



CITY PLANNING REPORT **REZONING & TEXT AMENDMENT** SPRUCE AVENUE

**10240, 1305 & 10319 Princess Elizabeth Ave NW; 10816 & 10820
118 Avenue NW; and 11762 & 11763 106 Street NW**

To allow for long term expansion and redevelopment of the Northern Alberta Institute of Technology's Main Campus.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- advances the City's goal of working with the Northern Alberta Institute of Technology (NAIT) to coordinate their plans with City land use and transportation planning;
- supports future expansion and redevelopment on an existing Light Rail Transit (LRT) stop; and
- provides development opportunities that are in scale with the existing institutional nature of the site and surrounding neighbourhoods.

THE APPLICATION

1. CHARTER BYLAW 18721 to amend Edmonton Zoning Bylaw 12800 create an appendix to the (UI) Urban Institutional Zone to add development regulations specific to the Northern Alberta Institute of Technology Main Campus.
2. CHARTER BYLAW 18722 to amend the Zoning Bylaw from (AJ) Alternative Jurisdiction Zone, (CNC) Neighbourhood Convenience Commercial Zone, (DC2) Site Specific Development Control Provision, and (MA) Municipal Airport Zone to (UI) Urban Institutional Zone.

The application would consolidate the Northern Alberta Institute of Technology (NAIT) Main Campus under a single, consistent zone to allow for the continued growth and expansion of the institution on their existing properties. The proposed zoning would create general development opportunities and regulations that provide flexibility for the institution as it grows and ensure compatibility with the surrounding neighbourhood.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

The NAIT Main Campus is located on the northern edge of the Spruce Avenue Neighbourhood, adjacent to the Westwood Neighbourhood and the Blatchford area. The rezoning area takes the form of six large lots north of Princess Elizabeth Avenue NW between 102 Street NW and 109

Street NW, and three lots located south of Princess Elizabeth Avenue west of 103 Street NW. Combined, the NAIT properties are approximately 24 hectares of land that represent a substantial development site for the institution. The campus contains buildings of varying age, size, and use. These properties are well serviced by transit with the terminus of the Metro Line LRT located on the south west corner of the site. The site is bordered by 118 Avenue NW, a transit avenue, on the north.

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|---|
| SUBJECT SITE | <ul style="list-style-type: none"> • (MA) Municipal Airport, • (AJ) Alternative Jurisdiction, • (DC2.509) Site Site Specific Development Control Provision & • (CNC) Neighbourhood Convenience Commercial Zone | <ul style="list-style-type: none"> • Northern Alberta Institute of Technology - Main Campus |
| CONTEXT | | |
| North | <ul style="list-style-type: none"> • (PU) Public Utility Zone • (RA7) Low Rise Apartment Zone • (CB2) General Business Zone | <ul style="list-style-type: none"> • ETS Westwood Transit Garage • 2 to 4 storey apartment buildings • 1 to 2 storey commercial buildings and commercial strip malls |
| East | <ul style="list-style-type: none"> • (CB2) General Business Zone | <ul style="list-style-type: none"> • Commercial Strip Mall |
| South | <ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone • (RF3) Small Scale Infill Development Zone • (CNC) Neighbourhood Convenience Commercial Zone • (US) Urban Services • (CSC) Shopping Centre Zone | <ul style="list-style-type: none"> • Two storey apartment buildings • Single Detached Homes & Holy Rosary Catholic Church • 3-storey commercial buildings |
| West | <ul style="list-style-type: none"> • (MA2) Business Industrial Zone | <ul style="list-style-type: none"> • Avonair Curling Club • Kingsway Mall • Former City Centre Airport Lands |



AERIAL IMAGE FROM THE SOUTH OF THE NAIT LRT STATION AND THE NAIT MAIN CAMPUS



AERIAL IMAGE FROM THE SOUTH EAST WITH THE CENTRE FOR APPLIED TECHNOLOGY (CAT) BUILDING, THE HP CENTRE, AND THE EAST PARKADE

PLANNING ANALYSIS

This rezoning application would redesignate nine properties, within four different zones, to the (UI) Urban Institutional Zone. This proposal is intended to consolidate the properties that make up the NAIT Main Campus to a single, consistent zone to allow for future redevelopment and expansion plans for the institute.

The purpose of the UI Zone is to provide appropriate development opportunities for institutions within mature areas of the City. The UI zone provides common development regulations for all institutions, with specific appendices for each institution within this zone that manage site specific context. This is intended to provide flexibility for development in an institutional setting while managing specific transitions and environmental issues on an institution-by-institution basis.

The general regulations of the UI Zone permit building heights up to 55 metres (approximately 18 storeys) and a Floor Area Ratio (FAR) of 10.0 which is representative of the unique needs of urban colleges, universities and hospitals. Specific regulations for accessory use classes (such as Bars and Neighbourhood Pubs, Convenience Retail Stores, Personal Service Shops, and Restaurants) are also included to ensure an appropriate proportion of floor area and provides separation from abutting residentially zoned properties. Urban design regulations also ensure that institutional buildings are an appropriate scale and enhance the pedestrian realm.

In addition to the general regulations of the UI Zone, a NAIT specific appendix is proposed to manage site specific issues including parking, transition to single detached homes, environmental contamination, and resolve minor administrative issues.

Parking Regulations

To provide flexibility for NAIT to develop shared parking facilities, and manage appropriate parking requirements for an urban institution adjacent to an LRT Station, site specific parking regulations are proposed. These regulations set a rate for new buildings in addition to a minimum and maximum number of parking stalls for the entire campus. Combined these regulations are intended to allow for NAIT to grow and consolidate parking, while encouraging the long term use of the LRT.

Transition to Single Detached Homes

This appendix addresses the transition from the properties south of Princess Elizabeth Avenue NW to the (RF3) Small Scale Infill Development Zone properties to the south. This is accomplished by reducing the maximum height to 23.0 metres and FAR to 2.5 and requiring setbacks and stepbacks from the existing single detached homes.

Environmental Contamination

The proposed appendix also identifies properties west of 106 Street NW that may require additional environmental work should they be redeveloped. As there is no associated current development proposal, resolving the outstanding environmental issues at this time would be premature. Should redevelopment occur on these sites, any outstanding environmental concerns would need to be resolved as part of the Development Permit application.

Administrative Amendment

Minor amendments to the UI Zone are proposed to update the zone to the current standards of the Zoning Bylaw.

Transit Oriented Development Guidelines (TODG)

This site is directly adjacent to the NAIT LRT Station which is identified in the Transit Oriented Development Guidelines (TOD) as an Institution/Recreation Station Area. The TOD Guidelines recognize that each Institution/Recreation Station Area typically has its own unique needs and therefore, does not contain detailed guidelines for development in the areas around them. The guidelines direct development to be compatible with the existing unique context of each station. This application supports the intent of this station typology by supporting the densification and redevelopment of institutional uses adjacent to the LRT Station.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

| | |
|---|--|
| ADVANCE NOTICE December 6, 2017 | <ul style="list-style-type: none">• Number of recipients: 156• Number of responses: 0 |
| WEBPAGE | edmonton.ca/spruceavenue |

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Markup of Proposed Amendment to Zoning Bylaw 12800
- 2 Application Summary

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

| | |
|---------------------------|---|
| Black Font | Existing Text in Zoning Bylaw 12800 |
| Strikethrough: | Proposed deletion from Zoning Bylaw 12800 |
| <u>Underline:</u> | Proposed addition to Zoning Bylaw 12800 |

574. (UI) Urban Institutional Zone

574.1 General Purpose

The purpose of this Zone is to provide for facilities of an educational or institutional nature, within mature areas of the city, that could include additional Uses that would complement the institutional development.

574.2 Permitted Uses

1. Apartment Hotels, for less than 100 units ~~and no more than 1 establishment~~
2. Bars and Neighbourhood Pubs, for less than ~~400 occupants and~~ 140 m² of Public Space, ~~and no more than 1 establishment~~
3. Business Support Services
4. Child Care Services
5. Convenience Retail Stores
6. Exhibition and Convention Facilities
7. Extended Medical Treatment Services
8. General Retail Stores, for less than 500 m² of Public Space
9. Government Services
10. Indoor Participant Recreation Services
11. Health Services

Rationale

The (UI) Urban Institutional Zone provides general development regulations that apply to all UI Zoned sites, with specific appendices for each individual institution. Minor administrative amendments are required to bring this section in line with the standards of the Zoning Bylaw.

Regulations associated with uses have been moved to 574.4 to align with current Zoning Bylaw standards.

12. Market
13. Natural Science Exhibits
14. Outdoor Participant Recreation Services
15. Personal Service Shops
16. Private Clubs
17. Private Education Services
18. Professional, Financial, and Office Support Services
19. Public Education Services
20. Public Libraries and Cultural Exhibits
21. Restaurants, for less than ~~200 occupants and~~ 240 m² of Public Space
22. Special Event
23. Specialty Food Services
24. Spectator Entertainment Establishments
25. Spectator Sports Establishments
26. Urban Gardens
27. Urban Outdoor Farms
28. Fascia On-premises Signs
29. Minor Digital On-premises Signs
30. Projecting On-premises Signs
31. Roof On-premises Signs
32. Freestanding On-Premises Signs, ~~limited to institutional purposes~~
33. Temporary On-premises Signs, ~~excluding portable signs~~

574.3 Discretionary Uses

Discretionary Uses are listed in the Appendices.

574.4 Development Regulations for Permitted and Discretionary Uses

1. Whenever this Zone is to be applied to a property not currently zoned UI, a new site-specific Appendix shall be amended to this Zone that provides Discretionary Uses and any additional development regulations to the satisfaction of the City of Edmonton.
2. Bars and Neighbourhood Pubs, Media Studios, Business Support Services, Convenience Retail Stores, Extended Medical Treatment Services, General Retail Stores, Government Services, Health Services, Personal Service Shops, Professional Financial and Office Support Services, Restaurants and Specialty Food Services shall:
 - a. not comprise more than 20% of the Gross Floor Area of an individual building;
 - b. not comprise more than 10% of the Gross Floor Area of the Site; and
 - c. be separated by a minimum 10 m from a property line abutting a Residential Zone.
3. Apartment Hotels shall be limited to no more than one establishment.
4. Bars and Neighbourhood Pubs shall be limited to no more than one establishment.
5. Freestanding On-Premises Signs shall be limited to institutional purposes.
6. Temporary On-Premises Signs shall not include portable signs.
7. Vehicular-oriented or Drive-Through Uses are prohibited.
8. buildings shall be built to the Front and Side Lot Lines. Where, in the opinion of the Development Officer, additional building setbacks are warranted due to characteristics fundamental to the nature of the Use, the Development Officer may relax this condition as required.
9. Notwithstanding subsection 574.4.4, a minimum Setback of 7.5 m shall be required where the Rear or Side Lot Line of a Site abuts the lot line of a Site in a Residential Zone.

Regulations 3 to 6 are regulations which are currently found within the uses section of the zone.

10. Notwithstanding subsection 574.4.4, a minimum Setback of 1.5 m shall be required where the Rear or Side Lot Line is separated from a Site in a Residential Zone by a lane.
11. The maximum building Height shall be 55 m. Where, in the opinion of the Development Officer, additional Height is warranted due to characteristics fundamental to the nature of the Use, the Development Officer may relax this condition as required in consideration of the following:
 - a. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - b. The recommendations, and mitigative measures specified in any required technical studies.
12. The maximum Floor Area Ratio (FAR) shall be 10.0.
13. A minimum of 3% of Non-residential Floor Area shall be required to provide amenity area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas. Amenity areas shall be exempt from FAR calculations.
- ~~14. Urban Gardens shall comply with Section 98 of this Bylaw.~~

Appendix IV

Northern Alberta Institute of Technology - Main Campus

1. Area of Application

The lands legally described as:

- Lot 5, Block 3C, Plan 162 1813
- Lot 3, Block 3C, Plan 122 1513
- Lot C, Plan 002 0707
- Lot 3 and 3A, Block 7, Plan 5518NY
- Lot 15A, Block 5C, Plan 812 2142
- Lot 15B, Block C, Plan 812 2142

Appendix IV establishes regulations which are specific to the NAIT owned lands and are intended to be responsive to its context.

- Lot 14, Block 5C, Plan 5426KS
as illustrated on Map 5.

2. Discretionary Uses:

1. Apartment Housing
2. Bars and Neighbourhood Pubs greater than 140 m² of Public Space
3. General Retail Stores for 500 m² of Public Space or more
4. Lodging Houses
5. Commercial Schools
6. Community Recreation Services
7. Minor Impact Utility Services
8. Media Studios
9. Non-Accessory Parking
10. Religious Assembly
11. Restaurants for 240 m² of Public Space or more
12. Urban Indoor Farms
13. Major Digital On-premise Signs
14. Temporary On-Premise Signs

3. Site Specific Development Regulations for Permitted and Discretionary Uses

1. All uses shall be designed as an integral component of the NAIT Campus and, as such, shall be primarily oriented to serve the educational or residential needs of NAIT students.
2. Notwithstanding subsection 574.4.4 a minimum Setback of 3.0 m shall be required where the Site abuts 106 Street, Princess Elizabeth Avenue, 118 Avenue, 106 Street and 109 Street.
3. Bicycle Parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw, except

Proposed uses represent the existing operations on the campus, and provide for the future expansion of uses.

All uses must be designed as an integral component of the campus and be accessory to the institutional nature of the campus.

that Bicycle Parking spaces shall be provided to a minimum of 40% of the number of vehicular parking spaces provided on site and may be provided within common bicycle parking facilities located within 400 metres of the proposed development.

4. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - a. off-street vehicular parking spaces shall be provided at a rate of 1 stall per 200 m² of floor area;
 - b. A minimum of 3000 and maximum of 6300 off-street vehicular parking spaces shall be provided for the area shown on Map 5;
 - c. Required off-street parking may be provided within common parking facilities located on-site or off-Site within the area shown on Map 5; and
 - d. A variance of the parking rate, minimum, or the maximum number of parking spaces may be granted by the Development Officer in consultation with Subdivision and Development Coordination with the submission, review and approval of a parking study.
5. Off-street Loading Facilities shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - a. A centralized loading facility serving development within the areas of Map 5 may be used to satisfy the required off-street loading spaces.
 - b. For new building construction, or the expansion of existing structures, vehicular loading requirements may be varied upon the submission of vehicular loading demand study to the satisfaction of the Development Officer in Consultation with Subdivision and Development Coordination.
6. Notwithstanding subsection 574.4(4), two Bars and Neighbourhood Pubs shall be permitted within the areas shown on Map 5.

In addition to a parking rate, a minimum and maximum number of parking spaces is required due to the size and development potential of the NAIT lands. The opportunity to vary parking is provided if a parking study is supplied justifying that variance. These regulations are intended to allow for flexibility required with large site development, without requiring engineering studies for every development permit regarding parking.

7. For Sub-Area 4, as depicted on Map 5, the following regulations shall apply:

- a. The maximum Height shall not exceed 23.0
- b. The maximum Floor Area Ratio (FAR) shall be 2.5.
- c. A minimum 3.0 m stepback shall be provided from the rear property line at a maximum height of 10.0 m. Projections or balconies shall not be permitted within the stepback area.
- d. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and materials or colors and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.
- e. Vehicle access to the Site shall be from the abutting Lanes.
- f. Parking shall be located underground or at the rear of the building and shall be accessed from the abutting lane.
- g. All mechanical equipment shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

4. Environmental Site Assessment and Risk Management Regulations

1. For Sub-Areas 2 and 3 as shown on Map 5, the following shall apply:

- a. Prior to the issuance of a Development Permit, excluding a development permit for demolition, excavation or signs, a Phase II Environmental Site Assessment and any subsequent work required may be required, at the discretion of the Development Officer in consultation with the Environmental Planner, to be submitted, reviewed and approved to the satisfaction of the Development Officer for any development that creates a new building footprint or expands an existing building footprint by more than 250 m².

As the NAIT property currently contains two Bars and Neighbourhood Pubs, and exemption to the overarching UI Zone regulation is required.

Sub-Area 4 requires additional development regulations to manage the transition to RF3 Zoned lots to the south through increased setbacks, stepbacks and restrictions on balconies.

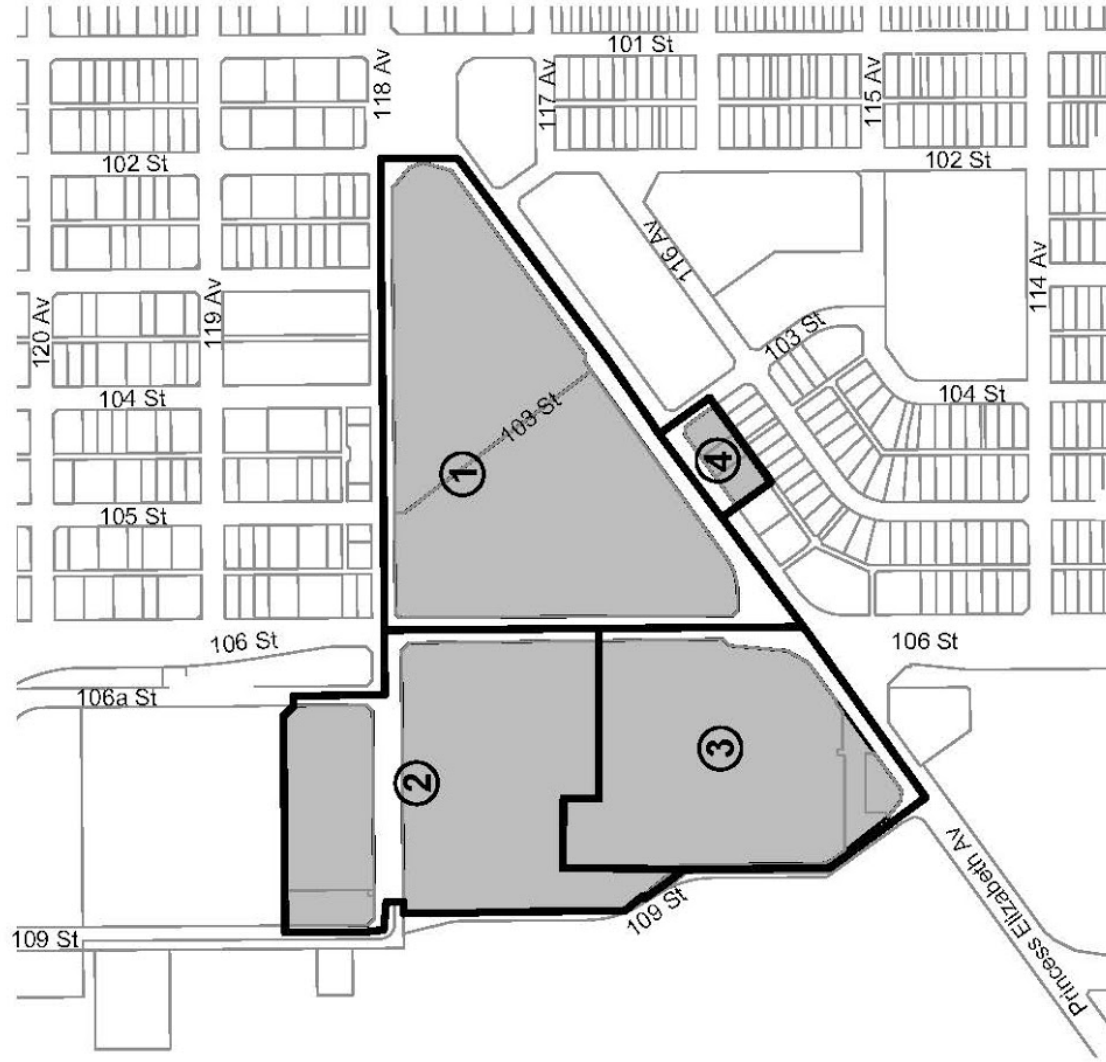
Due to associated environmental issues identified on sites located in Sub-Areas 2 and 3, specific regulations are required to ensure future site suitability. Any future Development Permit application for a new building in these sub-areas will be required to identify and undertake any

Map 5

required environmental work
necessary.

Northern Alberta Institute of Technology - Main Campus

Map 5 - Appendix IV - Section 574



Legend:

- Northern Alberta Institute of Technology - Main Campus
- (UI) Urban Institutional Zone
- 1 Sub Area 1
- 2 Sub Area 2
- 3 Sub Area 3
- 4 Sub Area 4

January 15, 2019

APPLICATION SUMMARY

INFORMATION

| | |
|-----------------------------------|--|
| Application Type: | Text Amendment & Rezoning |
| Bylaw & Charter Bylaw: | 18721 & 18722 |
| Date of Application Acceptance | November 29, 2017 |
| Location: | North of Princess Elizabeth Avenue NW, west of 109 Street NW & south of 118 Avenue NW; north of 118 Avenue NW between 109 Street NW and 106a Street NW; and south of Princess Elizabeth Avenue NW and west of 103 Street NW. |
| Addresses: | 10240, 10305, 10319 & 10415 Princess Elizabeth Avenue NW; 10816 & 10820 - 118 Avenue NW; and 11762 & 11763 - 106 Street NW |
| Legal Descriptions: | Lot 5, Block 3C, Plan 1621813; Lot 15A & 15B Block 5C, Plan 8122142; Lot 14, Block 5C, Plan 5426KS; Lot 3, 3A & 4G, Block 7, Plan 5518NY; Lot C, Plan 00270707; and Lot 3, Block 3C, Plan 1221513. |
| Site Area: | 24.8 hectares |
| Neighbourhood: | Spruce Avenue & Blatchford |
| Notified Community Organizations: | Spruce Avenue Community League & Westwood Community League |
| Applicant: | Stantec |

PLANNING FRAMEWORK

| | |
|------------------|---|
| Current Zones: | (AJ) Alternative Jurisdiction Zone (CNC) Neighbourhood Convenience Commercial Zone (DC2) Site Specific Development Control Provision (MA) Municipal Airport Zone |
| Proposed Zone: | (UI) Urban Institutional Zone |
| Plans in Effect: | None |
| Historic Status: | None |

Written By:
Approved By:
Branch:
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