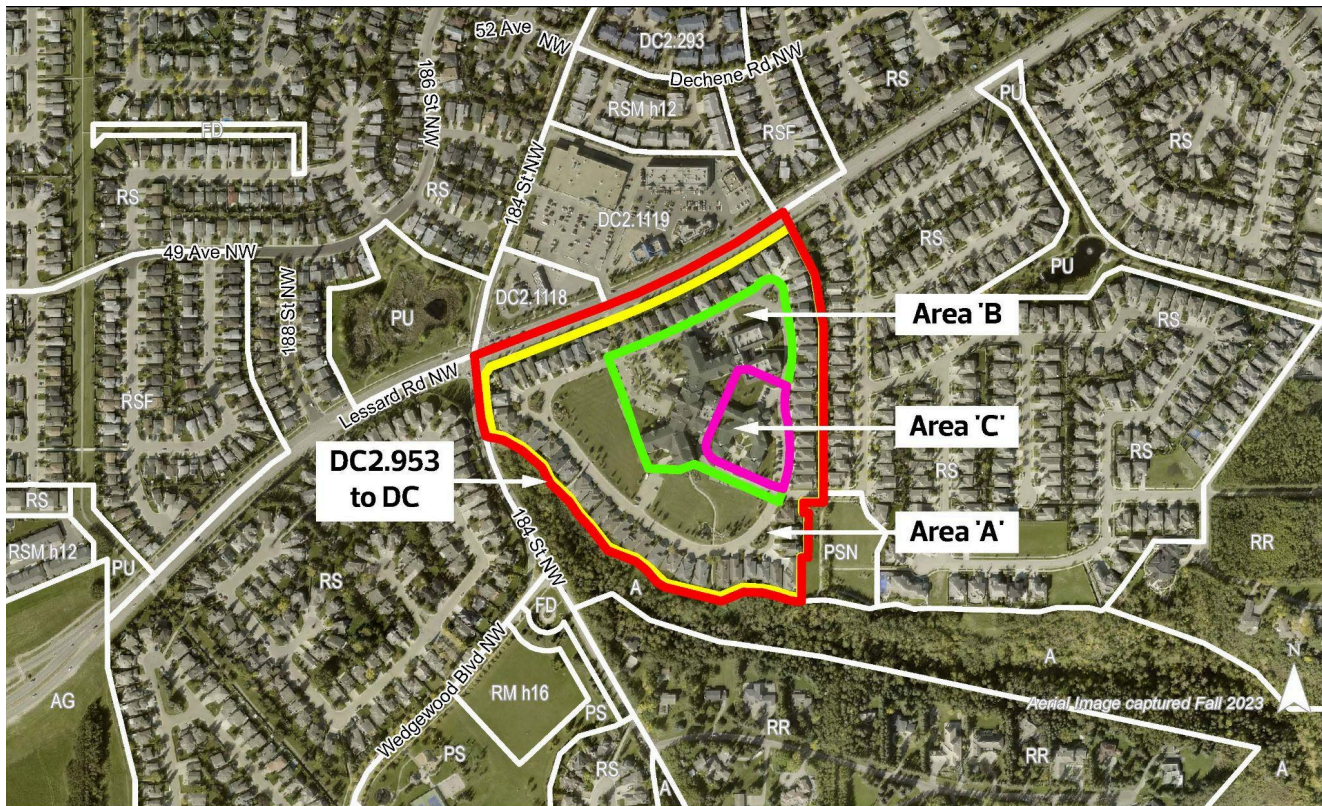


## Units 112-347, 18333 Lessard Road and Units 1-66, 18343 Lessard Road Position of Administration: Support



### Summary

Bylaw 21149 proposes a rezoning from a Site Specific Development Control Zone (DC2.953) to a new Direct Control Zone (DC) to allow for the continued development of a comprehensively planned, continuing care retirement community.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, information on the City's webpage, an Engaged Edmonton webpage and an in-person public engagement session. A total of 35 people were heard from. Most concerns were related to the loss of green space, increased density on the site and a lack of amenities available to current and future residents.

Administration supports this application because it:

- Allows Edmontonians to live locally in communities that meet their daily needs.
- Increases housing diversity within an existing continuing care retirement community.
- Compatible with current land uses.
- Aligns with the West Edmonton District Plan.

## Application Details

This application was submitted by Next Architecture Ltd. on behalf of Touchmark Development & Construction.

## Rezoning

The proposed Direct Control Zone (DC) adjusts the boundary between Area A - Low Density Residential and Area B - Medium Density Residential. The boundary adjustment will expand Area A to include an undeveloped portion of Area B. This will result in an expansion of Area A and an increase in maximum dwellings from 74 to 115 in Area A.

The proposed rezoning will align the DC Zone regulations with the new zoning bylaw 20001. However, the proposed DC zone will continue to maintain similar uses and regulations to the previous DC2.

Key adjustments and characteristics proposed by the DC Zone include:

- Expands Area A - Low Density Residential by adding a portion to the undeveloped section of Area B - Medium Density Residential.
- Increase in maximum number of Dwellings in Area A to 115.
- Maximum height Area A - 10.5, Area B and C - 12.0m.
- Area A uses - Single/Semi Detached Housing.
- Area B uses - Multi-unit Housing, limited commercial, and Health Care Facility (limited to residents).
- Area C uses - Health Care Facility (limited to residents).

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Site Specific Development Control Zone (DC2.953)	Continuing care retirement community
<b>North</b>	Site Specific Development Control Zone (DC2.1118 & DC2.1119)	Commercial Grocery store
<b>East</b>	Small Scale Residential Zone (RS)	Detached housing (Two Storeys)



<b>South</b>	River Valley Zone (A)	Wedgewood Ravine Top of Bank Walkway
<b>West</b>	River Valley Zone (A) Small Scale Residential Zone (RS)	Wedgewood Ravine Detached housing (Two Storeys)



*View of Site looking south from Lessard Road NW*

## Community Insights

This application was brought forward to the public using an expanded approach. This approach was selected because the applicant's pre-application notice elicited a high volume of responses and substantial interest from residents of the continuing care community. The expanded approach included:

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

- Notification radius: 61 metres
- Number of recipients: 340
- Number of responses (as reported by the applicant): 19
- Main comments received (as reported by the applicant):
  - Request that the land remain undeveloped.

### Mailed Notice, October 30, 2024

- Notification radius: 61 metres
- Recipients: 340
- Responses: 11
  - In opposition: 8 (73%)
  - Mixed/Questions only: 3 (27%)

## **Meeting with Condominium Board and Site Visit, November 22, 2024**

- Attendees: 13
- The meeting's purpose was to discuss the application with the applicant (Next Architecture), and Landowner (Touchmark), and residents of the continuing care community who were serving on the condo board.

## **Public Engagement - Open House, January 20, 2025**

- Attendees: 36

## **Engaged Edmonton Webpage, January 13, 2025, to January 27, 2025**

- Site visits: 630
- Aware: 348
- Informed: 120
- Engaged: 11
  - In support: 2 (18%)
  - In opposition: 6 (55%)
  - Mixed/Questions only: 3 (27%)

## **Webpage**

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

## **Notified Community Organizations**

- Lessard Community League
- Wedgewood Community League
- Willowby Community League

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

- Community members are concerned with the removal of greenspace with the proposal. (15)
- Increase in density and that the community and local amenities are already at capacity. (13)
- Traffic congestion in the community and concerns of congestion at the Lessard Road vehicle access. (11)

A full "What We Heard" Public Engagement Report is found in Appendix 1.

## Application Analysis



*Site analysis context*

## The City Plan

The application aligns with the Big City Move 'A Community of Communities' that seeks to give Edmontonians the ability to live locally with access to diverse and affordable housing options in communities that support their daily needs in an approved neighbourhood.

## West Edmonton District Plan & District Policy

The site is located within the West Edmonton District Plan and is designated as being within a redeveloping area. The site is designated as Urban Mix and is outside of any identified node or corridor. Urban Mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development. The proposed DC Zone allows for various residential housing types with good transitions to surrounding residences on site.

## Land Use Compatibility

The proposed DC zone is compatible with existing and surrounding land uses, by maintaining similar height, setbacks and density regulation, this application. The current housing makeup of the site indicates that 74% of dwellings are apartment units while 26% are single/semi detached. The proposal would increase the opportunity for single/semi-detached housing on site and increases the percentage of single/semi-detached housing choices on site as a result.

Even though there is a shift from medium to low density residential there will not be a reduction in the maximum permitted dwelling units on the overall site. As there is still an opportunity for Area B to reach their maximum dwelling/sleeping unit capacity.

In comparison to the existing Donsdale neighbourhood, the Touchmark site ( DC) would still maintain a relatively high density of 34.9 units/net residential hectare (nrha) when compared to the overall neighbourhood density of 20.8 units/nrha.

	<b>DC2.953 - Area A Current</b>	<b>DC - Area A Proposed</b>
<b>Typical Uses</b>	Single/Semi Detached Housing	Single/Semi Detached Housing
<b>Maximum Height</b>	6.0 m	10.5 m
<b>Minimum Front Setback</b> (Internal Private Roads)	4.5 m	4.5 m
<b>Minimum Interior Side Setback</b>	1.2 m or 2.4 m yard	1.2 m or 2.4 m yard
<b>Minimum Flanking Side Setback</b> (Vehicular Entrances)	3.0 m	3.0 m
<b>Minimum Rear Setback</b>	4.5 m - 7.5 m	4.5 m - 7.5 m
<b>Maximum Number of Dwellings</b>	74	115

	<b>DC2.953 - Area B Current</b>	<b>DC - Area B Proposed</b>
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<b>Typical Uses</b>	Apartment Housing Extended Medical Treatment Services (residents only) Health Services Personal Shops & Convenience Retail Stores (when integrated with and a secondary use)	Multi-unit Housing Health Care Facility (residents only) Health Services Indoor Sales and Services (when integrated and with a secondary use such as residential)
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Minimum Setback from Internal Roads</b>	4.5 m	4.5 m
<b>Maximum Number of Dwellings/ Sleeping Units</b>	280	280

	<b>DC2.953 - Area C Current</b>	<b>DC - Area C Proposed</b>
<b>Typical Uses</b>	Health Services Extended Medical Treatment Services (residents only)	Health Services Health Care Facility (residents only)
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Minimum Setback from Internal Roadway</b>	4.5 m	4.5 m
<b>Maximum Number of Sleeping Units</b>	96	96



## **Mobility**

The proposed rezoning is anticipated to have minimal impact on the surrounding mobility network. Minimum parking requirements have been removed from the proposed DC to align with open option parking.

ETS operates bus service on Lessard Road. Future residents within the rezoning site are generally within 300m walking distance to nearby bus stops.

## **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.

The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. "What We Heard" Public Engagement Report
2. DC Zone Comparison

Written By: Evan Wong

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination





## Public Engagement Feedback Summary

<b>Project Address:</b>	18333 - Lessard Road NW and Units 1-66, 18343 - Lessard Road NW
<b>Project Description:</b>	<p>The City has received a rezoning application from Next Architecture on behalf of the landowner Touchmark Development and Construction to rezone 18333 Lessard Road NW and Units 1-66, 18343 Lessard Road NW from the Site Specific Development Control Provision DC2 953 to the Direct Control Zone (DC).</p> <p>The application proposes to rezone to the DC Zone, this zone reconfigures a portion of “Area B - Medium Density Residential” by redesignating it as “Area A - Low Density Residential” as shown in Attachment. The stated intent of the application is to construct 30-40 seniors villas (single and semi-detached housing) in this area. The application proposes an increase in maximum dwelling units for Area A from 74 to 115 (41 additional units).</p> <p>Proposed DC updates in alignment with the Zoning Bylaw 20001 include: the removal of minimum parking requirements (Open Option Parking) and an increase in maximum height in area A from 6.0 m to 10.5 m (zoning bylaw).</p>
<b>Engagement Format:</b>	Online Engagement Webpage - Engaged Edmonton: <a href="https://engaged.edmonton.ca/TouchmarkWedgewoodRezoning">https://engaged.edmonton.ca/TouchmarkWedgewoodRezoning</a>
<b>Engagement Dates:</b>	October 2024 - February 2025 - Mailed Notice November 22, 2024 - Condominium Board Meeting Engaged Edmonton Webpage - January 13 to January 26, 2025 Open House - January 20, 2025
<b>Number Of Visitors to the Engaged Edmonton Webpage:</b>	<ul style="list-style-type: none"><li>Submitted a question or forum response: 15</li><li>Visited the page: 348</li></ul>

### About This Report

The information in this report includes summarized feedback received between August 16, 2024 to February 6, 2025 through online engagement via the Engaged Edmonton platform, a resident’s meeting,

an open house event, emails submitted directly to the file planner and phone calls to the file planner. Additional communication occurred with residents after February 6, 2025 to provide updates on the final stages of this application, ahead of the City Council package proceeding to a Public Hearing.

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**

On October 30, 2024, the City mailed 340 postcards (initial Notice of Proposed Land Use Changes) to:

- All property owners and residents within 60 metres of the proposed rezoning address;
- The ward sipiwiyiniwak Councillor's office;
- The Lessard Community League, the Wedgewood Community League, and the Willowby Community League

The postcards included contact information for the file planner, and feedback was captured through emails and phone calls.

On November 22, 2024, an in-person meeting was held at Touchmark at Wedgewood with Condominium board members and the applicant, in order to further listen and discuss resident concerns.

On December 18, 2024, the City delivered 340 notification letters (notification of Online Public Engagement Opportunity and Open House) to:

- Touchmark Staff - Distribution of the letters was handled by staff at the Touchmark Community due to the Canada post strike;
- The ward sipiwiyiniwak Councillor's office;
- The Lessard Community League, the Wedgewood Community League, and the Willowby Community League.

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

On January 20, 2025 a public open house was held at Touchmark at Wedgewood with City staff, the applicant, and Touchmark staff. Handouts and posterboards were provided with information about the application and staff were present to help answer any questions. Feedback was collected using provided forms, some participants opted to send feedback directly to the file planner via email. This feedback is included in the analysis below.

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 over the course of public engagement.

Number of Responses: 35

In Support: 2 (6%)

In Opposition: 24 (69%)

Mixed/Questions Only: 9 (25%)

The most common **concerns** heard were:

**Removal of Greenspace/Communal Amenity Areas:** Several community members are concerned with the removal of greenspace with the proposal. Many would like to see existing amenity areas and trees preserved with the development and are concerned if they are lost. Many would like to see the area remain undeveloped. Comments mention the greenspace as one that improves their quality of life and mental health.

**Density/Amenities** - A repeated concern was that the community is already at capacity. Many mention that existing facilities and amenities are already crowded and are concerned that the application does not propose new facilities to accommodate this. Some mentioned that the proposed area is too small for the potential maximum number of new units of 41 and should be reduced.

**Traffic/Parking/Pedestrian Safety:** People were concerned with traffic congestion in the community with this proposal. The Lessard road access was an area that was a concern for congestion when entering and leaving the community. Questions were raised if existing parking lots had enough capacity for new residents. There were also concerns that driveway accesses to new homes would create more breaks in the sidewalk and impact pedestrian safety.

**Construction/Noise:** Respondents mentioned they were concerned that construction would bring more traffic and noise to the community, creating a nuisance. Some pointed out that construction could occur over a long unknown period of time and would impact the quiet nature of their community.

The most common comments in **support** heard were:

**Low Density Residential:** Comments in support preferred low density residential uses over the existing approved medium density uses. One commentator mentioned that smaller residences can help seniors balance mobility with independence.

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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/Communal Amenity Areas**

- The proposal will reduce the green space (15)

- The proposal will impact existing trees (4)
- Preserve existing amenity areas (3)
- The greenspace provides is valuable for mental health (2)

### **Density/Amenities**

- The community is already at capacity and existing facilities do not have sufficient capacity (13)
- The community needs additional new amenities (10)
- The current proposal does not propose new amenities or expansion of existing facilities (7)
- The proposed site is insufficient is size to accommodate 30-45 new homes (3)

### **Traffic/Parking/Pedestrian Safety**

- The proposal will increase traffic congestion in the community (11)
- Vehicle access to Lessard Road will become congested (4)
- Where will driveway access be located (2)
- Pedestrian safety (2)
- Not enough parking in existing lots for new residents

### **Construction/Noise**

- Construction will increase noise (10)
- Construction will impact the safety of residents (2)

### **Public Engagement**

- The applicant has not provided enough detailed site planning (8)
- A presentation is preferred over the open house format (4)
- The open house format was not effective (3)
- Seniors cannot access the engaged Edmonton website
- Open house feedback forms should be mailed to all residents

### **Other**

- The proposal would reduce the property value of existing homes (4)
- Proposal is to enrich developer/city (4)
- The proposal will not decrease condo fees (2)
- Ensure that no additional fees are charged to existing residents for new development (2)
- The development appears to be for mostly independent living rather than seniors who require more care
- Emergency Vehicle Access
- Is there sufficient exits from the community in case of an emergency
- Lack of basements in proposed plans will limit new residents storage space
- The reduction in density is a planning double standard for this application compared to the Wedgewood Surplus School site rezoning application
- Loss of opportunity for the City and applicant to work with the community to increase density on the site
- Existing fencing around the community should be raised
- No foresight for the future

### **Reasons For Support**

- Low density residential is preferred over the currently approved medium density residential (2)
- Smaller residences will help seniors balance mobility and independence

### **Suggestions For Improvement**

- Provide more detailed site planning (4)



- Keep the site undeveloped/cancel the project (3)
  - Reduce the number of breaks in the existing sidewalk to increase pedestrian safety
  - Vehicle access should not come from the existing private road
  - Provide refreshments at open house
- 

## Questions & Answers

**1. Why change from medium density residential in area b to low density, area a? City plan talks about increasing density and here we are adding low density especially since we need more senior housing.**

Thank you for the question. We consider a variety of factors and policies when reviewing an application. Many different land uses can be appropriate on the same site and align with city policies and plans.

For this application medium density residential and low density residential are both appropriate for the site from a policy perspective.

The City Plan and District Planning have policies that support increased housing diversity. Currently on site there is a mix of apartment housing, semi-detached housing and single detached housing. The current housing mix at Touchmark is: approximately 74% of units are apartment housing, while single/semi detached housing makes up 26%. If 41 units of semi detached housing were added in line with the max proposed units the mix would change to approximately 63% apartment housing, while single/semi-detached housing would increase to 37%. This would increase the housing diversity offered at the Touchmark site.

Policy within the City Plan also supports the existing medium density residential. The City plan has a target of adding 50% of new residential units through infill city wide within Edmonton's existing neighbourhoods. Medium density residential and low density residential would both see units added to varying degrees and align with the policy.

The application would still provide senior housing just in a different form than what is currently approved. The rezoning process is applicant driven. As City administration we review the application provided and make suggestions to align with City policy; however the applicant is the owner of a rezoning application and is able to choose what to include in their application.

**2. Will there be additional fire hydrants installed in the Touchmark lot to cover the additional fire hazard posed by the additional structures?**

The rezoning application was reviewed by Edmonton's Fire Rescue Services and they have not required additional fire hydrants so far. When Touchmark applies for a development permit to begin construction, Fire Rescue Services will review detailed site plans to determine if additional protection measures are needed.

**3. How would the city plan to maintain the minimum pressure that is provided by Epcor with a number of new users if this development is approved.**

There are steps taken during the current rezoning stage and future development permit stage to

ensure water pressure and servicing is maintained when new development is proposed. During the rezoning process we send information about the proposed project to EPCOR Water. They review this information and consider if existing infrastructure is sufficient to accommodate the proposal. If the technical reviewers from EPCOR identify any issues; conditions such as infrastructure upgrades can be requested to ensure water servicing requirements are met. This review will also occur at the development permit stage when more detailed site planning and home numbers are available.

We have sent this information to EPCOR Water and they have not identified any concerns with water pressure or future servicing. They will have the opportunity to review this application again at the development permit stage if development continues.

One thing that should be noted is that the Touchmark community is a private condominium. The infrastructure within the Touchmark community is privately owned and maintained by the condominium owners and board. The City and EPCOR will ensure surrounding public infrastructure up to the property line of the Touchmark community is maintained, but we have limited input into how the private infrastructure is managed within the Touchmark community. It is up to the condominium board and owners to maintain this infrastructure inside to their preferred service level.

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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 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:

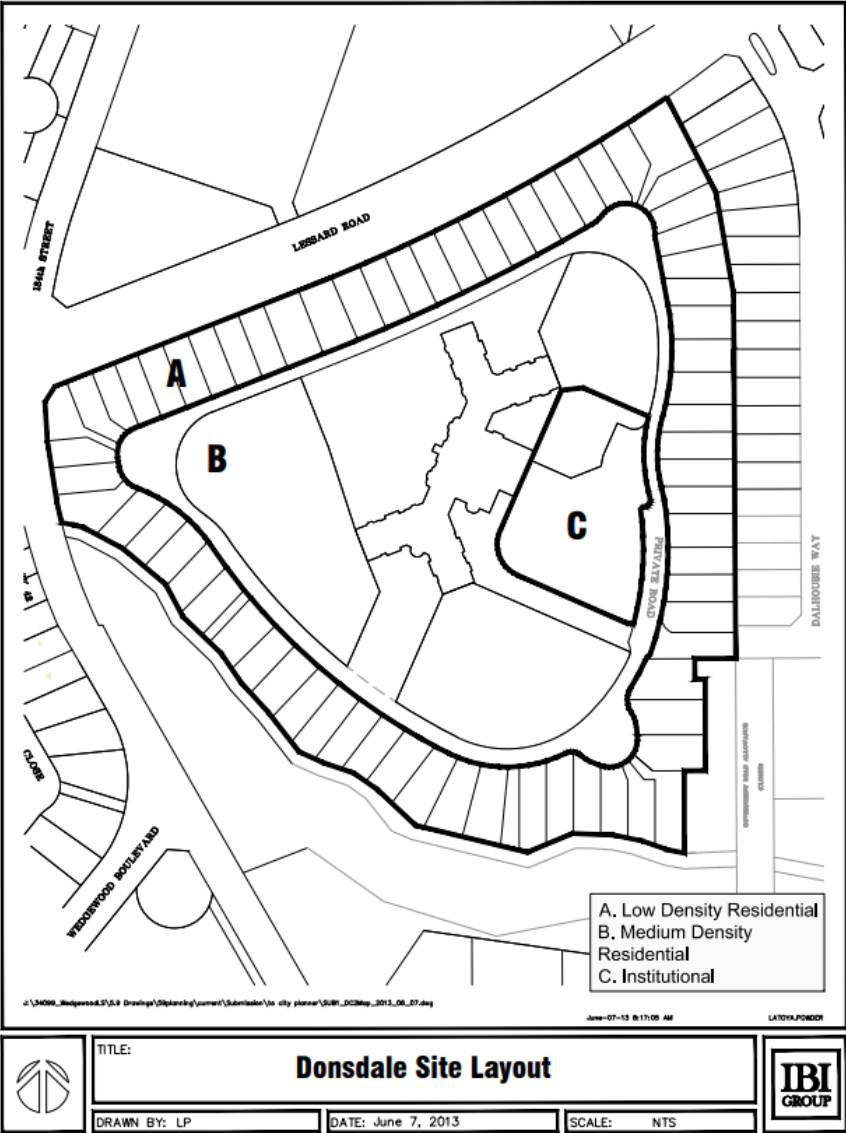
Evan Wong, Planner  
780-496-1045  
[evan.wong@edmonton.ca](mailto:evan.wong@edmonton.ca)

DC Zones Comparison – Bylaw 21149

Applications that propose changes to an already approved development via a Direct Control (DC) Zone are typically brought forward to City Council with a Change Tracking document. This is done so that the adjustments between the current and proposed DC Zones are clearly identifiable. This is the case for the subject application being brought forward (Bylaw 21149), with a Change Tracking Document appended to the Council Report. Since the adoption of the current DC Zone (approved in 2017), changes have occurred to the language and organization within Edmonton’s Zoning Bylaw. In particular, the adoption of Zoning Bylaw 20001 has changed these components substantially, making the inclusion of a traditional Change Tracking document impractical. In place of this, a detailed summary is provided below which highlights key regulatory adjustments, additions and removals. Also, a comparison of the proposed and current DC appendix maps is provided.

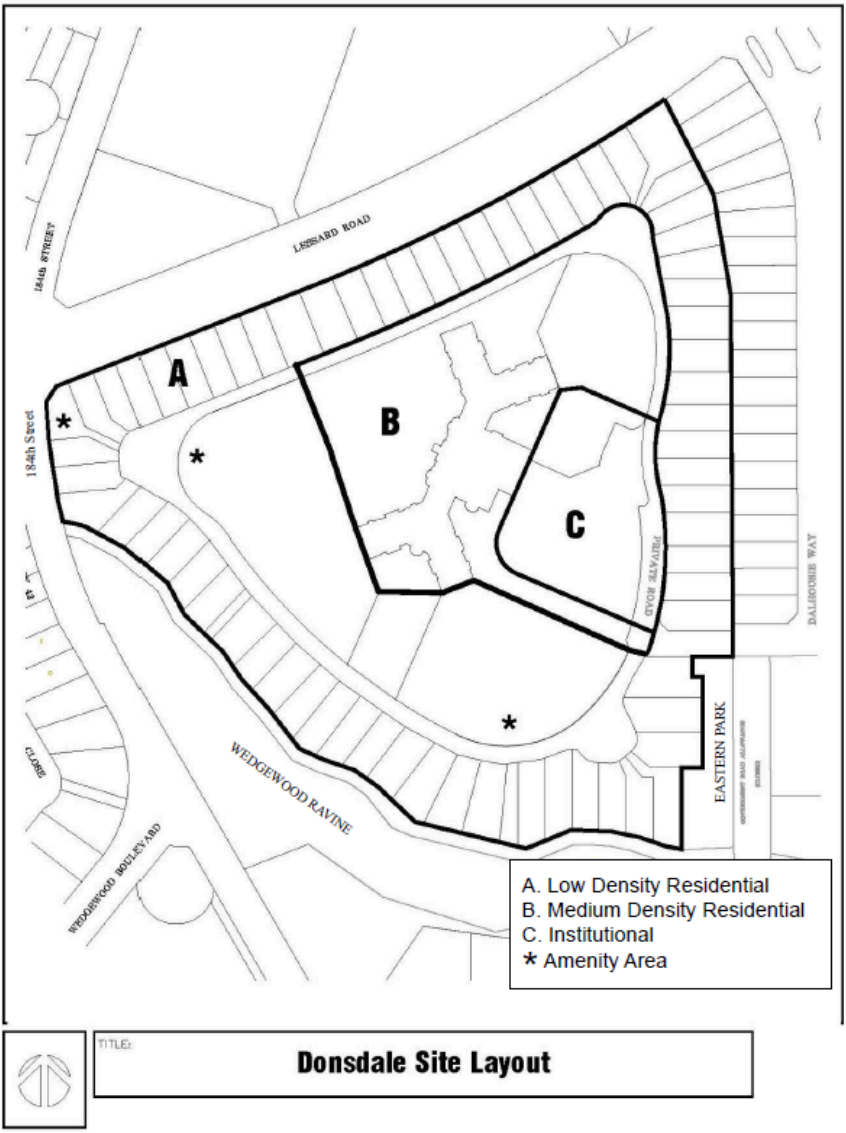
Adjustments	Additions	Removals
<ul style="list-style-type: none"><li>• Configuration of Area “A” - Low Density Residential and Area B “Medium Density Residential” increase in Area “A” and a decrease in Area “B”.</li><li>• Increase in maximum dwellings in Area “A” from 74 to 115.</li><li>• Increase in height of Area “A” from 6.0 m to 10.5 m in line with the comparable Small Scale Residential Zone (RS)</li><li>• Administrative changes to the Direct Control Zone text; requiring uses, definitions and references to align with the new Zoning Bylaw 20001.</li></ul>	<ul style="list-style-type: none"><li>• Added a missing setback for 184 Street of 4.5 m.</li></ul>	<ul style="list-style-type: none"><li>• Parking Minimums, in alignment with Open Option Parking.</li><li>• Requirement to subdivide out the DC Area, as the DC Area has already been subdivided and this requirement has been fulfilled.</li><li>• Removal of the requirement to adhere to requirements from the 1999 Nichols Geotechnical Study. This geotechnical study is outdated and a new geotechnical study can be requested at the development permit if it is deemed necessary</li></ul>

DC Appendix Map Comparison



Current Appendix I

Appendix I



Proposed Appendix I