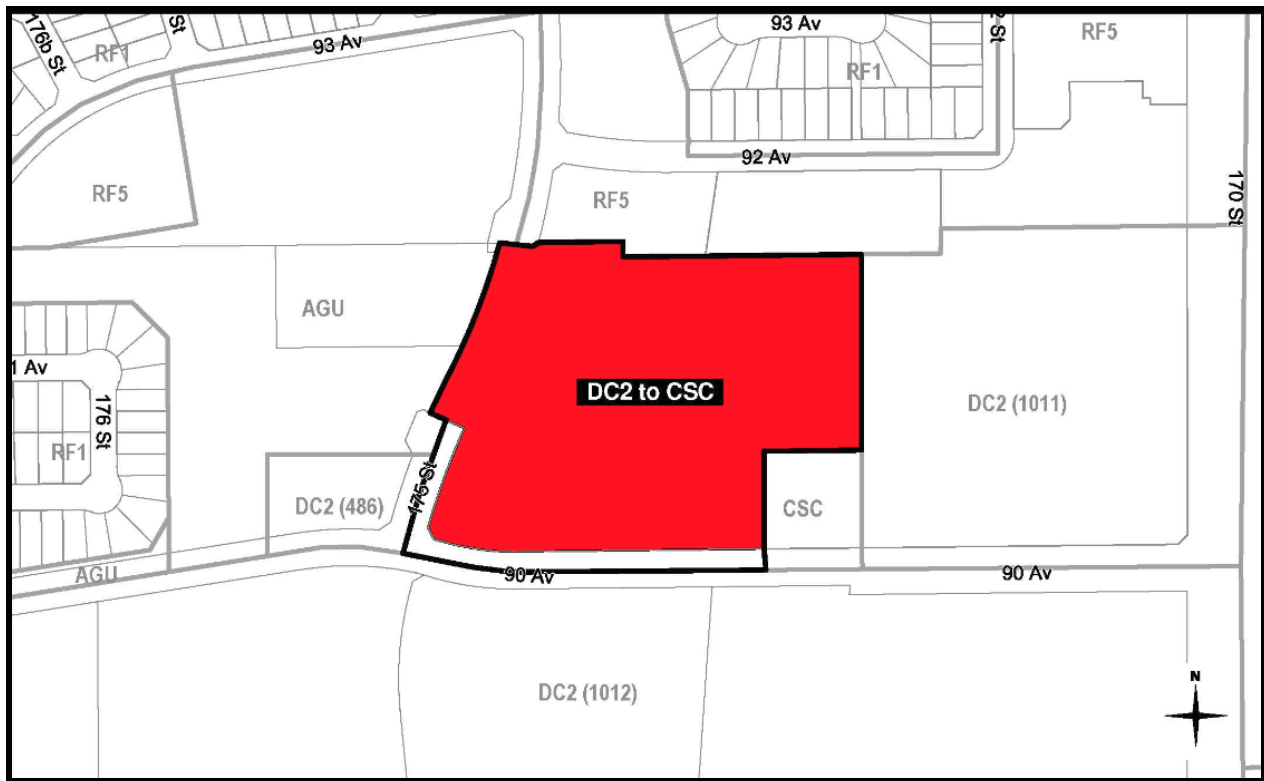




ADMINISTRATION REPORT PLAN AMENDMENT, REZONING SUMMERLEA

17310 - 90 AVENUE NW

To allow for the development of a temporary transit centre and the future commercial opportunities.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because

- it allows for the temporary relocation of the transit centre use while the LRT line is being built on the southside of West Edmonton Mall; and
- is compatible and complementary to the commercial nature of the immediate area fronting on 90 Avenue NW.

THE APPLICATION

BYLAW 19219 proposes to amend the Summerlea Neighbourhood Area Structure Plan (NASP) to redesignate the subject site to "Shopping Centre" from "Urban Services" in support of the associated Charter Bylaw.

CHARTER BYLAW 19220 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CSC) Shopping Center Zone.

The application is being made in order to allow the site to be used for the interim transit station while the LRT is being constructed on the south side of West Edmonton Mall. The CSC zone is being proposed in order to allow for future commercial opportunities.

SITE AND SURROUNDING AREA

The 4.77 hectare site is north of 90 Avenue NW and West Edmonton Mall. The site is currently used as the West Edmonton Mall overflow parking lot and other various seasonal uses do take place on the site.

There are a mix of commercial uses to the east, West Edmonton Mall to the south, and a motel and the Summerlea Park to the west. Immediately north of the subject site, the land is zoned (RF5) Row Housing Zone and developed with townhouses. The residential uses are separated from the commercial uses and parking lot with both a fence and a mature landscaped buffer.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control	parking lot
CONTEXT		
North	(RF5) Row Housing Zone	row housing
West	(DC2) Site Specific Development Control (AGU) Urban Reserve Zone	hotel park
East	(CSC) Shopping Center Zone (DC2) Site Specific Development Control	mixed commercial uses
South	(DC2) Site Specific Development Control	West Edmonton Mall

PLANNING ANALYSIS

The site has been in use since 1987 as an overflow surface parking lot for West Edmonton Mall and is identified as Urban Services in the Summerlea NASP. The NASP does not provide guidance on the Urban Service designation. The proposed Plan amendment and rezoning will allow for the site to be used for commercial uses over the long term. In the interim, the zoning allows for a temporary site for the West Edmonton Mall transit centre while the future LRT station and associated Transit Centre are built on the south side of the mall.

The proposed redesignation of the site to Shopping Centre is in character with development fronting onto 90 Avenue and recognizes the long range potential of the site. The proposed amendment does restrict access to the commercial area to the collectors and arterials, restricts vehicular access to the residential development to the north, recognizes existing buffering (berm and mature trees) and promotes a transition between West Edmonton Mall and the residential area through landscaping and restrictions on maximum height.

The proposed CSC Zone allows for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes. It is consistent with adjacent existing zoning and development along 90 Avenue NW / 170 Street NW. The CSC Zone includes regulations to ensure setbacks and buffering is provided to adjacent residential uses.

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE December 19, 2019	Number of recipients: 604 Responses: 4 objections
PUBLIC MEETING	Not held

Following the Advance notice, four responses were received - all in opposition to the proposed rezoning. The callers were objecting to the rezoning based on the amount of commercial already in the area both to the east and West Edmonton Mall.

Administration was invited to discuss the applications with the Summerlea Community League Executive on December 1, 2019. On February 24, 2020 the Summerlea Community League held an open meeting with the community that Administration attended. Concerns raised at the meeting related to this application include:

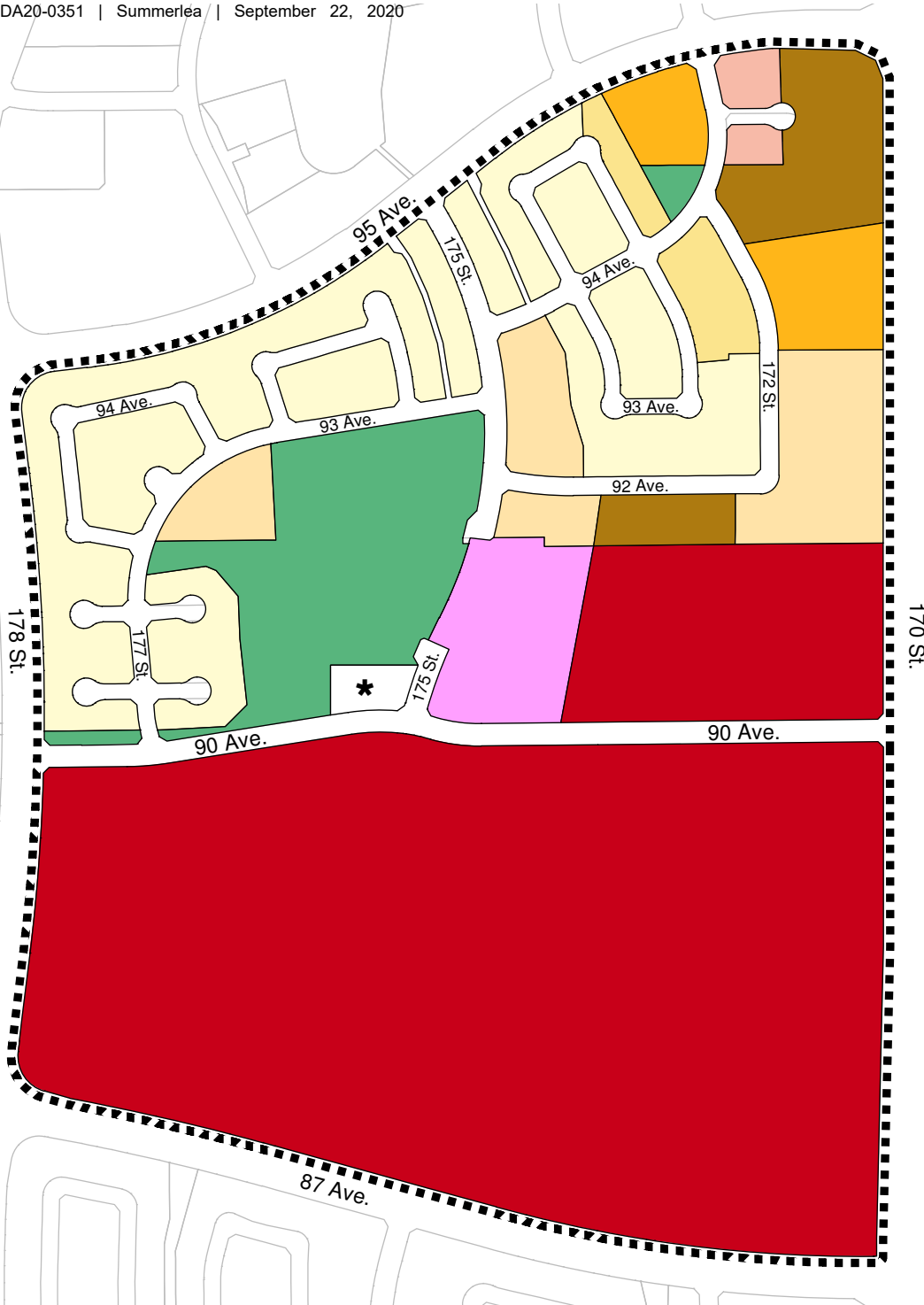
- questioning the need for more commercial space in this area;
- the impact of a transit centre and potential future commercial development on the adjacent neighbourhood park;
- security currently and in the future, damage to property and garbage issues are currently issues in the neighbourhood;
- potential use of neighbourhood streets for parking for transit centre;
- actual timeframe for temporary transit centre;
- appropriateness of uses in CSC zone at this location;
- 90 Avenue being able to handle additional vehicle and pedestrian traffic.

CONCLUSION

The Administration recommends that City Council **APPROVE** this application.

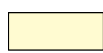
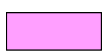
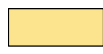








APPENDICES

- 1 Approved Summerlea Neighbourhood Area Structure Plan - Bylaw 11889
- 2 Proposed Summerlea Neighbourhood Area Structure Plan - Bylaw 19219
- 3 Application Summary

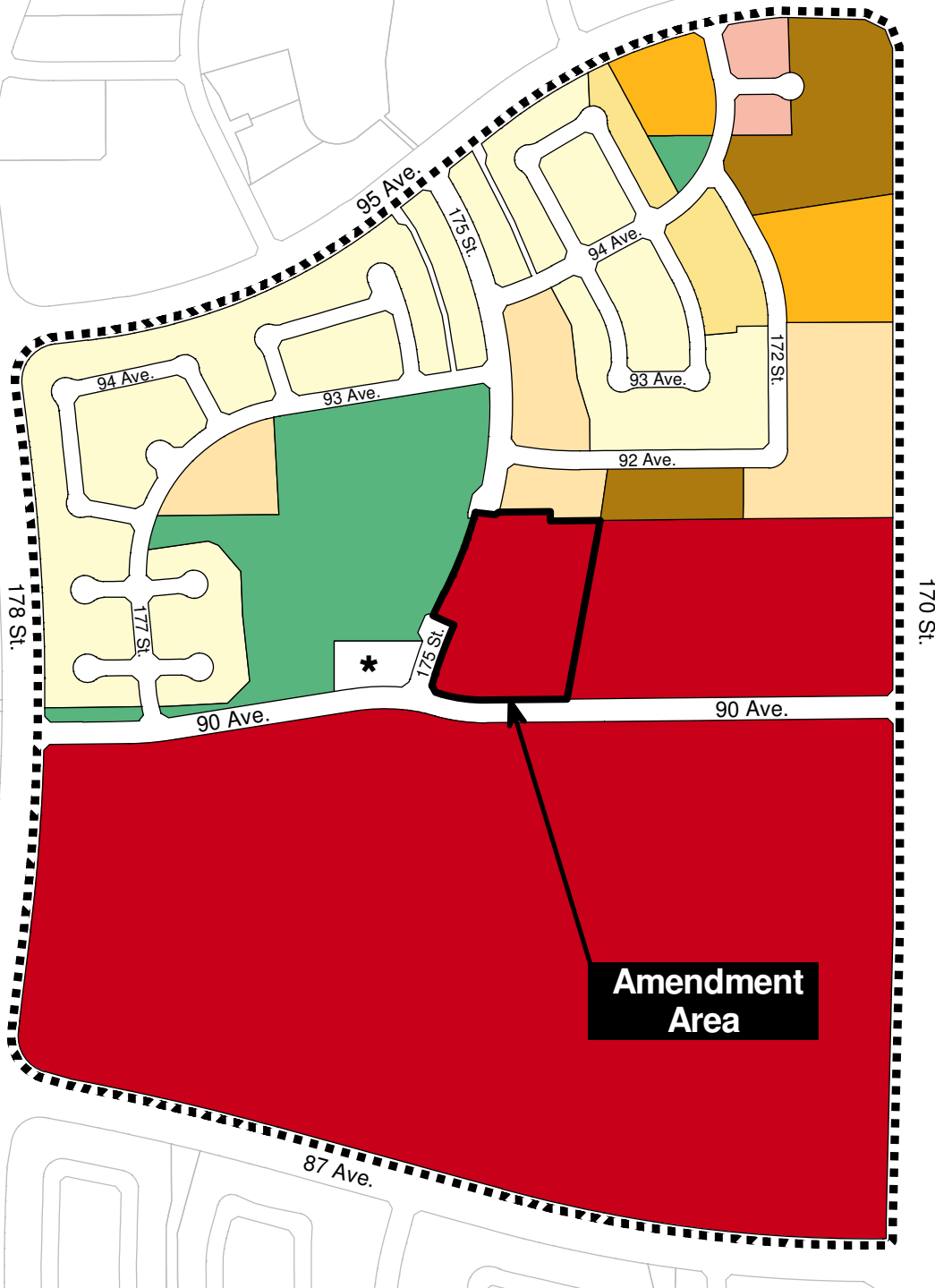


**BYLAW 11889
APPROVED
SUMMERLEA**
Neighbourhood Area Structure Plan
(as amended)















- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------|------------------------|
|  | Single Detached Residential |  | Urban Services |
|  | Semi-Detached Residential |  | Shopping Centre |
|  | Row Housing |  | Park / School |
|  | Medium Density Multi Family |  | Direct Control (Hotel) |
|  | Low Rise Apartments |  | Boundary of N.A.S.P. |
|  | Medium Rise Apartments | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



**BYLAW 19219
AMENDMENT TO
SUMMERLEA**

**Neighbourhood Area Structure Plan
(as amended)**

- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------|------------------------|
|  | Single Detached Residential |  | Urban Services |
|  | Semi-Detached Residential |  | Shopping Centre |
|  | Row Housing |  | Park / School |
|  | Medium Density Multi Family |  | Direct Control (Hotel) |
|  | Low Rise Apartments |  | Boundary of N.A.S.P. |
|  | Medium Rise Apartments |  | Amendment Area |



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning & Plan amendment
Bylaw:	19219
Charter Bylaw:	19220
Location:	North of 90 Avenue NW and east of 175 Street NW
Address:	17310 - 90 Avenue NW
Legal Description(s):	Block 30, Plan 8621577
Site Area:	4.77 ha.
Neighbourhood:	Summerlea
Notified Community Organization(s):	Summerlea Community League West Edmonton Council of Community Leagues
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(CSC) Shopping Center Zone
Plan in Effect:	Summerlea Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination