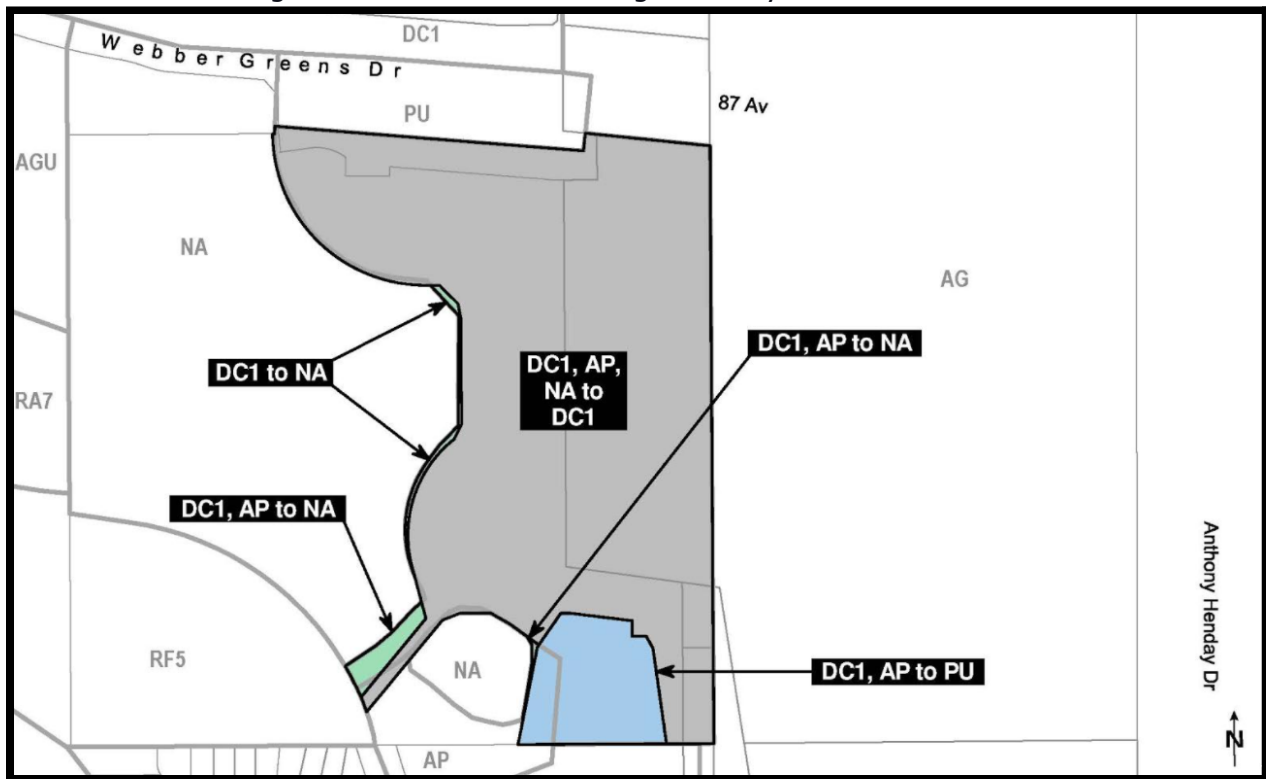




ADMINISTRATION REPORT **REZONING** POTTER GREENS

1025 - Webber Greens Drive NW
8601 and 8720 - 199 Street NW
19904 - Whitemud Drive NW

To allow for the realignment of the current zoning boundary lines.



Recommendation: That Charter Bylaw 19771 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision, (AP) Public Parks Zone and (NA) Natural Area Protection Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone and (NA) Natural Area Protection Zone be APPROVED.

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

- facilitates the use of alternative transportation modes via a Light Rail Transit facility;
- supports the future Valley Line West Light Rail Transit route;
- conforms to the Potter Greens Neighbourhood Structure Plan; and
- aligns with City Plan policies and outcomes.

Report Summary

The application was submitted by David Schoor of ISL Engineering and Land Services Ltd on February 25, 2021, on behalf of the City of Edmonton Integrated Infrastructure Services. This application proposes to update the zoning for portions of the site to recognize current boundary lines based on an associated subdivision under review by Administration.

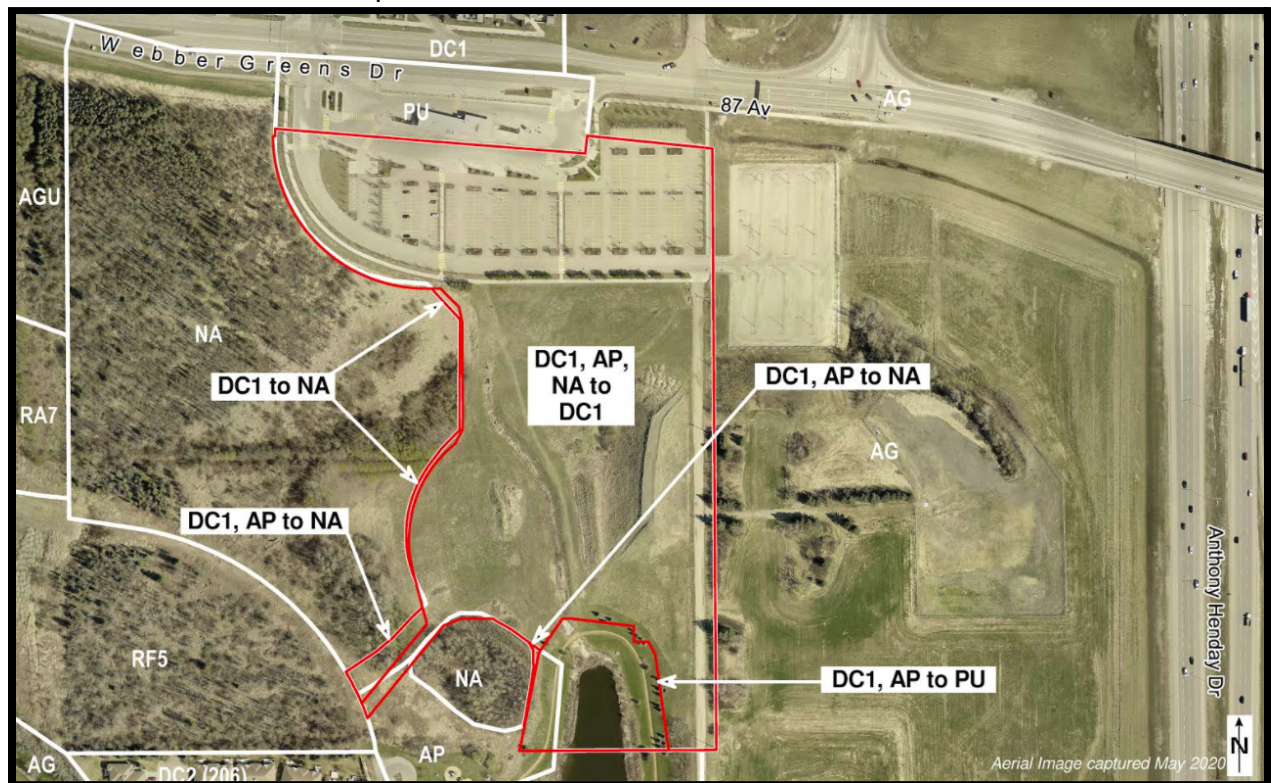
This proposal is in alignment with the applicable policies of CityPlan (MDP) by building on the existing LRT network as well as expanding and improving access to natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians; and the Potter Greens Neighbourhood Structure Plan which identifies the site for a Transit Terminal, a Light Rail Vehicle Storage (Public Utility), a park and a Stormwater Management Facility.

The Application

CHARTER BYLAW 19771 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision, (AP) Public Parks Zone and (NA) Natural Area Protection Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone and (NA) Natural Area Protection Zone.

Site and Surrounding Area

The site is located west of Anthony Henday Drive south of Webber Greens Drive NW in the northeast corner of the Potter Greens neighbourhood on land that is owned by the City of Edmonton and Alberta Transportation.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision (AP) Public Parks Zone (NA) Natural Area Protection Zone	Vacant lot Park and Open Space Treed Area
CONTEXT		
North	(NA) Natural Area Protection Zone (PU) Public Utility Zone	Treed area Transit Park and Ride
East	(AG) Agricultural Zone	TUC / Additional Temporary Park and Ride
South	(AP) Public Parks Zone (PU) Public Utility Zone	Park Stormpond
West	(RF5) Row Housing Zone (NA) Natural Area Protection Zone	Undeveloped Treed Area

Planning Analysis

The existing DC1 Provision allows for a Light Rail Transit Station, Light Rail Vehicle Storage, and Park and Ride Facilities. While the PU, AP and NA Zones allow for the continued use of open space, a stormpond and the protection of the natural areas. Since the initial rezoning, the detailed development plan for the site has modified some of the property lines. This rezoning is required in order to ensure the property lines and zoning are consistent.

In order to facilitate the development of the future Light Rail Vehicle Storage Facility, the rear yard setback is proposed to be reduced to 0m (from 7.5m) for development backing onto a (PU) Public Utility zone. "Non-accessory Parking" Use has been replaced with "Vehicle Parking" in conformance with Zoning Bylaw. All other regulations in the DC1 will remain as approved in the original DC1 for the site with Charter Bylaw 18579, (November, 2018).

The proposed rezoning conforms to the Potter Greens Neighbourhood Structure Plan which designates the subject site as a Special Study Area intended to accommodate a park-and-ride facility and transit-oriented development (TOD), Park, Open Space and Stormwater management Facility.

The subject site is identified as a New Neighbourhood LRT Station within the Transit Oriented Development Guidelines (TOD). The TOD Guidelines will guide the development of the site, and ensure development in this area is of an appropriate scale and form. Further to this, the DC1 Provision regulations have been developed to support the TOD policies.

The application aligns with CityPlan policy by building on the existing LRT network to include city-wide and district routes creating a mass transit network for the whole city. In addition, the application also aligns with CityPlan Outcome to expand and improve access to natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians.

Technical Review

All required technical agencies have reviewed the proposed amendment. The planned civic infrastructure can accommodate the proposed zoning change and will be provided through the subdivision process.

Open Space

Part of the proposed rezoning from NA, AP to DC1 is to allow for a utility corridor no greater than 9m in width for looping of utilities and to service the LRT facility. Open Space will provide specific conditions and regulations during subdivision review to mitigate against any impacts to the natural areas during construction and installation of utilities.

Drainage

Drainage Planning has reviewed and supports the proposed rezoning. Servicing for the area can be provided via connections to the existing sanitary sewer system within Potter Greens Drive to the west, and to the existing Potter Greens Stormwater Management Facility to the south.

The area being rezoned PU is to contain an Stormwater Management Facility, which currently exists in a utility easement. This area will be dedicated as a Public Utility Lot, for future consolidation with the remainder of the existing SWMF PUL on the south as part of the concurrent subdivision.

Community Engagement

ADVANCE NOTICE Date: May 11, 2021	<ul style="list-style-type: none">• No responses received
PUBLIC ENGAGEMENT	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/pottergreensplanning/applications

Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 DC1 Tracked Changes
- 3 Application Summary



BYLAW 18578
APPROVED POTTER GREENS
 Neighbourhood Structure Plan
 (as amended)

	Single Family Residential		Grade Separated Crossing		Bus Route
	Low Density Residential DC2		Grade Level Crossing		Berm
	Low Density Residential RSL, RPL, RF1, RF4		Stormwater Management Facility		Interim Access
	Medium Density Residential (Townhouses) RF5, RF6		Open Space		Telephone Switching Station
	Medium Density Residential (Townhouses) DC2		Walkway		Golf Course
	Medium Density Residential (Low Rise Apartment)		School/Park		Transit Terminal
			Park		H.S.T. Stop
			Neighbourhood Convenience Commercial		Light Rail Vehicle Storage (Public Utility)
			Special Study Area		H.S.T. Route
					N.S.P. Boundary

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

Changes are noted in Red Highlight

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

The purpose of this provision is to facilitate a Light Rail Transit Station with associated maintenance and park and ride facilities while incorporating the necessary drainage and ecological requirements to protect an adjacent natural area.

2. Area of Application

This Provision shall apply to the lands legally described as portions of Quadrant NE, Section 30, Township 52, Range 25; Lot 3, Block 60, Plan 0620745; **Lot 1, Block 61, Plan 1923502**; and portions of Quadrant OT, Township 52, Range 25 within the Potter Greens neighbourhood, as shown on Schedule “A” of the Bylaw, adopting this Provision.

3. Uses

- a. Land Treatment
- b. Minor Impact Utility Services
- c. Major Impact Utility Services
- d. Protective and Emergency Services
- e. **Non-accessory Vehicle** Parking
- f. Public Parks
- g. Recycled Materials Drop-off Centres
- h. Urban Gardens
- i. Urban Indoor Farms
- j. Urban Outdoor Farms
- k. Freestanding On-premises Signs
- l. Minor Digital On-premises Signs,
- m. Fascia On-premises Signs
- n. Projecting On-premises Signs
- o. Temporary On-premises Signs

4. Development Regulations for Uses

- a. The minimum Front Setback shall be 6.0 m.
- b. The minimum Rear Setback shall be 7.5 m
- c. **notwithstanding 4b. the minimum Rear Setback shall be 0 m to a site Zoned (PU) Public Utility.**
- d. The minimum Side Setback shall be 4.5 m.

- e. The maximum building Height shall be 18.0 m.
- f. Signs shall comply with Schedule 59C, as amended.
- g. Non-accessory parking shall only be permitted for Minor and Major Impact Utility Services.
 - 1. Directional and information signage consistent in design, colour, symbols and graphics shall be provided to:
 - i. Direct patrons to pedestrian exits;
 - ii. Direct patrons to vehicular exits;
 - iii. Identify areas for patrons to locate their vehicles;
 - iv. Advise patrons to lock their vehicles and remove all valuables
 - v. Advise patrons of the presence of security patrols; and
 - vi. Advise patrons of the presence of security cameras.
 - 2. Safe, direct, contiguous and accessible pedestrian connections through the Site from the Non-accessory Parking area to the Transit Centre and Park and Ride shall be maintained at all times to the satisfaction of the Development Officer, in consultation with Transportation.
 - 3. The storage of materials inclusive of accumulated snow on Non-Accessory Parking surface lots shall be in a location away from the public roadway to improve safety and visibility.

5. Additional Development Regulations for Uses

- a. ~~Where development does not comply with the requirements of the Zoning Bylaw, as amended, its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in Abutting Zones.~~

Notwithstanding the other regulations in this Direct Control Provision, the Development Officer may require additional design, siting, landscaping, screening or buffering as necessary to minimize incompatible aspects, such as the massing or Height, of the Lewis Farms Storage Facility building, to the satisfaction of the Development Officer.

- b. Public Parks shall be developed in this Zone only in conjunction with and on the same Site as another Use listed in this Zone.
- c. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall require the applicant to submit a Traffic Impact Assessment to the satisfaction of the Development Officer, in consultation with Subdivision and Development Planning, to ensure the Site is suitable for the full range of uses contemplated in the Development Permit application.
- d. Construction of any off-site improvements necessary to serve the development, based on the findings of the approved Traffic Impact Assessment, will be a condition of the first

Development Permit. The off-site improvements may require the submission of Engineering Drawings for the review and approval of Subdivision and Development Planning. The off-site improvements are to be constructed at the owner's cost.

- e. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall require the applicant to submit a feasibility analysis (including a triple bottom line - financial, ecological and social, cost-benefit analysis) to the satisfaction of the Development Officer in consultation with City Planning. This analysis shall evaluate site planning and design options with respect to their impact on the Natural Area's hydrological and ecological functions.
- f. Prior to the issuance of the first Development Permit for the Site, the Development Officer shall require the applicant to submit a Stormwater & Wastewater Servicing Report to the satisfaction of the Development Officer, in consultation with Planning Coordination (Drainage) to ensure that the drainage is managed in a suitable fashion without negatively impacting the Natural Area

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19771
Location:	West of Anthony Henday Drive south of Webber Greens Drive NW
Addresses:	1025 - Webber Greens Drive NW 8720 - 199 Street NW 8601 - 199 Street NW 19904 - Whitemud Drive NW
Legal Descriptions:	Portions of NE-30-52-25-4 Lot 3, Block 60, Plan 0620745 Lot 1, Block 61, Plan 1923502 Portion of OT-52-25-4
Site Area:	13.5 ha
Neighbourhood:	Potter Greens
Notified Community Organization:	Belmead Community League Lewis Farms Estates Community League
Applicant:	David Schoor, ISL Engineering Ltd.

PLANNING FRAMEWORK

Current Zones:	(NA) Natural Area Protection Zone (DC1) Direct Development Control Provision (AP) Public Parks
Proposed Zones:	(NA) Natural Area Protection Zone (DC1) Direct Development Control Provision (PU) Public Utility Zone
Plans in Effect:	Potter Greens
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination