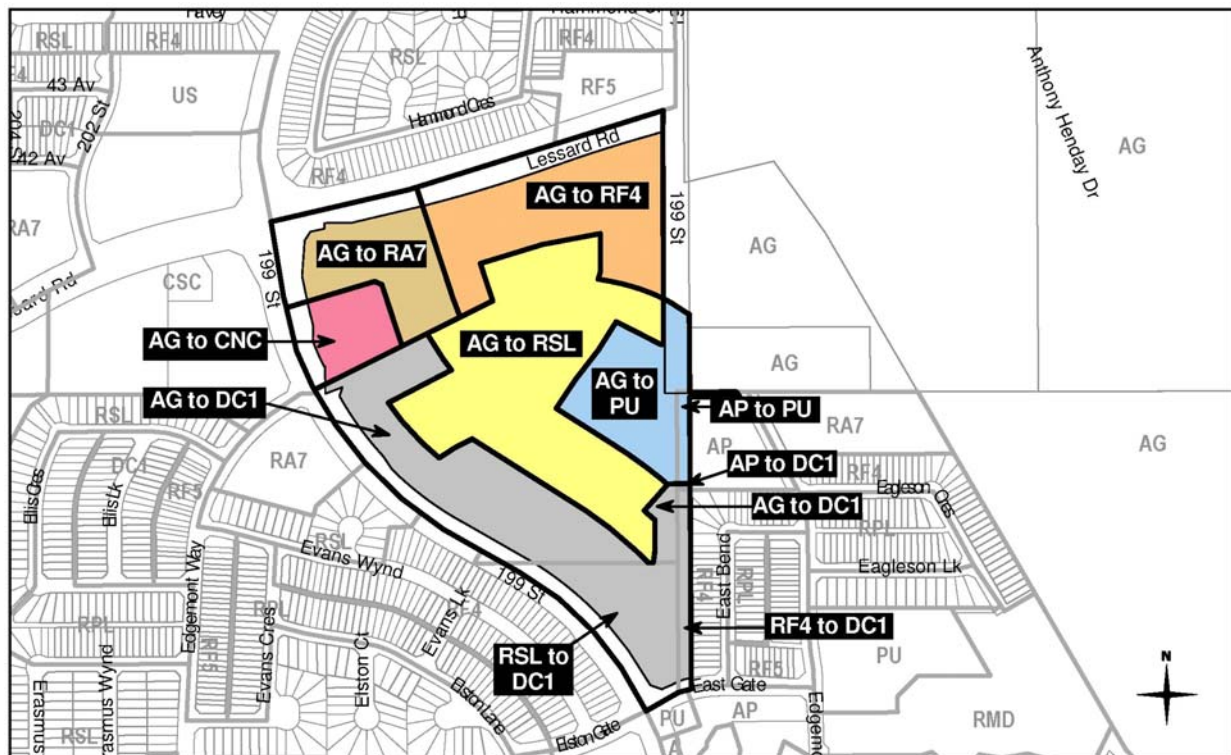




REZONING APPLICATION EDGEMONT

South of Lessard Road NW and east of realigned 199 Street NW

To allow for the development of residential, commercial, and stormwater management facility uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- the subject land facilitates planned development, in accordance with the approved Edgemont Neighbourhood Area Structure Plan;
- the development of alternative forms of residential uses makes efficient use of land, increases housing choices, and enhances variety along the streetscape; and
- the commercial site provides local services and the stormwater management facility serves as a utility and amenity space.

THE APPLICATION

CHARTER BYLAW 18497 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, and (AP) Public Parks Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, (DC1) Direct Development Control Provision, (PU) Public Utility Zone, and (CNC) Neighbourhood Convenience Commercial Zone.

The residential zones allow for a variety of housing types, at both low and medium residential densities. The proposed DC1 Provision provides the opportunity for single detached housing, with front attached garages and the elimination of one side setback. The commercial site serves as a focal point and the stormwater facility provides an amenity area and public utility service.

