

Summerlea Neighbourhood Area Structure Plan

Office Consolidation January 2006

Prepared by:

***Planning and Policy Services Branch
Planning and Development Department
City of Edmonton***

Bylaw 7209 was adopted by Council in March 1983. In January 2006, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 7209* Approved March 22, 1983 (to adopt the Summerlea Neighbourhood Area Structure Plan)
- Bylaw 7174* Approved April 13, 1983 (to revise the land use and roadways in the southwest corner of the plans area resulting from the land exchange agreement between the City of Edmonton and a private corporation)
- Bylaw 7355* Approved September 28, 1983 (to rezone lands in the southwest corner of the plan are from AGU to CSC, the West Edmonton Mall Expansion)
- Bylaw 11889* Approved November 10, 1998 (to allow for the rezoning of an existing parcel from Urban Service Zone (church) to a Site Specific Development Control Provision (hotel))

Editor's Note:

This is an office consolidation edition of the Summerlea Neighbourhood Area Structure Plan, Bylaw 7209, as approved by City Council on March 22, 1983.

For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department

INTRODUCTION

The purpose of the Summerlea Neighbourhood Area Structure Plan is to replace the approved Summerlea Neighbourhood Outline Plan with a Structure Plan in accordance with the requirements of the Planning Act. The Neighbourhood Area Structure Plan also establishes generalized land uses for the Summerlea Neighbourhood, to be used in consideration of future development proposals.

The Summerlea Neighbourhood Outline Plan was approved by the Municipal Planning Commission on 1978-05-18. The Plan cannot legally be amended by Council as it is not a bylaw, therefore, this plan must be replaced by the Summerlea Neighbourhood Area Structure Plan and adopted by Council as a bylaw.

1. LOCATION & SURROUNDING AREA/DISTRICT SETTING

The Summerlea Neighbourhood is located immediately west of 170 Street, is bounded on the south by 87 Avenue, on the west by 178 Street and on the north by 95 Avenue. The neighbourhoods of Thorncliff on the south, and Belmead on the west are developed as is the community of West Meadowlark east of 170 Street.

These three neighbourhoods are stable communities and there is no major developments planned for them. To the north, the Terra Rosa Neighbourhood Structure Plan has been approved by Council and detailed land use *zones* and subdivisions have been recently approved. It is anticipated that development will commence in the near future.

Amended by Editor

The residential portion of Summerlea is largely developed in accordance with the existing neighbourhood outline plan. Figure I illustrates the proposed land uses for Summerlea under the Neighbourhood Area Structure Plan. Figure II shows the area of Summerlea which is presently developed. Generally, the major area which is yet to be developed includes City owned land such as the 6.6 ha (16.5 ac) school/park site and the land on the east side of 175 Street on 90 Avenue planned for the west end Y.M.C.A. facility. The remaining undeveloped residential land is in the extreme north east corner of the neighbourhood. This land is presently districted for three medium to high rise developments.

The southwesterly section of Summerlea is not yet developed. *The Neighbourhood Area Structure Plan, as amended, proposed shopping centre facilities in this area.*

Bylaw 7174
April 13, 1983
Bylaw 7355
September 28, 1983

2. EXISTING LAND USES

Table I indicates the land uses in Summerlea and the amount of land devoted to each use (Bylaw 11889, November 10, 1998).

Land Use	Area (%)	Dwelling Units	Population
RF1	11.81 ha (11.29)	226	740
RF4	2.02 ha (1.9)	67	196
RF5	5.07 ha (4.8)	214	702
RF6(p)	0.923 ha (.88)	74	243
RF6	1.61 ha (1.5)	97	318
RA7	0.926 ha (.88)	116	252
RA8	0.990 ha (.95)	222	420
*RA8	1.61 ha (1.5)	361	581
CSC	48.75 ha (46.6)		
Direct Control (Hotel)	0.43 ha (.41)		
US	2.18 ha (2.08)		
AP	0.23 ha (.22)		
AGU	5.97 ha (5.74)		
Circulation	22 ha (21)		
Total	104.6 ha	1,377	3,452
Gross Density 33.00 ppgdha (13.36 ppgdac)			

The gross-density represented in the table illustrates the density of Summerlea as currently developed, plus the projected densities based on existing land use designations and subdivisions for sites not yet developed. The density is based on the gross developable area of Summerlea including commercial land uses.

The previous Summerlea Neighbourhood Outline Plan was approved at a density of 61.75 ppgdha, and the West Jasper Place District Outline Plan specified a density for the neighbourhood of 60.5 ppgdha. The existing density is much lower than the projected density for Summerlea largely because of the large area of commercial and urban service land uses in the neighbourhood (49.2%). The population density excluding land devoted to commercial and urban service uses is approximately 64.94 ppgdha (26.29 ppgdac), which is closer to the allowable maximum of 61.75 ppgdha under the previous Outline Plan. It is not proposed that the maximum density stated in the original Summerlea Neighbourhood Outline plan be changed as the 61.75 ppgdha has not been surpassed by existing development and is a density which is comparable to surrounding neighbourhoods (62.98 ppgdha in Thorncliff, and 50.64 ppgdha in Belmead).

Bylaw 7355
September 28, 1983

3. SUMMERLEA NEIGHBOURHOOD DESIGN - GENERAL STRUCTURE

As stated in Section 2 the majority of Summerlea is developed and there are still a few pockets of undeveloped land in the neighbourhood. All of the land north of 90 Avenue has been subdivided and *zoned*. The general pattern of development has been determined by soil conditions in Summerlea. Higher density areas have been located adjacent the school/park site and collector roads. Higher density development also became a necessity due to the poor soil conditions in the northeast corner of the neighbourhood with the need for expensive foundations which could only be economically developed through higher density. Soil conditions become more stable to the south and west, with the area identified and subsequently developed for single family development.

Amended by Editor

4. PUBLIC HOUSING

There is presently one public housing site, which is being developed. by the Alberta Housing Corporation, at the corner of 172 Street and 95 Avenue. The original Neighbourhood Outline Plan did not establish specific sites for public housing but recommended that as sites became available for public housing their suitability be assessed on their individual merits and conformity with the policies in the General Municipal Plan. It is recommended that this policy shall be carried over into the Neighbourhood Area Structure Plan.

5. INSTITUTIONAL USES (*CHURCH SITE REMOVED*)

The West End Y.M.C.A. facility is planned for the two US (Urban Service) *Zone* sites on the north side of 90 Avenue, east of 175 Street. At present there is no specific date set for the commencement of construction for the Y.M.C.A. facility. This facility should provide recreational and social services for Summerlea and surrounding residents.

Bylaw 11889
November 10, 1998

6. *SITE SPECIFIC DEVELOPMENT CONTROL PROVISION (HOTEL)*

A hotel site is proposed for the southwest corner of 90 Avenue and 175 Street. Providing site specific development use provisions for the proposed hotel project will offer the residents a clear defined project use of the site. By including the specific development parameters under which the proposed hotel will be development in the NASP document, i.e. identifying that there shall be no

Bylaw 11889
November 10, 1998
Amended by Editor

Accessory Uses associated with the development, this will provide that additional level of comfort and confidence to the adjacent neighbourhood that the proposal will only provide for sleeping accommodation, and would exclude the potential for any other ancillary uses. Any future application proposals to amend the DC2 (Hotel) Zone would require an amendment to the Summerlea NASP Document to be completed and advanced through the City of Edmonton, Planning and Development Department, including the hosting of Public Meetings, by the City of Edmonton.

a) Traffic

The site is located on 90 Avenue and its intersection with 175 Street. As such, it is highly accessible and is appropriate for a hotel site.

Both 175 Street and 177 Street were originally intended to connect the north Summerlea residential area to 90 Avenue. However, 177 Street is blocked off at 90 Avenue, and 175 Street is discontinuous between 90 Avenue and 92 Avenue to the north. These measures prevent neighbourhood short-cutting from occurring and precludes the ability for commercial generated traffic on 90 Avenue from using local roads in the residential area to the north. 90 Avenue now serves commercial development exclusively. The traffic impact of the proposed development on the residential portion of the neighbourhood will therefore be nil.

In regards to site access and parking provision, the proposed development concept includes the development of two site accesses. One access is proposed to be developed along the 90 Avenue frontage approximately 80 m west of the 90 Avenue–175 Street intersection. A second access is proposed to be developed along the 175 Street corridor approximately 20 m north of 90 Avenue. Both accesses are proposed to be all-directional access at this time.

Parking for the development will all be contained on-site in a combination of at grade and underground parking. The number of parking spaces provided will meet with City of Edmonton Zoning Bylaw requirements. At present, the proposed development will include approximately 50 at-grade parking spaces and 40 underground stalls.

Transportation and Streets Department comments related to the number

and location of access facilities and any detailed technical requirements regarding access and parking provision will be addressed through the Development Permit Application and approval process.

The proposed development will not result in any concerns from a noise perspective. Loading and garbage facilities will be developed in accordance with Zoning Bylaw requirements.

b) Services and Utilities

Based upon comments received through the application circulation process, a concern has been raised by the City of Edmonton Drainage Services regarding the capacity of the sanitary sewer line that would service the proposed site.

Technical solutions are currently being pursued to mitigate and alleviate the concerns raised by Drainage Services Mitigation strategies at this time include:

- *Providing a longer service extension to by-pass a constrained section of sanitary line on 90 Avenue;*
- *Peak flows generated by the proposed hotel should be non-coincident with the peak flows generated by the West Edmonton Mall;*
- *The proposed hotel will not accommodate any restaurant, lounge conference facilities or Jacuzzi tubs. New water conserving fixtures will significantly reduce the number of “fixture units” and therefore the amount of out-flow generated by the proposed Hotel;*
- *We understand based on discussion with the West Edmonton Mall consultants that enzymes are currently being used on an experimental basis to reduce the amount of grease build up in the sanitary line.*

Based on the aforementioned strategies, drainage related concerns identified by Drainage Services are not considered insurmountable. Detailed technical solutions will be discussed directly with Drainage Services representatives and appropriate solutions implemented.

c) *Compatibility with Surrounding Uses*

The proposed Hotel is consistent with the general nature of use and scale of development in the area. The height of the three floor building will be in the order of 30 feet from the ground elevation to the roof parapet (not including any architectural roof projections) which is comparable with the height of residential developments in the surrounding area.

Pedestrian access from the Hotel will be provided to the adjacent roadway sidewalk system. No pedestrian access will be provided from the hotel to the school/park site.

All hotel windows will be developed along the north and south faces of the development. The elimination of windows along the west face of the development will eliminate neighbourhood concerns of "backyard visibility" from the hotel. The ability to view the school/park site from the second and third levels of the hotel (28 units, representing 32% of the total units proposed) is not anticipated to result in any safety or security issues.

The site will be landscaped in accordance with the requirements of Section 69 of the Zoning Bylaw. To provide visual separation from the adjacent park, mature trees, larger than required by Section 69 of the Zoning Bylaw will be planted along the west and north sides of the property. The existing fence similar to the fence installed on 178 Street and 90 Avenue.

7. CIRCULATION

The arterials surrounding Summerlea have been fully developed, with the exception of 95 Avenue. It is expected 95 Avenue will be fully constructed by early 1984. The collector system which consists of 177 Street, 175 Street and 95 Avenue has been fully constructed north of 90 Avenue. The 177 Street and 175 Street collectors south of 90 Avenue have not yet been constructed.

Bylaw 7174
April 13, 1983

The presence of the West Edmonton Mall in Summerlea has introduced large volumes of traffic onto 90 Avenue and 175 Street. These streets provide the only connection onto the major arterials, 170 Street and 95 Avenue.

In the north east section of Summerlea, 172 Street was planned to carry traffic to and from 95 Avenue. However, when the West Edmonton Mall was completed it

became evident to the residents of Summerlea that 172 Street would be used as a short cut between 175 Street and 95 Avenue. Therefore, at the request of Summerlea Residents, 172 Street will be terminated in a cul-de-sac, and will serve local residents only. The major collectors in the developed portion of Summerlea, 177 Street and 172 Street-94 Avenue, carry the traffic to the local residential streets. The local residential streets served by the collector system consists of "P" loops, "u" loops and culs-de-sac which create quiet enclaves away from the residential through traffic.

8. PUBLIC TRANSIT

Summerlea is intended to be served by Edmonton Transit along 172 and 175 Streets. There is a bus terminal presently in operation at the corner of 175 Street and 87 Avenue. This bus terminal will continue in its present operation and will increase in importance as West Jasper Place reaches full development and full transit services come on stream.

9. SCHOOL/PARK

There is a public elementary school planned for Summerlea. The location of the school is on the west side of 175 Street south of 93 Avenue. The 6.7 ha (16.5 ac) school park site has already been dedicated and consolidated through dedication of reserves in the detailed plans of subdivision for Summerlea. The school will not be built until the Public School Board is satisfied the school age population in Summerlea justifies the construction of a school. Presently public school children are bussed, from Summerlea to Afton Public School in the West Meadowlark Park neighbourhood east of 170 Street. Children attending separate school are bussed to St. Thomas More School in West Meadowlark Park.

10. SERVICES AND UTILITIES

Summerlea is presently serviced by storm, sanitary and water lines. There are existing trunk sewers (84" storm and 27" sanitary) which hook to the major lines servicing Thorncliff. There are major storm, water and sanitary sewer lines in the 175 Street right-of-way, which are designed to service the remaining undeveloped Southwest portion of Summerlea. Summerlea is serviced by 12" water lines which feed off water mains in 175 Street and 90 Avenue. There are 8" and 10" looped mains originating from the 12" lines which serve the local streets.

Bylaw 7174
April 13, 1983

A private utilities corporation has installed a 6" main running from 87 Avenue north into the neighbourhood from a regulating station on the north side of 82 Avenue. With the existing alignment, the private corporation will be able to service the remaining undeveloped area of Summerlea. With this alignment the private corporation will be able to service the remaining undeveloped area of Summerlea.

Bylaw 7355
September 28, 1983
Amended by Editor

11. CONFORMANCE WITH THE GENERAL MUNICIPAL PLAN

a) Residential

Section 17.C.5 of the General Municipal Plan outlines the objectives and policies for the preparation and content of Neighbourhood Structure Plans. The Neighbourhood Area Structure Plan is adequate as it stands now in meeting the Terms of Reference for a Neighbourhood Structure Plan.

Section 5 of the General Municipal Plan deals with residential development in terms of objectives and policies, and Section 5.C. in particular deals with suburban areas. The densities proposed for Summerlea are consistent with those proposed for suburban neighbourhoods and provides a degree of heterogeneity in the mixed housing types offered and on those planned to be offered. The mixed use housing meets the locational criteria as stated in the General Municipal Plan in that it avoids concentration of medium-high density uses at neighbourhood entrance points and the school-park site. The presence of West Edmonton Mall has allowed for the opportunity to increase density to take advantage of the facilities and services offered by this centre including the transit facility and employment opportunities. This explains the slightly higher population density proposed for Summerlea as compared to the surrounding neighbourhoods. However, the housing forms and density for the area of Summerlea yet to be developed conform with the Density Distribution Guidelines stated in the General Municipal Plan. This is reflected by the decrease in density from east to west away from the mall on the east side of 175 Street.

b) Commercial

The commercial component of the General Municipal Plan establishes guidelines for the development of commercial uses in suburban neighbourhoods.

The West Edmonton Mall has had a significant impact on Summerlea, and to a lesser extent surrounding neighbourhoods. Any amendments to the Neighbourhood Area Structure Plan which involve the West Edmonton Mall should address the policies and guidelines expressed in the General Municipal Plan, especially the adequacy of on-site parking, access to the site off existing arterials, impact on surrounding residential areas, and site and landscape design to lessen impact on local residential areas.

The major impact the West Edmonton Mall has had on Summerlea is the increased traffic volumes on the neighbourhood collectors. The eventual completion of the collectors in Summerlea should alleviate this problem as discussed in Section 5.

Under the General Municipal Plan, West Edmonton Mall is identified as a Town Centre and as such a planned Town Centre should offer a mixture of uses, including an office component, which provides services to local residents, housing, amenity areas, and a transit centre.

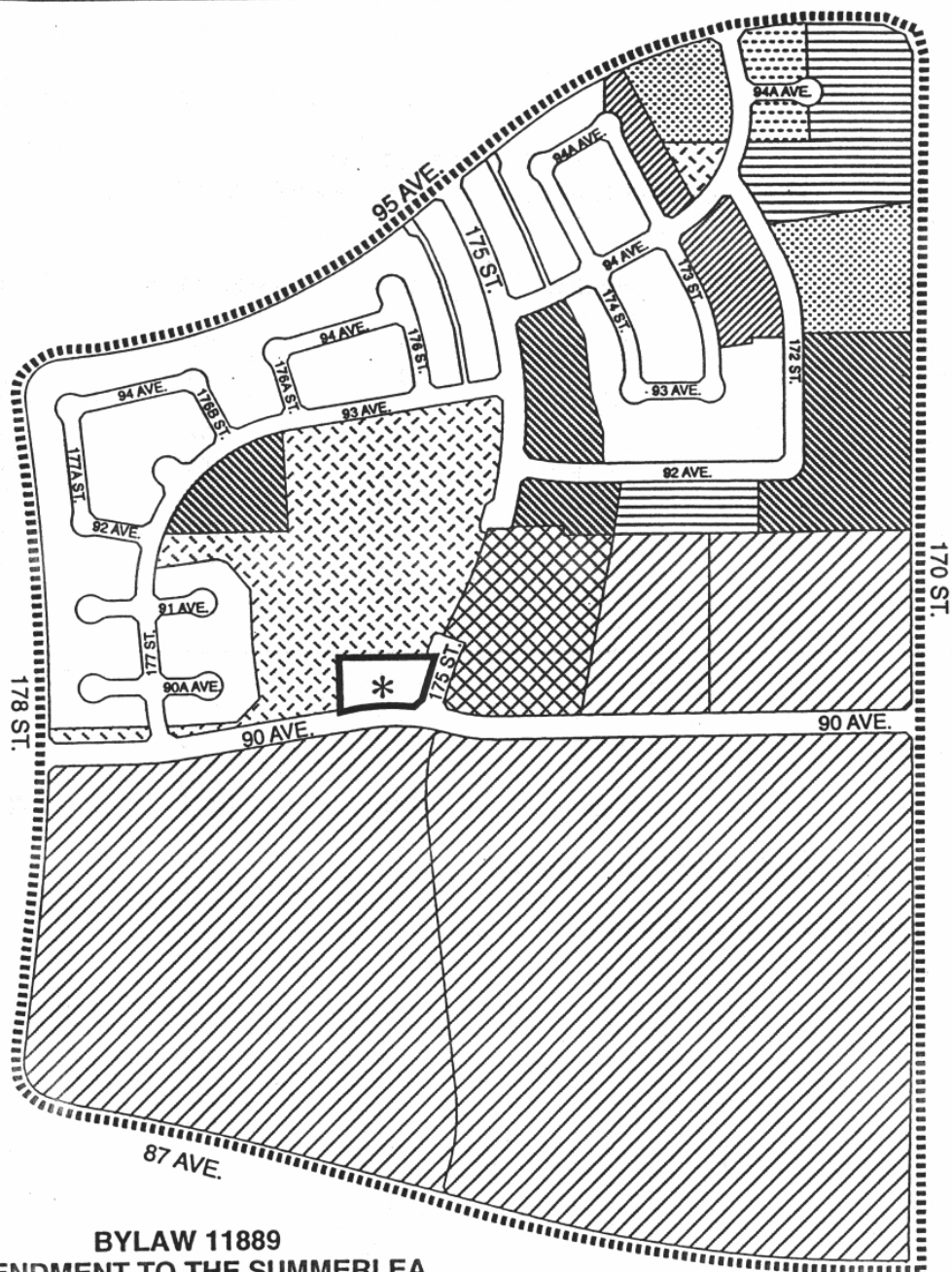
12. SCREEN BUFFERING

Bylaw 7174
April 13, 1983

It is recommended that this provision be carried forward and implemented through development proposals.

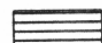

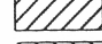
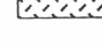



A berm was proposed under the Neighbourhood Outline Plan along the western most running lane of 170 Street and adjacent residential properties, in addition to a 61 m width as a separation distance between the 170 Street roadway. This berm has been largely constructed and is meant to protect the residential area from the potential negative impact of 170 Street. It is recommended that the berm separation distance be completed as originally intended.

Uniform screen fencing has been constructed, at the developers expense, for residential lots backing onto 178 Street and 95 Avenue, and will be constructed along 87 Avenue as well, for all residential lots. This is pursuant to the provision of the original neighbourhood Outline Plan. For the purpose of this Neighbourhood Area Structure Plan the screen fencing shall be completed along the north side of 87 Avenue, when the residential area is developed.



**BYLAW 11889
AMENDMENT TO THE SUMMERLEA
Neighbourhood Area Structure Plan
(As Amended)**

-  Single Detached Residential
-  Semi-Detached Residential
-  Row Housing
-  Medium Density Multi Family
-  Low Rise Apartments

-  Medium Rise Apartments
-  Urban Services
-  Shopping Centre
-  Park / School
-  * Direct Control (Hotel)
-  Boundary of N.A.S.P.
-  ——— Boundary of Amendment



SUMMERLEA NEIGHBOURHOOD AREA STRUCTURE PLAN



DEVELOPED AREA OF SUMMERLEA

PLANNING

FILE:
DATE:



APPENDIX 1a

Summerlea Neighbourhood Area Structure Plan Amendment

(Bylaw 7174, April 13, 1983)

PURPOSE

This Summerlea Neighbourhood Area Structure Plan Amendment is being submitted to the City of Edmonton for the following purposes:

1. To satisfy certain procedural conditions noted in the land exchange agreement between the City and *a private corporation*.
2. To effect a consequential amendment to the Summerlea Neighbourhood Area Structure Plan based on certain land use and roadway changes.
3. To effect a consequential amendment to the City's *Zoning* Bylaw through the *rezoning* process in order to reflect the proposed land use changes.
4. To obtain a City Council resolution authorizing the preparation of a replotting scheme for the Summerlea Amendment Area, according to Section 124 of the Planning Act. This replotting scheme will provide for all necessary road closures, parcel consolidations, plan cancellations and plan registrations necessitated by the land exchange agreement and approval of this amendment request.

Amended by Editor

Amended by Editor

INTRODUCTION

This Summerlea Neighbourhood Area Structure Plan Amendment submission has been prepared on behalf of *a private corporation*. It reflects past planning approvals, along with certain land use changes resulting from a land exchange agreement between *the private corporation* and the City of Edmonton. This agreement, which was approved by City Council on August 11, 1981, provides for an exchange of certain City - owned land M the Summerlea neighbourhood, as shown on Figure 1, with an equal amount of *a private corporations'* land (net of reserves and deferred reserves) in a portion of the NE ¼ Section 17-52-25-W4, located within the City of Edmonton. This agreement also includes as one of its conditions:

Amended by Editor

"effect an amendment, in the manner indicated on the plan... (such plan herein referred to as "the Amended Neighbourhood Structure Plan"), so as to reflect each of the planning and development procedures and processes..."

The contents of this amendment submission are based in part on conditions found Summerlea NASP Office Consolidation January 2006

in the land exchange agreement, as well as requirements listed in the City's Terms of Reference for Neighbourhood Structure Plan preparation. Any additional background information pertaining to the site and neighbourhood design can be found in the original Summerlea Neighbourhood Outline Plan. This original plan was prepared by Rockliff Partnership in October, 1977, and approved by the Municipal Planning Commission on May 18, 1978. The Summerlea Neighbourhood Area Structure Plan was subsequently written by the *Planning and Development Department* for presentation to Council on March 22, 1983.

Amended by Editor

LOCATION

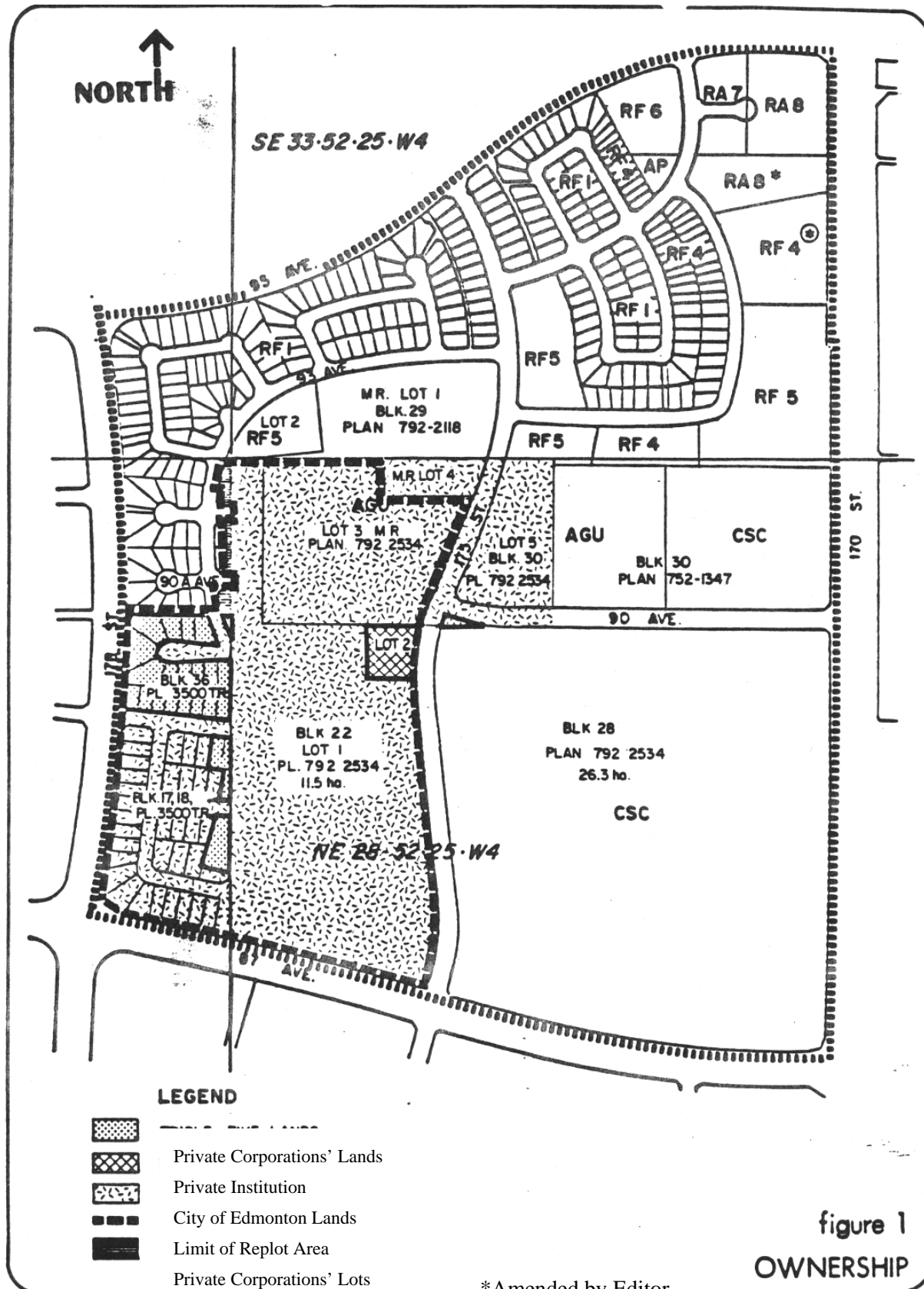
The Summerlea neighbourhood is bounded by 170 Street to the east, 87 Avenue to the south, 178 Street to the west and 95 Avenue to the north. Except for the area north of 95th Avenue and east of 178th Street, development of communities adjacent to Summerlea is virtually complete. The legal description of the Summerlea neighbourhood is defined as a portion of the N ½ of Section 28-52-25-W4, and a portion of the S ½ of Section 33-52-25-W4.

The extent of proposed amendments to the Neighbourhood Area Structure Plan, defined as the replot area, involves 22.53 hectares (55.7 acres) in part of the N ½ Section 28-52-25-W4, as shown in Figure 1, and is referred to as the Amendment Area. A complete breakdown of ownership and corresponding parcel sizes within the Amendment Area is offered as follows.

OWNERSHIP

The existing ownership pattern within the proposed Summerlea neighbourhood replot area is shown on Figure 1. The following table lists involved parcels and ownership:

Figure 1: Ownership* (Bylaw 7174, April 13, 1983)



*Amended by Editor

Owner	Description		Size (hectares)
City of Edmonton	- Lot 3-MR	Plan 792-2534	4.570
	- Blk. 22, Lot 1	Plan 792-2534	11.500
	- Blk. 17, Lots 7-13, D, and 26-43R	Plan 3500 T.R.	2.107
	- Blk. 18, Lots 1-4, and 9- 12	Plan 3500 T.R.	0.646
	- Roads	Plan 3500 T.R.	1.326
		Sub Total	20.149
<i>Private Corporation*</i>	- Blk. 36, Lots A,B, 1-20	Plan 3500 T.R.	1.459
	- Blk. 17, Lots, 6, A,B	Plan 3500 T.R.	0.160
	- Blk. 18, Lot A	Plan 3500 T.R.	0.192
	- Blk. 35, Lot A (a private corporation.)	Plan 3500 T.R.	0.010
		Sub Total	1.821
<i>Private Institution (Religious Assembly)*</i>	- Blk. 22, Lot 2	Plan 792-2534	0.433
<i>Private Corporation*</i>	- Blk. A	Plan 792-2118	0.041
	- Blk. 29, Lot B	Plan 792-2118	0.011
	- Blk. 29, Lot A	Plan 792-2118	0.081
		Sub Total	0.133
		TOTAL	22.536

*Amended by Editor

DEVELOPMENT OBJECTIVES

The main objective of this amendment submission is to present land use and roadway changes within the Summerlea Neighbourhood Area Structure Plan resulting from the land exchange agreement between the City and *a private corporation*. The major conditions affecting land use are summarized as follows:

Amended by Editor

1. Close 175th Street between 90th Avenue and 87th Avenue;
2. Cancel the existing registered subdivision plans currently owned by *a private corporation* and the City in the southwest portion of the Summerlea Neighbourhood (Blk. 17, 18 and 36, Plan 3500 T.R.), including the closure of all public roadways within this area;
3. Effect the *rezoning* of this previous registered subdivision plan area from RF1 to AGU;
4. Cancel the existing 0.433 hectare church site parcel (Blk. 22, Lot 2, Plan 792-2534) found immediately west of the existing intersection of 90th Avenue and 175th Street. This cancelled site will be *rezoned* to AGU in conjunction with the cancelled registered plan of subdivision area;

Amended by Editor

Amended by Editor

Amended by Editor

5. Provide for and register a road right-of-way plan as an extension of 90th Avenue west to 178th Street;
6. Subdivide a .433 hectare portion of the existing Municipal Reserve parcel (Lot 3-MR, Plan 792-2534) immediately northwest of the new 90th Avenue /175th Street cross-intersection in order to create a new church site. This new site will be transferred to *a private institution* and *rezoned* from AGU to US; Amended by Editor
7. Provide a separate parcel for consolidation with Lot 3-MR, Plan 792-2534, equal to the amount of land taken from this lot for the new church site and 90th Avenue extension. This "Make-Up Reserve Parcel" will be *zoned* AGU; Amended by Editor
8. Create a 50 foot buffer strip north of the new 90th Avenue extension as separation from the southern lots on 90A Avenue.
9. To facilitate the badly needed construction of the extension of 90th Avenue.

It is intended that the above conditions will be effected by a replotting scheme. It should be noted that the preceeding conditions are only those which are necessary to implement the proposed land use amendments to the Summerlea Neighbourhood Area Structure Plaits;

The effects of the major conditions on the Summerlea Neighbourhood Area Structure Plan are shown on the following illustrations. Figure 2 shows the existing Neighbourhood Area Structure Plan layout. Figure 3 presents the existing land use districts applied to the neighbourhood as of January 20th, 1982. The proposed amended land use pattern resulting from the land exchange agreement conditions are shown on Figure 4. The extent of the proposed amendment is limited to roughly 18 hectares of land in the southwest sector of the neighbourhood, with the remainder unaffected by the amendment request. Finally, proposed land use *zones* applying to the amended plan are shown on Figure 5. Amended by Editor

A secondary objective of this amendment request is to improve vehicular traffic movements within the Summerlea neighbourhood. At present 175th Street terminates at 90th Avenue. Area residents have complained of traffic congestion on 175th Street since the combination of 175th Street and 90th Avenue forms a short-cut route through Summerlea for area residents travelling to and from the West Summerlea NASP *Office Consolidation January 2006*

Edmonton Mall. The area residents have also questioned the planned extension of 175th Street south from 90th Avenue to 87th Avenue.

The extension of 90th Avenue west to 178th Street, and the closure of 175th Street south c 90th Avenue will serve to limit the amount of through-traffic on 175 Street by providing a more convenient, direct access to West Edmonton Mall from areas west of the Summerlea neighbourhood.

The southwest portion of the Summerlea Neighbourhood, described in this submission as the Amendment Area, is presently undeveloped. More important, unless varied by City Council, the future use of these "City Exchange Lands" by a *private corporation* will be restricted to uses and densities already approved under the existing Neighbourhood Outline Plan. With these determinants in place, potential impacts of these proposed amendments are described as follows:

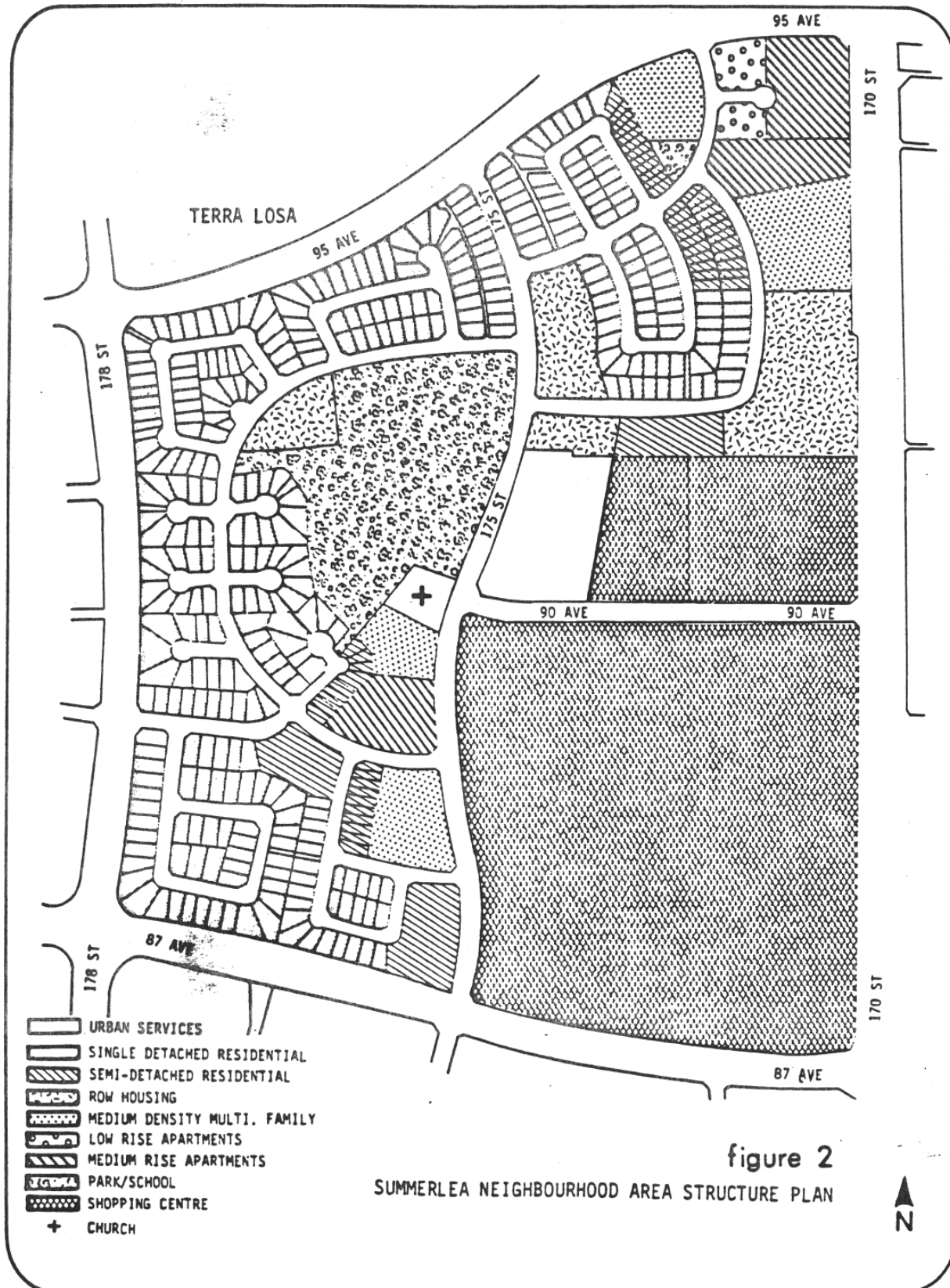
Amended by Editor

1. Housing

Future residential use within the Amendment Area will be dependent on the physical role of the West Edmonton Mall within the Neighbourhood. The type and extent of housing which is compatible with this facility should not be decided until such role is more accurately gaged over time. The existing Neighbourhood Area Structure Plan allows for a conventional mixture of single family, semi-detached, row housing and low-rise apartment blocks in the southwest sector, as a direct continuation of the neighbourhood pattern to the north. Since potential land use is not known at this time, the majority of the Amendment Area will be designated as AGU. As shown on Figure 5, two AGU parcels are proposed In the Amendment Area. Each parcel is a minimum of 8.0 hectares in size, as required in the City's *Zoning* Bylaw. If the Amendment Area or a portion is subsequently developed for residential purposes, the design will provide use/density transitions between housing types, as well as residential and commercial areas, and an internal roadway system which is acceptable to the *Planning and Development Department*. No impact on the neighbourhood or surrounding areas is created by this approach, since it must follow the approved Neighbourhood Outline Plan for Summerlea. If changing circumstances in the area warrant an amendment to approved uses, they must be approved by City Council through the public hearing process.

Amended by Editor

Figure 2: Summerlea Neighbourhood Area Structure Plan (Bylaw 7174, April 13, 1983)



The map illustrates the following features:

- Land Use Districts:** Labeled areas include AGU (Agricultural General Use), RF5 (Residential Medium Density), RA7 (Residential Single-Family Detached), US (Urban Service), CSC (Community Service Center), AP (Arts and Professions), and CNC (Community Neighborhood Center).
- Streets:** Major thoroughfares shown are 95 AVE, 87 AVE, 178 ST, and 170 ST.
- Landmarks:** Notable locations include Misericordia Hospital and St. John's Church.
- Regulatory Notes:** A specific area is noted as "SUBDIVISION APPROVED BY M/C ON JULY 9, 1962".
- Orientation:** A north arrow points towards the top right of the page.

Figure 4: Proposed Amendment to Summerlea Neighbourhood Area Structure Plan
(Bylaw 7174, April 13, 1983)

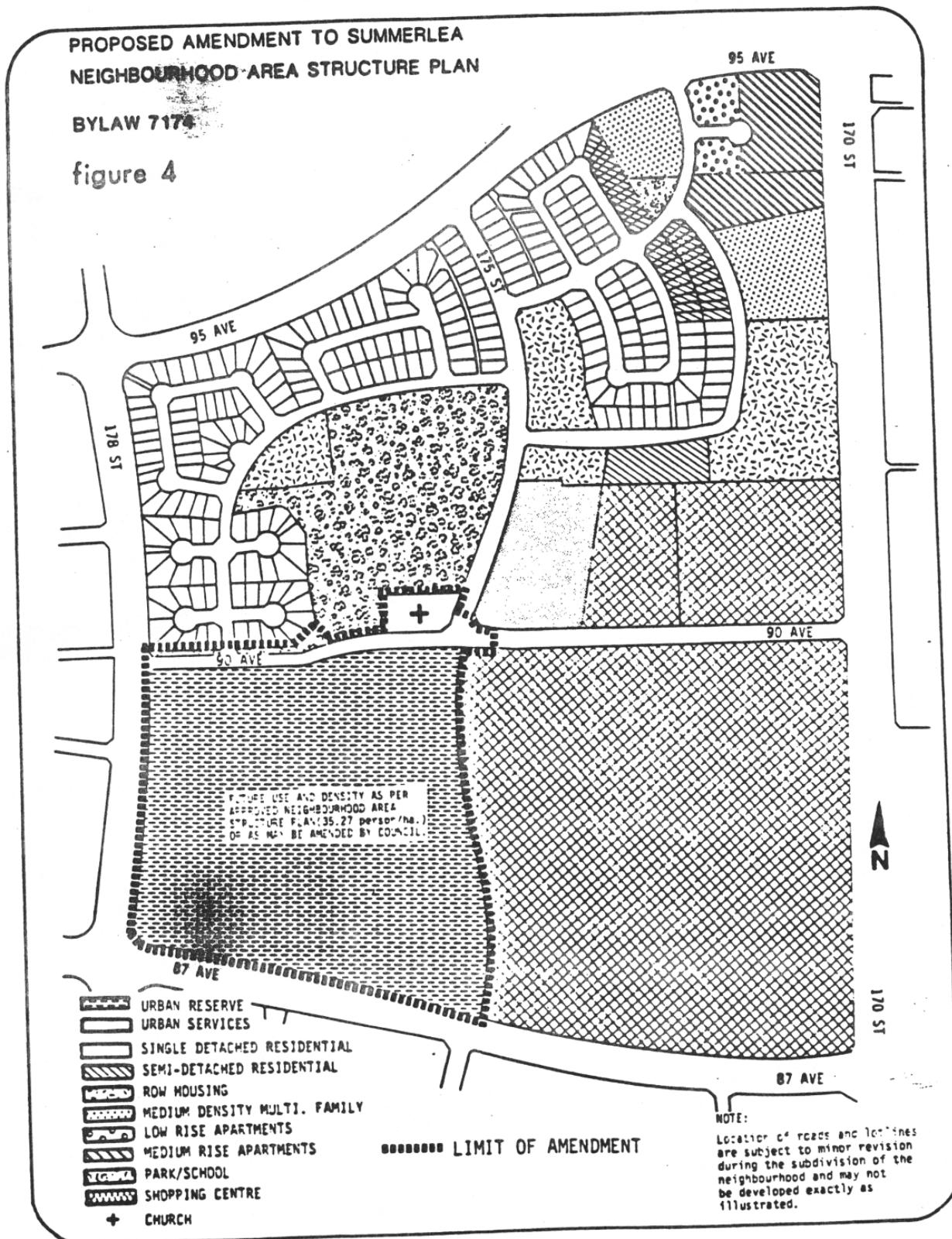
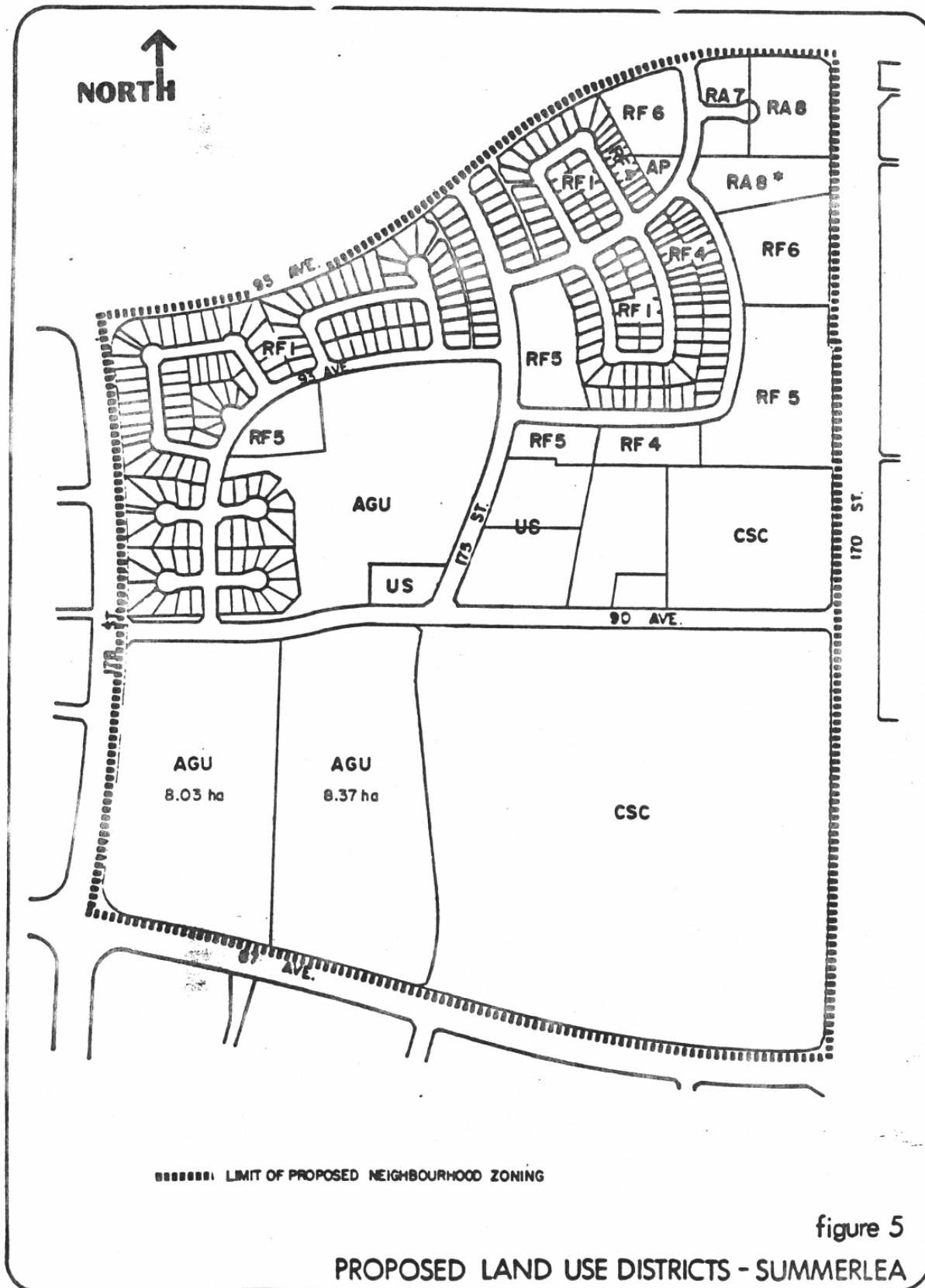


Figure 5: Proposed Land Use Districts – Summerlea (Bylaw 7174, April 13, 1983)



2. Population and Density

The approval of the Neighbourhood Area Structure Plan provides for a total population of 4,541 persons on 105.18 net acres (42.6 ha) of residential land. The approved population density of 61.75 persons per gross hectare (25 persons per gross acre) for the Neighbourhood will not be exceeded in future development of the Amendment Area without prior approval of City Council. This restriction is included as a condition to the proposed land exchange agreement. With this condition in mind, this amendment submission does not impact on the approved population. In fact, the AGU designations for the Amendment Area, and resulting lack of associated population until development occurs, reduce the number of neighbourhood residents by roughly 1200 persons. However, this population reduction caused by the proposed Plan Amendment should be viewed only as a short-term situation. Since *rezoning* of the Amendment Area to AGU will reserve the site for possible future residential development, it is understood that the population and density resulting from such development in the future will conform to the approved Neighbourhood Area Structure Plan and land exchange agreement conditions, unless revisions to these conditions are approved by Council. The agreement requires that *the developer* provide assurances satisfactory to the City's legal department that the Summerlea lands obtained from the City will be restricted in use to those approved in the existing Neighbourhood Area Structure Plan, or amended uses approved by Council. The short-term effects of the AGU designation on neighbourhood services are reviewed in the following discussions.

Amended by Editor

Amended by Editor

3. Student Generation

The Summerlea Neighbourhood Area Structure Plan estimated a total student generation of 1,375 pupils within a total neighbourhood population of 5,271 persons. This equates to a 3.83:1 ratio between population and students. By applying this ratio to the 4,541 person maximum population level eventually approved for the neighbourhood, roughly 1,185 students will be generated. In addition to reducing the maximum neighbourhood population previously approved by City Council, the impact of the AGU designation on the Amendment Area will reduce neighbourhood student generation by roughly 315 students (220 public, 95 separate). This potential reduction is significant for short-term classroom planning.

If residential development is subsequently proposed in the Amendment Area, it will not create school generation which is beyond the existing school capacity at

that time. This issue is also included as a condition in the proposed land exchange agreement.

4. Servicing

Servicing schemes were developed and refined as part of the Summerlea Neighbourhood Area Structure Plan and subdivision procedures. Since this proposed amendment does not increase population and servicing requirements, no impact on existing utility capacities are created. Any subsequent *rezoning* of the proposed AGU parcels in the Amendment Area will follow all relevant City engineering standards and receive necessary approvals. Engineering approvals will also apply to the provision of utility easements.

Amended by Editor

5. Circulation

The positive impacts of the 90th Avenue westerly extension and 175th Street closure south of 90th Avenue have been previously addressed in this submission. The main conclusion is that these roadway alterations will improve internal neighbourhood circulation, provide improved access to and from the neighbourhood, reduce vehicular congestion, and minimize conflicts between neighbourhood and mall-oriented traffic.

6. Commercial

The size of the existing West Edmonton Mall site limits expansion. The closing of 175th Street and designation of lands to the west as AGU provide for future expansion potential if appropriate. Should future *rezoning* of a portion of the AGU parcel to CSC for future mall expansion be requested, such a proposal must be approved by City Council. The use/density transitions between the existing mall or any future expansion, and adjacent residential development in the Amendment Area must also be satisfactory to the *Planning and Development Department*.

Amended by Editor

7. Church

As proposed in the Neighbourhood Area Structure Plan, a .433 hectare church site (Blk. 22, Lot 2, Plan 792-2534) is presently situated at the southeast edge of the school and park area. One condition of the land exchange agreement is that this parcel be purchased by *a private corporation* for consolidation into their AGU site. A new site of equal size is provided on the northwest corner of the proposed 175th Street/90th Avenue intersection. Ownership of this new church parcel will remain

Amended by Editor

with the *private institution*. The new site also remains in a visually prominent location, cleft enough to the mall to take advantage of the supplementary parking potential. Church officials have been involved in the initial discussions leading to the proposed land exchange agreement, and approve of the conditions affecting their site.

8. Parkland and School

The relocation of the church site (0.433 hectare) and a part of the 90th Avenue extension (0.478 hectare) will remove 0.911 hectares of land from an existing 4.57 hectare Municipal Reserve Site within the Summerlea Neighbourhood (Blk. 22, Lot 3- MR, Plan (792-2534). This MR site is currently shown as an AGU *zone* in conjunction with adjacent property, and represents a proposed Summerlea neighbourhood school site (see Figures 1, 2 and 3). However, the proposed land exchange agreement required that an equal amount of land (0.911 hectares) be consolidated into the existing AGU site as a "Make-Up Reserve Parcel" and accordingly no change in the size of such site will occur. This consolidation parcel presently forms a part of Blk. 22, Lot I, Plan 792-2534, (.778 hectares) plus three remnant parcels owned by a *private corporation*. (0.133 hectares) immediately to the west of the proposed park and school lands. The relationship between the new church site and siting plans for the neighbourhood school will require the direct involvement of the *Community Services Department*.

Amended by Editor

RESUBDIVISION

The preparation and approval of this Neighbourhood Area Structure Plan Amendment is noted as a specific condition in the land exchange agreement. However, the Plan also represents the first phase of a more detailed planning program which includes plan cancellations, road closures, parcel consolidations, and *rezoning* and subdivision applications. These second phase requirements are currently being prepared, but formal applications, cancellations, and resubdivision arrangements will not be made until the Neighbourhood Area Structure Plan Amendment is approved by City Council.

Amended by Editor

The necessary cancellations, consolidations, and new Subdivision Plan for the Summerlea Amendment Area will be prepared in the form of a replot scheme. This scheme will conform to Section 124 of the Planning Act, and will satisfy additional conditions of the land exchange agreement which are the responsibility of a *private corporation*. A replot scheme plan has been submitted to the *Planning and*

Amended by Editor

Development Department for information purposes, along with a revised subdivision plan block outline of the Summerlea Amendment Area.

CONCLUSION

This Summerlea Neighbourhood Area Structure Plan Amendment submission is presented firstly to facilitate necessary roadway redesign in the West Edmonton Mall area. The scope, impact and function of this mall was not anticipated in the Neighbourhood Area Structure Plan. This amendment submission attempts to improve the neighbourhood structure in light of new information and actual experience with the commercial-residential interface in Summerlea. Secondly, it is the goal of *the developer* to improve the existing and future character of the neighbourhood while creating increased development opportunities within a number of potential markets. Therefore, this proposed amendment represents the first phase of neighbour-hood improvement.

Amended by Editor

APPENDIX 1b

Proposed Amendment to the Summerlea Neighbourhood Structure Plan

(Bylaw 7355, September 28, 1983)

PURPOSE

This Summerlea Neighbourhood Structure Plan Amendment is being submitted to the City of Edmonton in order that the lands which are the subject of an exchange between *a private corporation* and the City of Edmonton can be rezoned from AGU to CSC.

Amended by Editor

INTRODUCTION

This Neighbourhood Structure Plan Amendment submission has been prepared on behalf of *a private corporation* and is intended to amend Bylaw 7209 “Being a Bylaw to adopt the Summerlea Neighbourhood Area Structure Plan as amended.”

Amended by Editor

The contents of this amendment submission are based in part on conditions contained in the Land Exchange Agreement, as well as requirements listed in the City's Terms of Reference for Neighbourhood Structure Plan preparation. Additional background information pertaining to the site and neighbourhood design can be found in the Summerlea Neighbourhood Area Structure Plan - Bylaw 7209. The Neighbourhood Area Structure Plan and subsequent amendment were adopted at the March 22, 1983 meeting of City Council.

LOCATION

The Summerlea neighbourhood is bounded by 170 Street to the east, 87 Avenue to the south, 178 Street to the west and 95 Avenue to the north. Except for the area north of 95 Avenue and east of 178 Street, development of communities adjacent to Summerlea is virtually complete. The legal description of the Summerlea neighbourhood is defined as a portion of the north ½ of Section 28-52-24-W4, and a portion of the south ½ of Section 33-52-25-W4.

The extent of proposed amendments to the Neighbourhood Area Structure Plan, defined as a replot area, involves 16.2 hectares (40 acres) in part of the north ½ of Section 28-52-25-W4, as shown in Figure 1, and is referred to as the Amendment Area. A complete breakdown of ownership and corresponding parcel sizes within the Amendment Area is offered as follows.

OWNERSHIP

The lands which are the subject of the requested land use amendment are currently under title to the City of Edmonton, however they are the subject of an exchange agreement which is currently being undertaken and will be completed subject to the land being registered. Once the exchange is finalized the church will have title to its parcel and the City to the full school/park site.

DEVELOPMENT OBJECTIVES & HISTORY

The objective of this amendment submission is to permit CSC zoning on the lands west of the existing shopping centre, south of the extended 90 Avenue, east of 178 Street and north of 87 Avenue. This parcel is directly west of the existing mall and exists as a result of the following:

- Closure of 175 Street between 90 and 87 Avenue
- Cancellation of previously registered subdivision plans on the parcel
- The relocation of the church site north of 90 Avenue
- The extension of 90 Avenue from 175 to 178 Street.

These factors have resulted in a parcel of land being created which is most suitable for use as a continuation of West Edmonton Mall. The justification for this request and its impact on the Summerlea neighbourhood as well as adjacent neighbourhoods are discussed in the following sections.

STUDENT GENERATION

The Summerlea Neighbourhood Outline Plan originally estimated a total student generation of 1,375 pupils with a total neighbourhood population of 5,271. This equates to a 3.83 to 1 ratio between population and students. By applying this ratio to the 4,540 person maximum population level approved for the Neighbourhood Structure Plan Bylaw 7209, approximately 1,185 students would have been generated.

In addition to this reduction the maximum neighbourhood population approved by City Council, by Bylaw 7209 as amended will be approximately 3452 generating 900 students. Although it is recognized that the CSC shopping centre *zone* has as a discretionary use apartment housing, it is submitted that if a request to include

Amended by Editor

residential development did result the proposal would have to be assessed with respect to future school planning within the Summerlea neighbourhood. However, as previously indicated the intent at this time is to continue development of West Edmonton Mall. Correspondence from the Schools and *Community Services Departments* with respect to Bylaw 7209 as amended indicate that the amount of park in Summerlea which will eventually develop is identical to that originally approved and that by not having residential development in this portion of the neighbourhood a school is still in fact justified for Summerlea.

Amended by Editor

In discussions with the School Board, it has become apparent that because Terra Losa does not have a public school site identified within its boundaries, students from that neighbourhood will have to be accommodated either in Summerlea or in La Perle to the west. At the writing of this report a definitive answer as to whether two schools will be built in La Perle and one in Summerlea or one school in La Perle and one in Summerlea has not been determined. Further discussion will have to take place with the Public School Board in this regard in order to ultimately resolve this question.

SERVICING

Servicing schemes were developed and refined as part of the Summerlea Neighbourhood Area Structure Plan and subdivision procedures. Since this proposed amendment does not increase population, no impact on existing or proposed utility capacity are created. The proposed rezoning will necessitate that stormwater runoff from the site be restricted to an 60 CFS rate such that existing facilities in the area can handle the runoff. As a result of the utility relocations that were required upon designating this parcel AGU no other modifications will be necessary.

RESIDENTIAL

The proposed rezoning to CSC will result in a residential uses within the Summerlea neighbourhood existing only north of 90 Avenue. This portion of Summerlea has been designed in accordance with policies and guidelines established by the City of Edmonton and has complete detailed zoning at this time. This will provide assurance to existing and future residences with respect to the land uses in the Summerlea neighbourhood. The revised street pattern within Summerlea in conjunction with the berms and landscaping that will be incorporated in remaining phases of the neighbourhood's development will ensure

its viability as a residential community providing residents with a full range of amenities.

POPULATION AND DENSITY

The original Summerlea Neighbourhood Area Structure Plan provided for a total population of 4,540 persons, achieving a density of approximately 61.7 persons per gross hectare (25 persons per gross acre). By excluding residential development on the 40 acres of land that is being requested for commercial zoning, the population of Summerlea will be in the order of 3,540 persons. The population of the residential portion of the Summerlea neighbourhood- will remain consistent at 61.75 persons per gross hectare (25 persons per gross acre).

CIRCULATION

A complete traffic impact analysis and circulation review for the Summerlea neighbourhood has been prepared by Stanley Associates Engineering Ltd. and is being submitted under separate cover for direct review by the Planning and Transportation Management Design Departments.

PARKS AND SCHOOL SITES

As indicated previously in the Summerlea Neighbourhood Structure Plan Amendment, the relocation of the church site north of 90 Avenue resulted in a decrease of .911 hectares of land from the existing Municipal Reserve site. The original Municipal Reserve site was 4.57 hectares and this size will be maintained as remnant parcels previously owned by *a private corporation* equal in .911 hectares will be used for park purposes in lieu of the lands that have been given to the church.

Amended by Editor

JUSTIFICATION FOR COMMERCIAL EXPANSION

Over the past several months *a private corporation* has reviewed several options concerning the development of the land west of the existing West Edmonton Mall. Land use options included the review of low and medium density residential development, possible employment centre through the use of commercial office zonings, mixture of residential and commercial office uses and finally exclusive commercial uses which would be most appropriately accommodated under a CSC zoning. Given the revised configuration of the street pattern, it was felt that the most reasonable and viable option for development if these, lands would be as

commercial - CSC.

The revised street pattern in the area would not appropriately serve residential development south of 90 Avenue. With the major social and school facilities being north of 90 Avenue it was felt that a safety hazard would exist for those residents attempting to cross 90 Avenue on a regular basis. In addition during our analysis, we felt that any type of development on the lands west of the mall should be of a low rise nature, therefore a high density residential option or commercial office option, which could be in the order of 10 storeys, were not pursued in that this could have a negative impact on residents in Summerlea as well as adjacent communities.

The expansion of West Edmonton Mall will ensure a low rise development similar in context to that which has been developed on the existing shopping centre site. This will achieve the goals of the residents as well as not add a significant residential population which could overburden institutional or recreational amenities in Summerlea. The proposed berm on the north side of 90 Avenue will adequately buffer residents within Summerlea and it is felt that a landscaped buffer along the west and southern perimeters of the 40 acre parcel will achieve the same benefits for those residents to the west and south of the proposed expansion.

The existing mall has been developed on a net leasable floor area ratio of approximately .46 to 1. Although no definitive development plans have been established for the expansion area, it is expected that the expansion to the mall will be in the order of the same ratio. This would result in net leasable area for the expansion being approximately 800,000 square feet. This would result in a total net leasable area of approximately 2.1 million square feet which is comparable to Square I in Mississauga Ontario which is approximately 1.8 million square feet.*

* NOTE: Appendix I indicates the proposed developments conformance with Policies & Objectives for the Municipal Plan.

CONCLUSION

This Summerlea Neighbourhood Area Structure Plan amendment submission has been prepared in support of a *rezoning* application from AGU to CSC. This rezoning will ensure stability in this area of West Jasper Place as well as the Summerlea neighbourhood specifically. The current success of the existing mall proves that it is a benefit to West Jasper Place community as well as the City of Edmonton generally and the expansion will further enhance *the developers'* ability to serve the needs of the community.

Amended by Editor

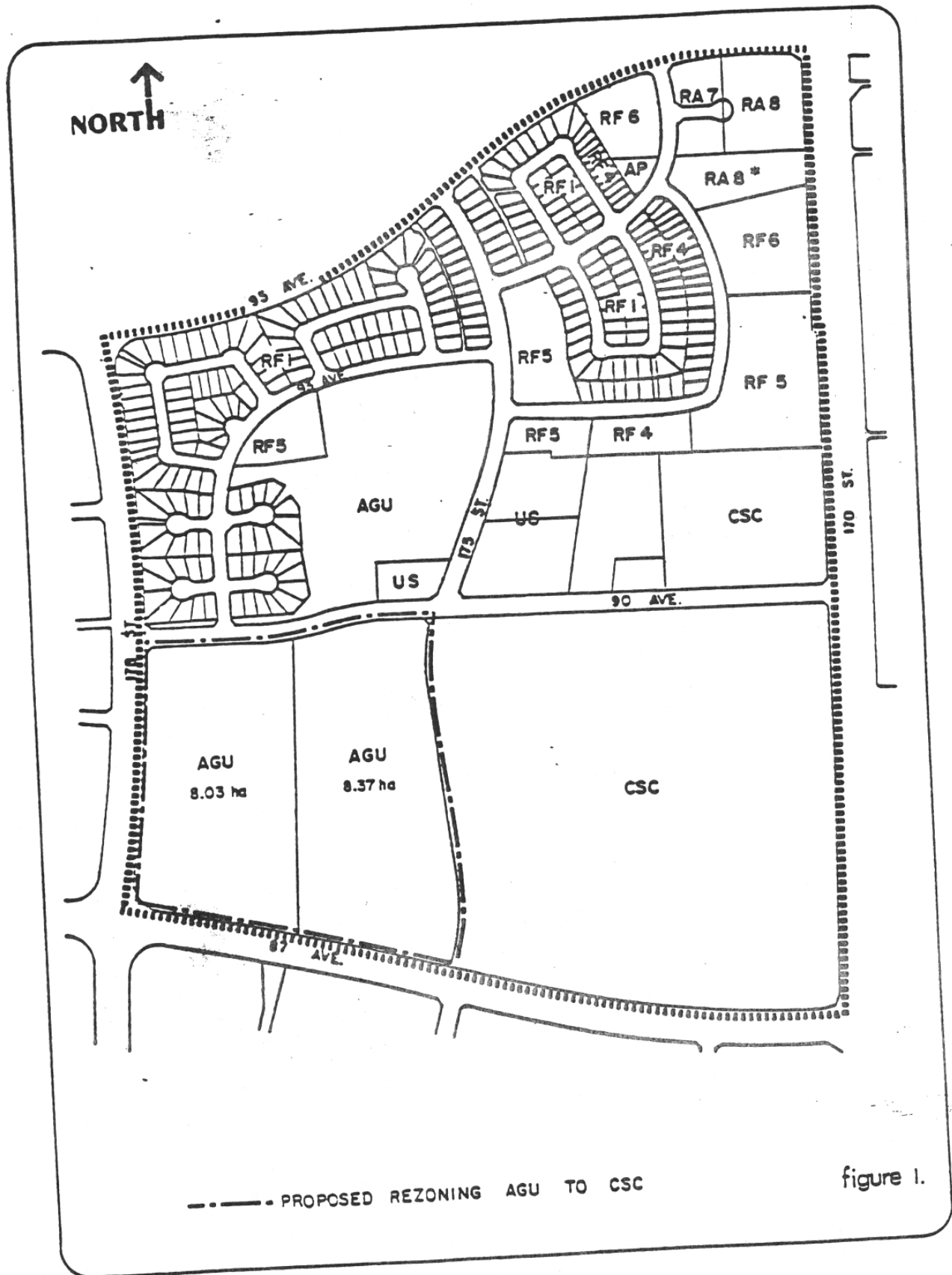


figure 1.

APPENDIX I (Bylaw 7355)

CONFORMANCE WITH OBJECTIVES & POLICIES OF THE GENERAL MUNICIPAL PLAN

6.A TO ACCOMMODATE AND ENCOURAGE A BALANCED DISTRIBUTION OF OFFICE DEVELOPMENT IN THE DOWNTOWN AND AT OTHER MULTI-PURPOSE SUB-CENTRES WHICH ARE EASILY ACCESSIBLE BY BOTH PUBLIC TRANSIT AND PRIVATE AUTOMOBILE AND AT WHICH COMPLEMENTARY COMMERCIAL USES EXIST OR CAN BE DEVELOPED.

Justification

The proposed *rezoning* will offer the opportunity to include full range of mixed uses on the site should the demand for office space be identified prior to its ultimate development. In addition as indicated in the body of the report, some residential development could be included on site if it was deemed to be an asset as opposed to a detriment on the infrastructure of Summerlea.

Amended by Editor

6.B TO ENCOURAGE THE CONCENTRATION OF NEW SUBURBAN RETAIL FACILITIES IN PLANNED SHOPPING CENTRES AND COMMERCIAL ZONES.

Amended by Editor

Justification

The West Edmonton Mall site is identified in the General Municipal Plan Bylaw as a "Regional - Order Shopping Mall serving some Town Centre functions". Since West Edmonton Mall has proven to be so successful in its current state, a logical extension to increase the ability to provide retail facilities in this planned shopping centre is the most appropriate use for the land west of the existing mall site.

6.0 TO ENSURE THAT THE NEGATIVE IMPACTS OF COMMERCIAL DEVELOPMENT ON ADJACENT NEIGHBOURHOODS ARE MINIMIZED.

Justification

In order to minimize the negative impact on adjacent residential development it is planned that landscaped buffers will be provided and in fact this has already

occurred to a degree along the northwest portion of 90 Avenue. In addition, consistent with the policies in the General Municipal Plan regarding this objective it should be noted that the revision to the street network will prevent conflicts with through traffic movements, adequate onsite parking has been provided and will continue to be provided and the site is located along major arterials and collector roadways with information concerning traffic generation and the ability of the street system to handle the traffic. Finally, the height restriction of 45.93 feet for buildings in the CSC will ensure that the integrity and privacy of the adjacent residential communities is maintained.

APPENDIX II (Bylaw 7355)

THIS BYLAW 7209 INCORPORATES THE AMENDMENTS TO IT WHICH
COUNCIL APPROVED ON MARCH 22, 1983 UNDER BYLAW 7174

Editor's Note:

**This is a consolidation of Bylaws 7209 and 7174. This consolidation does not
contain the following Bylaw Amendments: 7355 and 11889. Please return to
the beginning of the document to see the most recent consolidation.**

1. LOCATION & SURROUNDING AREA/DISTRICT SETTING

The Summerlea Neighbourhood is located immediately west of 170 Street, is bounded on the south by 87 Avenue, on the west by 178 Street and on the north by 95 Avenue. The neighbourhoods of Thorncliff on the south, and Belmead on the west are developed as is the community of West Meadowlark east of 170 Street.

These three neighbourhoods are stable communities and there is no major developments planned for them. To the north, the Terra Losa Neighbourhood Structure Plan has been approved by Council and detailed land use districts and subdivisions have been recently approved. It is anticipated that development will commence in the near future.

The residential portion of Summerlea is largely developed in accordance with the existing neighbourhood outline plan. Figure I illustrates the proposed land uses for Summerlea under the Neighbourhood Area Structure Plan. Figure II shows the area of Summerlea which is presently developed. Generally, the major area which is yet to be developed includes City owned land such as the 6.6 ha. (16.5 ac.) school/park site and the land on the east side of 175 Street on 90 Avenue planned for the west end Y.M.C.A. facility. The remaining undeveloped residential land is in the extreme north east corner of the neighbourhood. This land is presently *zoned* for three medium to high rise developments.

Amended by Editor

The southwesterly section of Summerlea is not yet developed. The Neighbourhood Area Structure Plan proposes low density residential development in this area.

2. EXISTING LAND USES

Table I indicates the land uses in Summerlea and the amount of land devoted to each use.

LAND USE:	AREA		DWELLING UNITS	POPULATION
RF1	11.81 ha	(11.29)	226	740
RF4	2.02 ha	(1.9)	67	196
RF5	5.07 ha	(4.8)	214	702
RF6(p)	.923 ha	(.88)	74	243
RF6	1.61 ha	(1.5)	97	310
RA7	.926 ha	(.88)	116	252
RA8	.990 ha	(.95)	222	420
*RA8	1.61 ha	(1.5)	361	581
CSC	32.55 ha	(31.1)		
US	2.61 ha	(2.65)		
AP	.23 ha	(.22)		
AGU	22.17 ha	(21.19)		
Circulation	22. ha	(21)		
TOTAL	104.6 ha		1,377	3,452

Gross Density 33.00 ppgdha* (13.36 ppgdac) * People per gross developable hectare

The gross density represented in the table illustrates the density of Summerlea as currently developed, plus the projected densities based on existing land use designations and subdivisions for sites not yet developed. The density is based on the gross developable area of Summerlea including commercial land use.

The previous Summerlea Neighbourhood Outline Plan was approved at a density of 61.75 ppgdha, and the West Jasper Place District Outline Plan specified a density for the neighbourhood of 60.5 ppgdha. The existing density is much lower than the projected density for Summerlea largely because of the large area of commercial and urban service land uses in the neighbourhood (35.16%). The population density excluding land devoted to commercial and urban service uses is approximately 52.08 ppgdha (21.07 ppgdac), which is closer to the allowable maximum of 61.75 ppgdha under the previous Outline Plan. It is not proposed that the maximum density stated in the original Summerlea Neighbourhood Outline Plan be changed as the 61.75 ppgdha has not been surpassed by existing development and is a density which is comparable to surrounding neighbourhoods (62.98 ppgdha in Thorncliff, and 50.64 ppgdha in Belmead).

3. SUMMERLEA NEIGHBOURHOOD DESIGN - GENERAL STRUCTURE

As stated in Section 2 the majority of Summerlea is developed and there are still a few -pockets of undeveloped land in the neighbourhood. All of the land north of 90 Avenue has been subdivided and *zoned*. The general pattern of development has been determined by soil conditions in Summerlea. Higher density areas have been located adjacent the school/park site and collector-roads. Higher density development also became a necessity due to the poor soil conditions in the northeast corner of the neighbourhood with the need for expensive foundations which could only be economically developed through higher density. Soil conditions become more stable to the south and west, with the area identified and subsequently developed for single family development.

Amended by Editor

4. PUBLIC HOUSING

There is presently one public housing site, which is being developed by the Alberta Housing Corporation, at the corner of 172 Street and 95 Avenue. The original Neighbourhood Outline Plan did not establish specific sites for public housing but recommended that as sites became available for public housing their suitability be assessed on their individual merits and conformity with the policies in the General Municipal Plan. It is recommended that this policy shall be carried over into the Neighbourhood Area Structure Plan.

5. INSTITUTIONAL USES

A church site is presently proposed for the south west corner of 90 Avenue and 175 Street which is a visually prominent site and close enough-to the shopping centre to take advantage of supplementary parking.

The West End Y.M.C.A. facility is planned for the two US (Urban Service) *Zone* sites on the north side of 90 Avenue, east of 175 Street. At present there is no specific date set for the commencement of construction for the Y.M.C.A. facility. This facility should provide recreational and social services for Summerlea and surrounding residents.

Amended by Editor

6. CIRCULATION

The arterials surrounding Summerlea have been fully developed, with the exception of 95 Avenue. It is expected 95 Avenue will be fully constructed by early 1984. The collector system which consists of 177 Street, 175 Street, and 95 Avenue has been fully constructed north of 90 Avenue. The 177 Street and 175 Street collectors south of 90 Avenue have not yet been constructed.

The presence of the West Edmonton Mall in Summerlea has introduced large volumes of traffic onto 90 Avenue and 175 Street. These streets provide the only connection onto the major arterials, 170 Street and 95 Avenue.

In the north east section of Summerlea, 172 Street was planned to carry traffic to and from 95 Avenue. However, when the West Edmonton Mall was completed it became evident to the residents of Summerlea that 172 Street would be used as a short cut between 175 Street and 95 Avenue. Therefore, at the request of Summerlea Residents, 172 Street will be terminated in a cul-de-sac, and will serve local residents only. The major collectors in the developed portion of Summerlea, 177 Street and 172 Street-94 Avenue, carry the traffic to the local residential streets. The local residential streets served by the collector system consists of "P" loops, "U" loops and culs-de-sac which create quiet enclaves away from the residential through traffic.

7. PUBLIC TRANSIT

Summerlea is intended to be served by Edmonton Transit along 172 and 175 Streets. There is a bus terminal presently in operation at the corner of 175 Street and 87 Avenue. This bus terminal will continue in its present operation and will increase in importance as West Jasper Place reaches full development and full transit services come on stream.

8. SCHOOL/PARK

There is a public elementary school planned for Summerlea. The location of the school is on the west side of 175 Street south of 93 Avenue. The 6.7 ha. (16.5 ac) school/park site has already been dedicated and consolidated through dedication of reserves in the detailed plans of subdivision for Summerlea. The school will not be built until the Public School Board is satisfied the school age population in Summerlea justifies the construction of a school. Presently public school children

are bused, from Summerlea to Afton Public School in the West Meadowlark Park neighbourhood east of 170 Street. Children attending separate school are bused to St. Thomas More School in West Meadowlark Park.

9. SERVICES AND UTILITIES

Summerlea is presently serviced by storm, sanitary and water lines. There are existing trunk sewers (34" storm and 27" sanitary) which hook to the major lines servicing Thorncliff. There are major storm, water and sanitary sewer lines in the 175 Street right-of-way, which are designed to service the remaining undeveloped Southwest portion of Summerlea. Summerlea is serviced by 12" water lines which feed off water mains in 175 Street and 90 Avenue. There are 8" and 10" looped mains originating from the 12" lines which serve the local streets.

A private utility corporation has installed a 6" main in the 175 Street right-of-way south of 90 Avenue which hooks into a regulating station just east of 175 Street. With this alignment *the private corporation* will be able to service the remaining undeveloped area of Summerlea.

Amended by Editor

10. CONFORMANCE WITH THE GENERAL MUNICIPAL PLAN

a) Residential

Section 17.C.5 of the General Municipal Plan outlines the objectives and policies for the preparation and content of Neighbourhood Structure Plans. The Neighbourhood Area Structure Plan is adequate as it stands now in meeting the Terms of Reference for a Neighbourhood Structure Plan.

Section 5 of the General Municipal Plan deals with residential development in terms of objectives and policies, and Section 5.C. in particular deals with suburban areas. The densities proposed for Summerlea area consistent with those proposed for suburban neighbourhoods and provides a degree of heterogeneity in the mixed housing types offered and on those planned to be offered. The mixed use housing meets the locational criteria as stated in the General Municipal Plan in that it avoids concentration of medium-high density uses at neighbourhood entrance points and the school-park site. The presence of West Edmonton Mall has allowed for the opportunity to increase density to take advantage of the facilities and services offered by this centre including the transit facility and employment opportunities. This explains the slightly higher population density proposed for Summerlea as

compared to the surrounding neighbourhoods. However, the housing forms and density for the area of Summerlea yet to be developed conform with the Density Distribution Guidelines stated in the General Municipal Plan. This is reflected by the decrease in density from east to west away from the mall on the east side of 175 Street.

b) Commercial

The commercial component of the General Municipal Plan establishes guidelines for the development of commercial uses in suburban neighbourhoods.

The West Edmonton Mall has had a significant impact on Summerlea, and to a lesser extent surrounding neighbourhoods. Any amendments to the Neighbourhood Area Structure Plan which involve the West Edmonton Mall should address the policies and guidelines expressed in the General Municipal Plan, especially the adequacy of onsite parking, access to the site off existing arterials, impact on surrounding residential areas, and site and landscape design to lessen impact on local residential areas.

The major impact the West Edmonton Mall has had on Summerlea is the increased traffic volumes on the neighbourhood collectors. The eventual completion of the collectors in Summerlea should alleviate this problem as discussed in Section 5.

Under the General Municipal Plan, West Edmonton Mall is identified as a Town Centre and as such a planned Town Centre should offer a mixture of uses, including an office component, which provides services to local residents, housing, amenity areas, and a transit centre.

11. SCREEN BUFFERING

A berm was proposed under the Neighbourhood Outline Plan along the western most running lane of 170 Street and adjacent residential properties, in addition to a 61m width as a separation distance between 170 Street roadway. This berm has been largely constructed and is meant to protect the residential area from the potential negative impact of 170 Street. It is recommended that the berm separation distance be completed as originally intended.

Uniform screen fencing has been constructed, at the developers expense, for residential lots backing onto 178 Street and 95 Avenue, and will be constructed along 87 Avenue as well, for all residential lots. This is pursuant to the provision of

the original Neighbourhood Outline Plan. For the purpose of this Neighbourhood Area Structure Plan the screen fencing shall be completed along the north side of 87 Avenue, when the residential area is developed.

APPENDIX III (Bylaw 7355)

MARKET IMPACT ANALYSIS

AS PREPARED BY LARRY SMITH CONSULTANTS

You requested our opinion with regard to the future expansion of West Edmonton Mall on 40 acres of adjacent land referred to as Phase III. Our comments concentrate on the current and likely future competitive relationship between the Edmonton Central Core or Downtown and West Edmonton Mall.

The retail attraction of a regional shopping centre such as West Edmonton Mall or the Edmonton Central Core is to some extent a function of its major tenants, particularly the department stores. At the present time there are 33 department stores in the Edmonton Census Metropolitan Area (CMA) comprising 5.0 million square feet of Gross Leasable Area (GLA). When the current expansion Phase II of West Edmonton Mall is completed in the fall of this year, that shopping centre will have four department stores comprising about 610,000 square feet GLA or 12.2% of the total Edmonton CMA department store space. This market position of West Edmonton Mall is significant but not dominant.

In comparison, the Central Edmonton Core has three major, full-line department stores each of which is substantially larger than any of the suburban stores found at West Edmonton Mall. Furthermore, *the first large* department store in the Edmonton Core Area must be considered as well although it concentrates on lower cost items similar to suburban discount stores. With its inclusion the total amount of department store space in the Edmonton Central Core Area is about 1.1 million square feet GLA or 22.0% of the CMA total department store space. In our opinion it is unlikely that department store facilities at West Edmonton Mall will increase by more than 250,000 square feet in the future expansion Phase III which would still leave it substantially below the Central Core total. Furthermore, the size of individual department stores in Edmonton is extremely important because the large Central Core stores carry a much greater range of merchandise than typical suburban stores which makes them unique in the market whereas West Edmonton Mall department stores are typical suburban units. For example, *a large department store*, one of the tenants at West Edmonton Mall has two other similar suburban stores in Edmonton, *two large department stores*, other tenants, have three additional suburban units each and *a large discount department store* has six similar units.

Amended by Editor

In summary, the downtown of Edmonton has three large, market unique stores and has substantially more major department stores than West Edmonton Mall. It must also be stressed that the Central Core Area could be strengthened in the future with the building of new major retail facilities as for example the currently postponed

but still planned new Eatons Centre. In fact, it may be somewhat unrealistic to compare the Phase III expansion of West Edmonton Mall with the existing Central Core as if nothing new will or could happen in Downtown Edmonton which could further strengthen its position. Besides the Eatons Centre mentioned above, the Core Area could also be strengthened through the addition of other commercial facilities of, all types as well as high density residential developments and new parking facilities.

It is our considered opinion that the Central Core of Edmonton has numerous advantages over any commercial centre located in the suburbs including West Edmonton Mall. For example, by definition the core is the area central to all of Edmonton. Thus it is in closer proximity to the total Edmonton population than any other single location. Its centrality and all of the advantages associated with it cannot be matched by any one suburban location. Furthermore, the whole public transit system is primarily centred on and geared to serve the downtown area rather than a specific suburban location, another advantage only available to the downtown core.

Of the total office space in Edmonton comprising some 17.0 million square feet GLA, the vast majority and virtually all of the first class space is located in the Central Core. In fact, we estimate that 82.5% of all office space in Edmonton is located downtown. Office employees in these buildings contribute significantly to the success of downtown retailers and service establishments. This will not change materially even if Phase III of West Edmonton Mall includes an office building as currently envisaged.

Similarly, the hotel and principal convention facilities are mainly concentrated in the Edmonton Core Area. Out of 51 hotels in Edmonton with more than 50 rooms each comprising about 7,200 rooms, 19 hotels are located downtown with 3,060 rooms representing 42.5% of all major hotel rooms in the City. No other area in the city has a similar concentration of hotels. Although a hotel may form part of the Phase III expansion of West Edmonton Mall, it will represent only a very small fraction of the total competitive hotel space available in the downtown area.

Furthermore, one of the major employers in the Province, i.e. the Alberta Government has most of its legislative, administrative and office facilities in the core area of Edmonton. It occupies about 2.0 million square feet of office space downtown. The employees of the provincial government are a major source of business activity for downtown retailers and service establishments, a fact which

will not change significantly. by the expansion of West Edmonton Mall.

Finally, many of the major cultural facilities of Edmonton are located in the downtown area including theatres, such as the Citadel Theatre, Centre Stage V, the Edmonton Art Gallery, Public Library and others. These cultural facilities attract patrons from all parts of Edmonton and beyond including tourists, all of which contribute to the economic well-being of the Edmonton Central Core Area.

It is not our intention to understate the significance of West Edmonton Mall as an outstanding and successful example of a modern super regional suburban shopping centre. In fact, it is one of the largest such centres in Canada and unique in its inclusion of entertainment, recreational and sporting facilities, particularly with respect to the Phase II currently under construction. It is a major destination for a great number of Edmonton shoppers as well as those from other parts of the province. West Edmonton Mall is taking on some of the functions of a 'Festival Market Centre combining shopping and recreational activity in a format different from that available at alternative suburban shopping centre locations or in the Central Core Area. We are informed that Phase III of West Edmonton Mall will include additional complementary retail and service facilities as well as office space and a hotel. These components will strengthen and diversify its overall attractiveness.

In summary, West Edmonton Mall is the dominant suburban shopping centre in the Edmonton CMA. Its contemplated future expansion will strengthen and diversify its appeal. However, it cannot replace the dominance of the multi-faceted Central Core of the City of Edmonton for all of the reasons outlined previously

The impact of West Edmonton Mall's Phase III expansion will be minimal on the Central Core Area of the city and could be totally negated by expected new developments in the Central Core Area such as those discussed in the text above.