

September 16, 2024

Project/File: 1161111975

Thomas Lippiatt

City of Edmonton
Planning Coordination
Development Services Department
6th floor 10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Thomas,

Reference: Rezoning Application for Rezoning of Soaring Lands at 5440 Whitemud Road and 5450 Whitemud Road

Stantec Consulting Ltd. on behalf of our client, Scandinave Group Inc., wishes to submit a rezoning application for lands within the Brander Gardens neighbourhood, known as Soaring Lands.

1. About the Land

The land is legally described as Blk G, Plan 5414NY and Lot 2, Blk 19, Plan 2135RS. The site is currently owned by University of Alberta Properties Trust (UAPT). There are no developments existing on the site. The sale of lands are under contract with Scandinave Spa conditional on Zoning approval.

2. Zoning Bylaw and Statutory Plans

Zoning

At Present, the site is zoned (RR) Rural Residential and is under the North Saskatchewan River Valley and Ravine System Protection Overlay.

3. Application Purpose and Rationale

This application proposes to rezone Soaring Lands, from (RR) Rural Residential Zone to (DC) Direct Control Zone to accommodate development of a Nordic Spa within the Soaring lands. A DC zone is required as there is no existing conventional zone which includes the required Uses for the Nordic Spa. The spa was a potential concept presented at the open house in June of 2024. The vision of the Nordic Spa, similar to others which have been developed is to blend the spa in with the natural environment that exists at this location providing for a serene and relaxing environment. The following potential uses are proposed:

- Indoor Sales and Service

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- Health Service (includes hydrotherapy and massages)
- Outdoor Recreation Service
- Residential (staff housing only)
- Food and Drink Service

Advance notice was completed with 24 comments received through email and phone calls. A summary report is included as part of the application submission.

As per discussions with City Administration there are still three main items which are outstanding to be resolved:

1. The 10 m strip of land along the north boundary. There is currently an option agreement registered on title for the City to purchase this land. Our client is not comfortable with the dedication of this land and would like the City to follow through on the option agreement to purchase this strip of land.
2. FRS – our client is open to provide access for FRS through their site for top of bank access. However, the exact route needs to be determined through future layout design of the site by Scandinave. We currently do not have the site designed yet and would want to ensure the access does not preclude or hamper design but works well/is compatible with the future design.
3. Sidewalk on east side of property – We believe that a sidewalk along the western side of Whitemud Road is unnecessary at this time as it does not provide a connection to another sidewalk. For the entire length of the neighbourhood, there is no sidewalk on the west side of Whitemud Road. The additional sidewalk at this location will reduce permeability in the area as well as create additional maintenance costs in the long run. A sidewalk exists along the entire east side of Whitemud Road, connecting to walkways and other sidewalks in the neighbourhood.

4. Supporting Documents

In support of the rezoning application, please find attached:

- Rezoning & Shadow Plan (PDF / DWG);
- Draft DC2;
- Geotechnical Report;
- Environmental Site Assessment;
- Servicing Report;
- Certificate of Titles; and
- Engagement Report.

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Should you have any questions, please do not hesitate to contact me. Your timely review, circulation, and comment on this application is greatly appreciated.

Regards,

STANTEC CONSULTING LTD.

A handwritten signature in black ink, reading "Yolanda Lew", is positioned above a solid red horizontal line.

Yolanda Lew RPP, MCIP
Community Development Practice Lead
Senior Principal, Planning
Phone: (780) 969-2190

Yolanda.lew@stantec.com