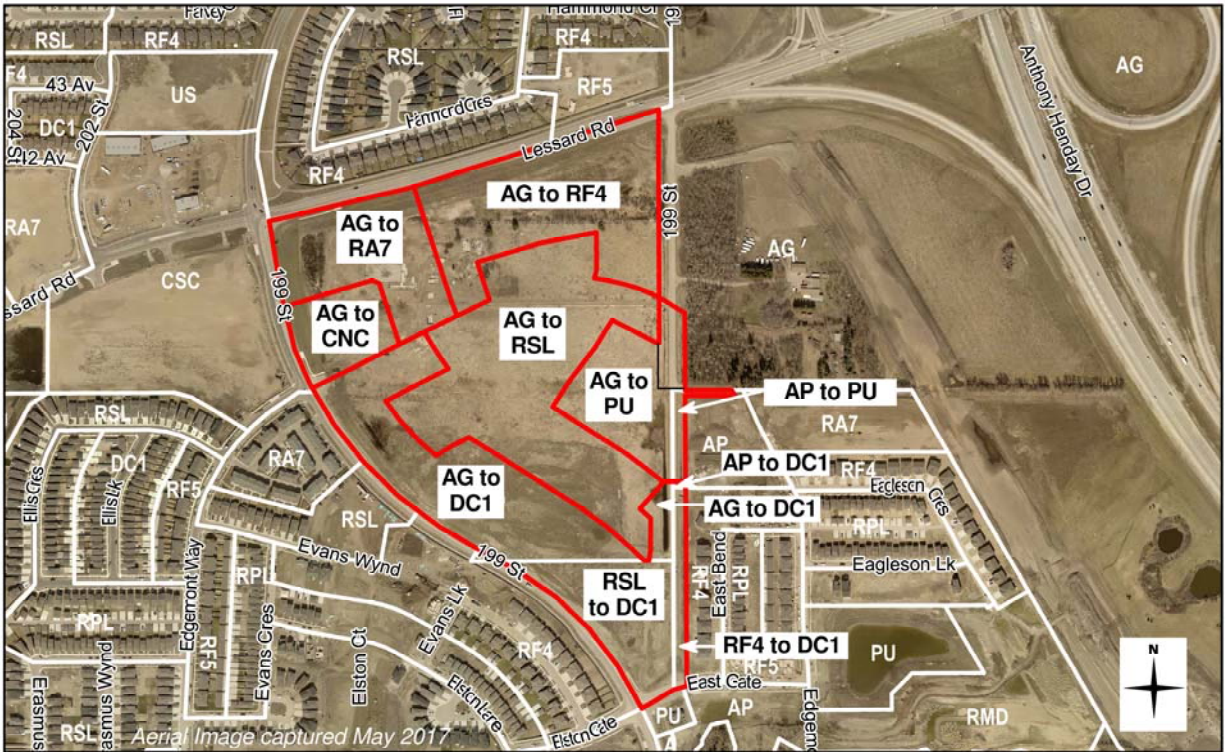
This application complies with the Edgemont Neighbourhood Area Structure Plan, facilitating the development of land uses in a diverse and efficient urban form.

SITE AND SURROUNDING AREA

The subject area is undeveloped and endorsement of related subdivisions is pending rezoning approval. Land in the surrounding vicinity is partially rezoned and subdivided, and the development of planned land uses is underway.

Immediately north of the proposed rezoning is Lessard Road NW. This arterial roadway separates the Edgemont and The Hamptons neighbourhoods and it connects with Anthony Henday Drive, to the east.

East of the subject area is existing 199 Street NW. Its functionality has been replaced with the construction of realigned 199 Street NW, which borders the subject area's west side. The south portion of existing 199 Street NW is legally closed and the north portion remains open to local traffic.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (AP) Public Parks Zone • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land, including closed road right-of-way (portion of existing 199 Street NW)
CONTEXT		
North	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Semi-detached Housing • Undeveloped land, intended for Row Housing uses
East	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (AP) Public Parks Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Semi-detached Housing • Undeveloped land, intended for Park uses • Undeveloped land, currently occupied by two residential acreages
South	<ul style="list-style-type: none"> • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Sanitary Lift Station
West	<ul style="list-style-type: none"> • (CSC) Shopping Centre Zone • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped land, intended for commercial uses • Partially developed land, intended for Single Detached, Semi-detached, and Row Housing uses

PLANNING ANALYSIS

This application complies with the Edgemont Neighbourhood Area Structure Plan (NASP), which designates the subject area for Single/Semi-detached, Low Rise/Medium Density Housing, Neighbourhood Commercial, and Stormwater Management Facility uses. An associated context map is appended to this report, depicting planned land uses for the neighbourhood.

The application proposes the following residential zones: (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, and (DC1) Direct Development Control Provision. These zones facilitate a variety of built forms at different densities, in accordance with the Edgemont NASP. They include Single Detached Housing, Semi-detached Housing, and Apartment Housing.

The Edgemont NASP encourages alternative forms of housing. Accordingly, the proposed DC1 Provision allows for Zero Lot Line Development, where one side setback is eliminated for single detached housing with front attached garages. The proposed site area and site coverage are similar to several DC1 Provisions approved in other suburban areas of the city.

This residential mix effectively utilizes infrastructure, contributes a user base for community services and businesses, provides densities to support public transit, and encourages a greater socio-economic mix of residents.

The commercial site, proposed for (CNC) Neighbourhood Convenience Commercial Zoning, creates an identifiable neighbourhood focal point that benefits from visibility and accessibility. It will offer services to meet the needs of area residents, while providing local employment opportunities. Additional commercial development is planned near this site, across realigned 199 Street NW. The Edgemont NASP anticipates this commercial node will reduce the dependency on commuting outside of the neighbourhood.

The stormwater management facility is proposed for (PU) Public Utility Zoning. In addition to functioning as a public utility, it will provide an amenity area that's integrated with Edgemont's larger open space system. All parks and storm ponds within the neighbourhood will be linked by a pedestrian trail network.

TECHNICAL REVIEW

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

A high pressure line was decommissioned and removed from the subject area during the course of this application. The Province of Alberta recently provided a reclamation certificate, confirming the affected land has been appropriately remediated.

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 22, 2015	<ul style="list-style-type: none">• Number of recipients: 78• No responses received
July 5, 2018	<ul style="list-style-type: none">• Number of recipients: 205• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/edgemont

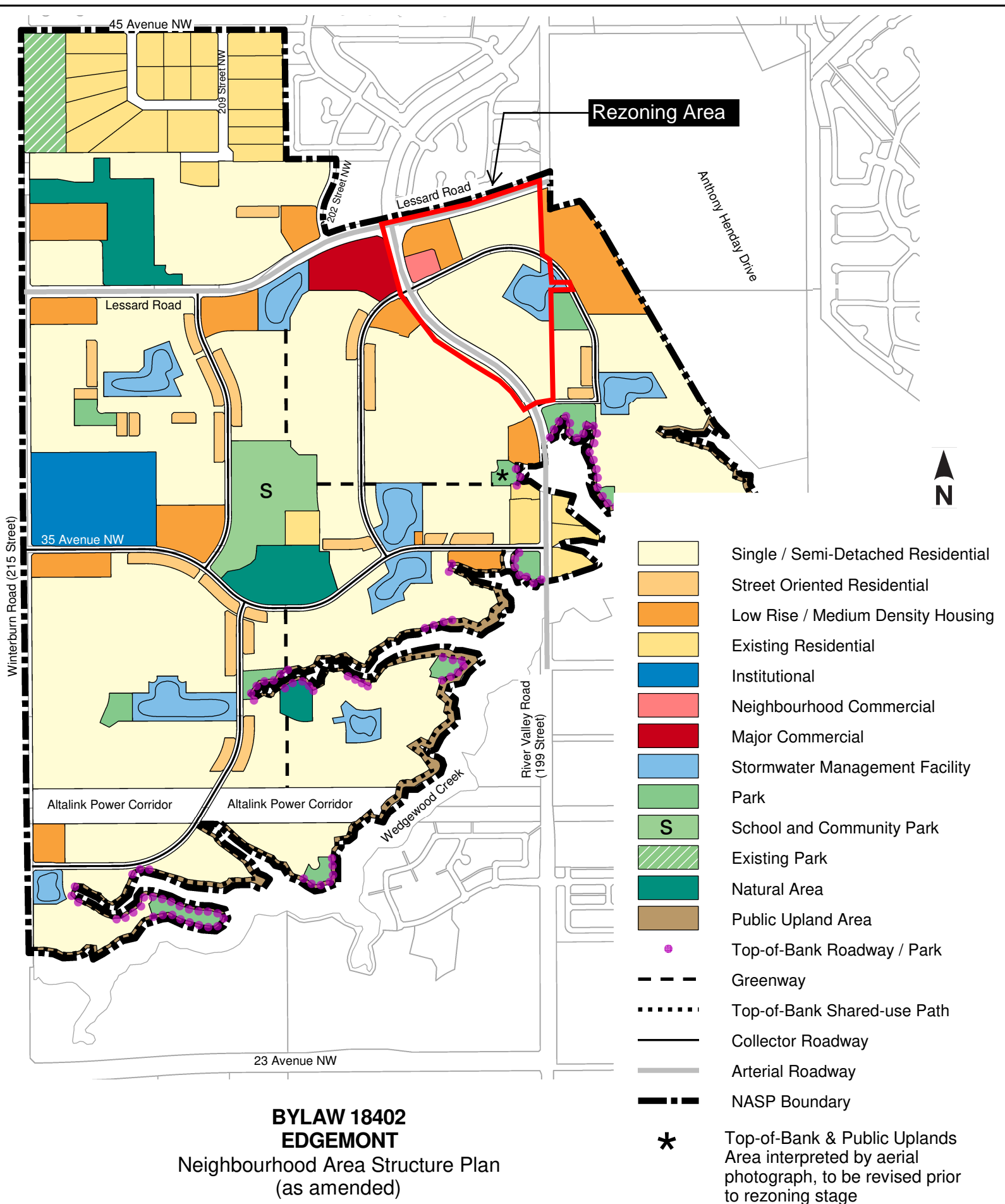
Adjacent landowners and community groups were notified by City Administration when this rezoning proposal was originally received for processing. The application was subsequently placed on hold while work was being done to remove a high pressure pipeline from the subject area. Upon that project's completion, notification was re-issued to advise of the rezoning proposal's reactivation.

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Map – Edgemont Neighbourhood Area Structure Plan (Land Use Concept)
- 2 Application Summary



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

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18497
Location:	South of Lessard Road NW and east of realigned 199 Street NW
Addresses:	3755, 3810, 3910, 3985, 4045 and 4050 - 199 Street NW, and 19903 Lessard Road NW
Legal Descriptions:	Lot A, Block 3, Plan 1521821, Lot B, Block 3, Plan 1521821, Lot 1, Block 5, Plan 1821550, Lot 2, Block 5, Plan 1821550, Lot H, Block 1, Plan 1620974, NE-7-52-25-4, and a portion of Lot 1, Block 1, Plan 1223805
Site Area:	Approximately 17 hectares
Neighbourhood:	Edgemont
Ward – Councillor:	5 – Sarah Hamilton
Notified Community Organizations:	The Hamptons Community League, Glastonbury Community League, Wedgewood Ravine Community League, West Edmonton Communities Council Area Council
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone, (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (AP) Public Parks Zone
Proposed Zones:	(RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, (DC1) Direct Development Control Provision, (PU) Public Utility Zone, (CNC) Neighbourhood Convenience Commercial Zone
Plans in Effect:	Edgemont Neighbourhood Area Structure Plan
Historic Status:	N/A

Written By:	Kristen Rutherford
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination