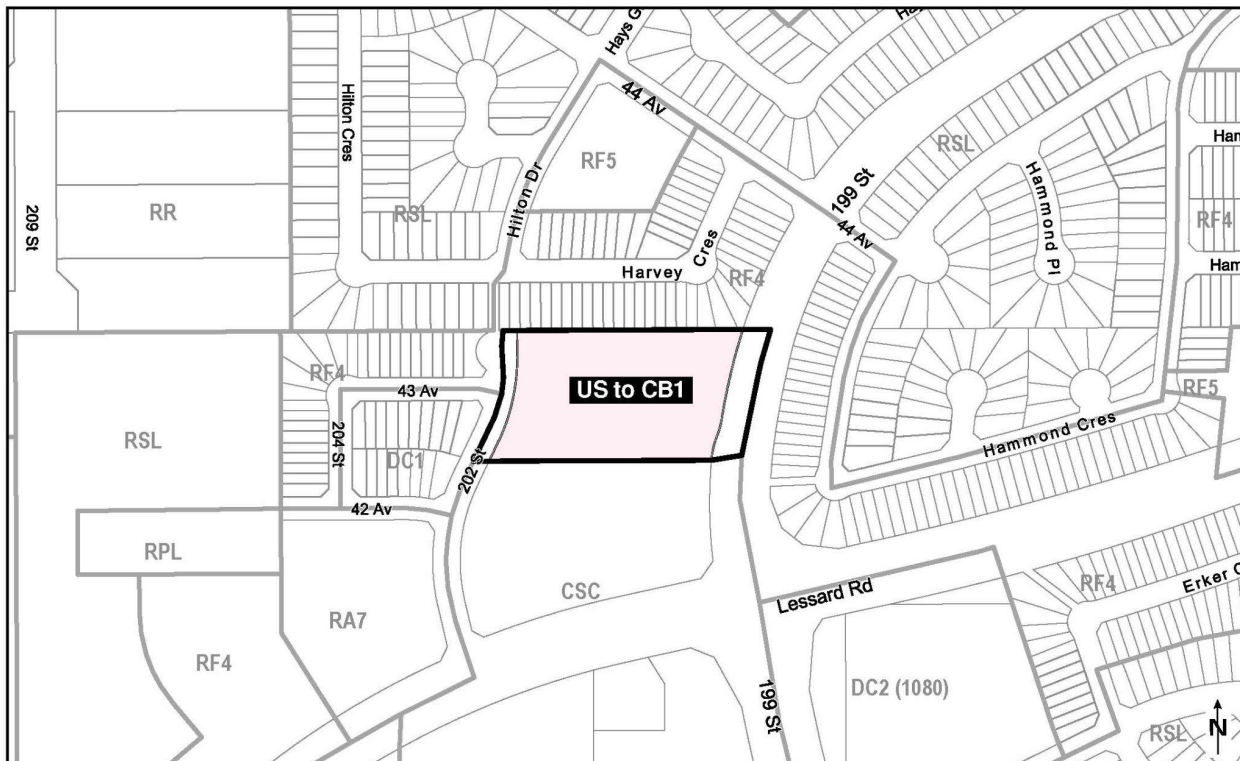


## 4280 - 199 Street NW

To allow for low intensity commercial, office and personal service uses.



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

- it will allow the opportunity to develop a variety commercial, office and service uses to support the daily needs of the surrounding neighbourhood;
- it is accessible by major roadways and serviced by existing and future transit routes;
- It is compatible with existing surrounding land uses; and
- it will support the logical development of the neighbourhood.

## Application Summary

This application was originally submitted by Beljan Development on July 9, 2021, on behalf of the landowner, and transferred to Heather Chishlom with B&A Planning Group on September 16, 2021.

This application proposes to rezone the site from (US) Urban Services Zone to (CB1) Low Intensity Business Zone to allow for a variety of low intensity commercial, office and personal services uses.

Amendments to The Grange Area Structure Plan under Bylaw 20042 and The Hamptons Neighbourhood Structure Plan under Bylaw 20043 accompany this proposed Charter Bylaw.

The site is within the boundaries of the West Henday District Plan.

The application supports The City Plan (MDP) by aligning with the goals and policies to support the commercial, office and service needs for a population of 1 million within Edmonton's existing boundaries. It will encourage the development of a "complete" community with commercial uses within walking distance to residential uses, located along major roadways, and existing and planned transit routes.

1. **BYLAW 20042** proposes to amend The Grange Area Structure Plan (ASP) to allow for commercial uses.
2. **BYLAW 20043** proposes to amend The Hamptons Neighbourhood Structure Plan (NSP) to allow for community commercial uses.
3. **CHARTER BYLAW 20044** will amend the Zoning Bylaw, as it applies to the subject site, from (US) Urban Services Zone to (CB1) Low Intensity Business Zone to allow for a variety of low intensity commercial, office and service uses.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because the application proposes to change the land use designation for the site from Urban Service to Commercial uses and the advance notification catchment area was expanded from a 60 metre radius to include the entire neighbourhood.

### Advance Notice, September 1, 2021

- Number of recipients: 3,974
- Number of responses: 4
- Number of responses with concerns: 3
- Number of responses requesting additional information: 1

**Comments and concerns raised:**

- there are enough existing commercial uses (specifically, liquor stores and take-out restaurants) along 199 Street NW;
- more greenspace would be preferred
- one (1) respondent requested information regarding the time of the application advancing to a Council Public Hearing

**Webpage**

- [edmonton.ca/thehamptonsplanningapplications](http://edmonton.ca/thehamptonsplanningapplications)

No formal feedback or position was received from The Hamptons, Glastonbury or Willowby Community Leagues at the time this report was written.

**Site and Surrounding Area**

The site is approximately 1.5 ha and is located in the southern portion of The Hamptons neighbourhood. It is located on the west side of 199 Street NW and north of Lessard Road NW, which are both arterial roadways. There is an existing all-directional access to the site from 199 Street NW. Current bus routing is provided to the north of the site along 199 Street NW and 44 Avenue NW.

The site was zoned to the existing US Zone under Charter Bylaw 15418 (approved in June 2010) and Charter Bylaw 15704 (approved in April 2011) and has since remained vacant. Lands to the north, east and west are developed with semi-detached housing (under the RF4 Zone) as well as a DC1 Provision (Bylaw 16399) for site-specific single detached housing (with one side yard reduced to zero metres).

There is a developed commercial shopping centre (CSC site) to the south of the rezoning area and an undeveloped medium density residential site (zone RA7) to the south-west.



Aerial view of application area

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(US) Urban Services Zone	Vacant
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Developed semi-detached housing
East	(RF4) Semi-detached Residential Zone	Developed semi-detached housing
South	(CSC) Shopping Centre Zone  (DC2.1080) Site Specific Control Development Provision	Partially developed commercial shopping centre site  Undeveloped land zoned for row housing, stacked row housing, low or medium rise apartments with opportunity for main floor commercial, and stand-alone commercial uses (Edgemont)
West	(RF4) Semi-detached Residential Zone  (DC1) Direct Control Development Provision (Bylaw 16399)	Developed semi-detached housing  Developed site -specific single detached housing with one side yard reduced to zero metres

	(RA7) Low Rise Apartment Zone	Vacant multi-unit housing site
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## Planning Analysis

### Land Use Compatibility

The site meets the locational criteria and general definition of the CB1 Zone. It is located along the west side of 199 Street NW, an arterial roadway, and north of Lessard Road NW, which is also an arterial roadway.

The site is adjacent to developed semi-detached housing under the RF4 Zone to the north, east and west; and site-specific single detached housing under a DC1 Provision (approved Bylaw 16399) to the west. This provides a critical mass to support the continued viability of the proposed CB1 site.

In recognition of the concerns expressed by notified property owners regarding the duplication of existing commercial uses along 199 Street NW, the applicant/landowner intends to develop the site with low intensity commercial uses, such as:

- Restaurants;
- Personal Service Shops;
- Professional, Financial & Office Support Services;
- Child Care Services;
- General Retail Stores; and
- Health Services.

The following table compares the existing US Zone to the proposed CB1 Zone.

### US & CB1 Comparison Summary

	<b>US Current</b>	<b>CB1 Proposed</b>
<b>Principal Building</b>	Institutional and community service uses	Low intensity commercial, office and service uses
<b>Maximum Height</b>	10.0 m	12.0 m
<b>Minimum Setback</b>	6.0 m	3.0 m

<b>Minimum Side Setback</b>	4.5 m	3.0 m
<b>Minimum Rear Setback</b>	7.5 m	3.0 m
<b>Floor Area Ratio (FAR)</b>	n/a	2.0

## Plans in Effect

The approved The Grange ASP and The Hamptons NSP designates the site for Urban Service uses. This application includes proposed amendments to The Grange ASP with Bylaw 20042 and The Hamptons NSP with Bylaw 20044 to update relevant figures, text and neighbourhood statistics to align the plans with the proposed rezoning.

The proposed redesignation to Community Commercial uses does not affect the overall NSP residential density, which remains unchanged at 32.9 units per net developable hectare with this application.

The site is within the boundaries of the West Henday District Plan.

The application supports The City Plan (MDP) by aligning with the goals and policies to support the commercial, office and service needs for a population of 1 million within Edmonton’s existing boundaries. It will encourage the development of a “complete” community with commercial uses within walking distance to residential uses, located along major roadways and existing and planned transit routes.

## Technical Review

### Transportation

The subject site is located near the arterial intersection of Lessard Road NW and 199 Street NW, which constrains vehicle access to the site given access management requirements. Primary site access will be to 202 Street and parking restrictions will be implemented on the west side of 202 Street NW.

With further build-out of the neighbourhood and extension of Lessard Road to the west, the intersection at 202 Street NW will be signalized.

Active modes connections are available adjacent to the site, including a shared-use path on the west side of 199 Street NW and north side of Lessard Road NW, sidewalks on 202 Street, a pedestrian connection north to Hilton Crescent. With development of the site, active modes connections to these facilities will be reviewed and provided.

## **Transit**

Existing bus routes operate nearby on 199 Street NW and 44 Avenue NW. Potential for future service expansion in the area is dependent on demand, neighbourhood build-out and available funding for transit.

## **Drainage**

A Drainage Servicing Report (dated January 10, 2022) was submitted, reviewed and approved by Drainage. Drainage supports this application.

## **EPCOR Water & Fire Rescue Services**

EPCOR Water supports this application and identified that there is an on-street hydrant spacing deficiency. An Infill Fire Protection Assessment (IFPA) was conducted by Fire Rescue Services regarding the on-site fire hydrant spacing deficiency and concluded that construction of the additional fire hydrant, given the nature of the proposed rezoning, would not be required. This requirement will be further reviewed at the development permit stage.

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

## **Appendices**

- 1 Approved ASP Land Use and Population Statistics – Bylaw 16283
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 20042
- 3 Approved NSP Land Use and Population Statistics – Bylaw 17015
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 20043
- 5 Approved ASP – Bylaw 16283
- 6 Proposed ASP – Bylaw 20042
- 7 Approved NSP – Bylaw 17015
- 8 Proposed ASP – Bylaw 20043
- 9 Application Summary

**TABLE 2**  
**THE GRANGE ARE STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 16283**

	<u>Area (ha)</u>	<u>% of GA</u>					
<b>GROSS AREA</b>	<b>598.32</b>	<b>100.0%</b>					
Arterial Roads	48.50	8.1%					
Resource Pipelines and Facilities	6.63	1.1%					
<b>GROSS DEVELOPABLE AREA</b>	<b>543.19</b>	<b>100.0%</b>					
Commercial							
Commercial Shopping Centre	11.04	2.03%					
Commercial Other	19.06	3.51%					
Parkland, Recreation, School (Municipal Reserve)							
District Campus Site and K-8 Public School	19.10	3.52%					
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92%					
K-8 Public School and Neighbourhood Park (1 site)	7.90	1.45%					
Winterburn Woodlot	6.45	1.19%					
Oblate Mission Site Park	0.22	0.04%					
Dispersed Parks	4.90	0.90%					
Transportation							
Circulation	88.93	16.37%					
Infrastructure / Servicing							
Stormwater Management Facilities	41.65	7.67%					
Urban Services	16.75	3.08%					
<b>TOTAL Non-Residential Area</b>	<b>231.84</b>	<b>42.68%</b>					
<b>Net Residential Area (NRA)</b>	<b>311.35</b>	<b>57.32%</b>					
<b>RESIDENTIAL LAND USE AREA, UNIT &amp; POPULATION COUNT</b>							
<u>Land Use</u>	<u>Area (ha)</u>	<u>Units/ha</u>	<u>Units</u>	<u>People/Unit</u>	<u>Population</u>	<u>% of NRA</u>	
Low Density Residential (LDR)							
Single/Semi-Detached	252.1	25	6,303	2.8	17,648	80.97%	
Medium Density Residential (MDR)							
Row Housing	33.9	45	1,526	2.8	4,273	10.89%	
Low-rise/Medium Density Housing	24.11	90	2,170	1.8	3,906	7.74%	
Medium to High Rise	1.24	225	279	1.5	419	0.40%	
<b>Total Residential</b>	<b>311.35</b>		<b>10,278</b>		<b>26,246</b>	<b>100.0%</b>	
<b>SUSTAINABILITY MEASURES</b>							
Population Per Net Hectare (ppnha)					84.2		
Units Per Net Residential Hectare (upnrha)					33.0		
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio					61% / 39%		
Persons per Gross Developable Hectare					48.3		
For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).							
<b>STUDENT GENERATION COUNT</b>							
Public School Board			<b>2,183</b>				
Grades K-8	1,457						
Grades 9-12	726						
Separate School Board			<b>1,913</b>				
Grades K-8	1,434						
Grades 9-12	479						
<b>Total Student Population</b>			<b>4,095</b>				

(Approved December 2, 2012)



**TABLE 2**  
**THE GRANGE AREA STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS**  
**BYLAW 20042**

	<u>Area (ha)</u>	<u>% of GA</u>
<b>GROSS AREA</b>	<b>598.32</b>	<b>100.0%</b>
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
<b>GROSS DEVELOPABLE AREA</b>	<b>543.19</b>	<b>100.0%</b>
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	20.57	3.79%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92%
K-8 Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	15.24	2.81%
<b>TOTAL Net Non-Residential Area</b>	<b>231.84</b>	<b>42.68%</b>
<b>Residential Area (NRA)</b>	<b>311.35</b>	<b>57.32%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	252.77	25	6,320	2.8	17,696	61.70%
Medium Density Residential (MDR)						
Row Housing	33.9	45	1,526	2.8	4,273	14.90%
Low-rise/Medium Density Housing	23.44	90	2,110	1.8	3,798	20.60%
Medium to High Rise	1.24	225	279	1.5	419	1.5%
<b>Total Residential</b>	<b>311.35</b>		<b>10,235</b>		<b>26,246</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (ppnha)	84.1
Units Per Net Residential Hectare (upnrha)	32.9
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	62% / 38%
Persons per Gross Developable Hectare	48.3

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>2,183</b>
Grades K-8	1,457	
Grades 9-12	726	
<b>Separate School Board</b>		<b>1,913</b>
Grades K-8	1,434	
Grades 9-12	479	
<b>Total Student Population</b>		<b>4,095</b>

**THE HAMPTONS NEIGHBOURHOOD STRUCTURE PLAN STATISTICS**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 17015**

	<u>Area (ha)</u>	<u>% of GA</u>
<b>GROSS AREA</b>	<b>598.32</b>	<b>100.0%</b>
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
<b>GROSS DEVELOPABLE AREA</b>	<b>543.19</b>	<b>100.0%</b>
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	19.06	3.51%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92%
K-8 Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	16.75	3.08%
<b>TOTAL Net Non-Residential Area</b>	<b>231.84</b>	<b>42.68%</b>
<b>Residential Area (NRA)</b>	<b>311.35</b>	<b>57.32%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	252.77	25	6,320	2.8	17,696	61.70%
Medium Density Residential (MDR)						
Row Housing	33.9	45	1,526	2.8	4,273	14.90%
Low-rise/Medium Density Housing	23.44	90	2,110	1.8	3,798	20.60%
Medium to High Rise	1.24	225	279	1.5	419	1.5%
<b>Total Residential</b>	<b>311.35</b>		<b>10,235</b>		<b>26,246</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (ppnha)	84.1
Units Per Net Residential Hectare (upnrha)	32.9
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	62% / 38%
Persons per Gross Developable Hectare	48.3

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>2,183</b>
Grades K-8	1,457	
Grades 9-12	726	
<b>Separate School Board</b>		<b>1,913</b>
Grades K-8	1,434	
Grades 9-12	479	
<b>Total Student Population</b>		<b>4,095</b>

**THE HAMPTONS NEIGHBOURHOOD STRUCTURE PLAN STATISTICS  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 20043**

	<u>AREA (ha)</u>	<u>% of GA</u>
<b>GROSS AREA</b>	<b>284.56</b>	<b>100%</b>
Arterial Roadways	12.51	4.40%
<b>GROSS DEVELOPABLE AREA</b>	<b>272.05</b>	<b>100.0%</b>
<b>Non-Residential Land Uses</b>		
Commercial	4.65	1.71%
Neighbourhood Commercial	0.46	0.17%
Urban Services	7.86	2.89%
Parkland, Recreation, School (Municipal Reserve)		
CKC / School / Park	26.30	9.67%
Natural Area (Municipal Reserve)	7.53	2.77%
Transportation		
Circulation	45.35	16.67%
Infrastructure / Servicing		
Stormwater Management Facilities	20.44	7.51%
<b>TOTAL Non-Residential Area</b>	<b>112.84</b>	<b>41.48%</b>
<b>NET RESIDENTIAL AREA</b>	<b>159.21</b>	<b>58.52%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	% OF NRA
Low Density Residential (LDR)						
Single/Semi-Detached	138.38	25	3,460	2.80	9,687	86.92%
Medium Density Residential (MDR)						
Row Housing	1.54	45	69	2.80	194	0.97%
Low-rise/Medium Density Housing	13.68	90	1,231	1.80	216	8.59%
Medium to High Rise	5.61	225	1,262	1.50	1,893	3.52%
<b>Total Residential</b>	<b>159.21</b>		<b>6,022</b>		<b>13,990</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

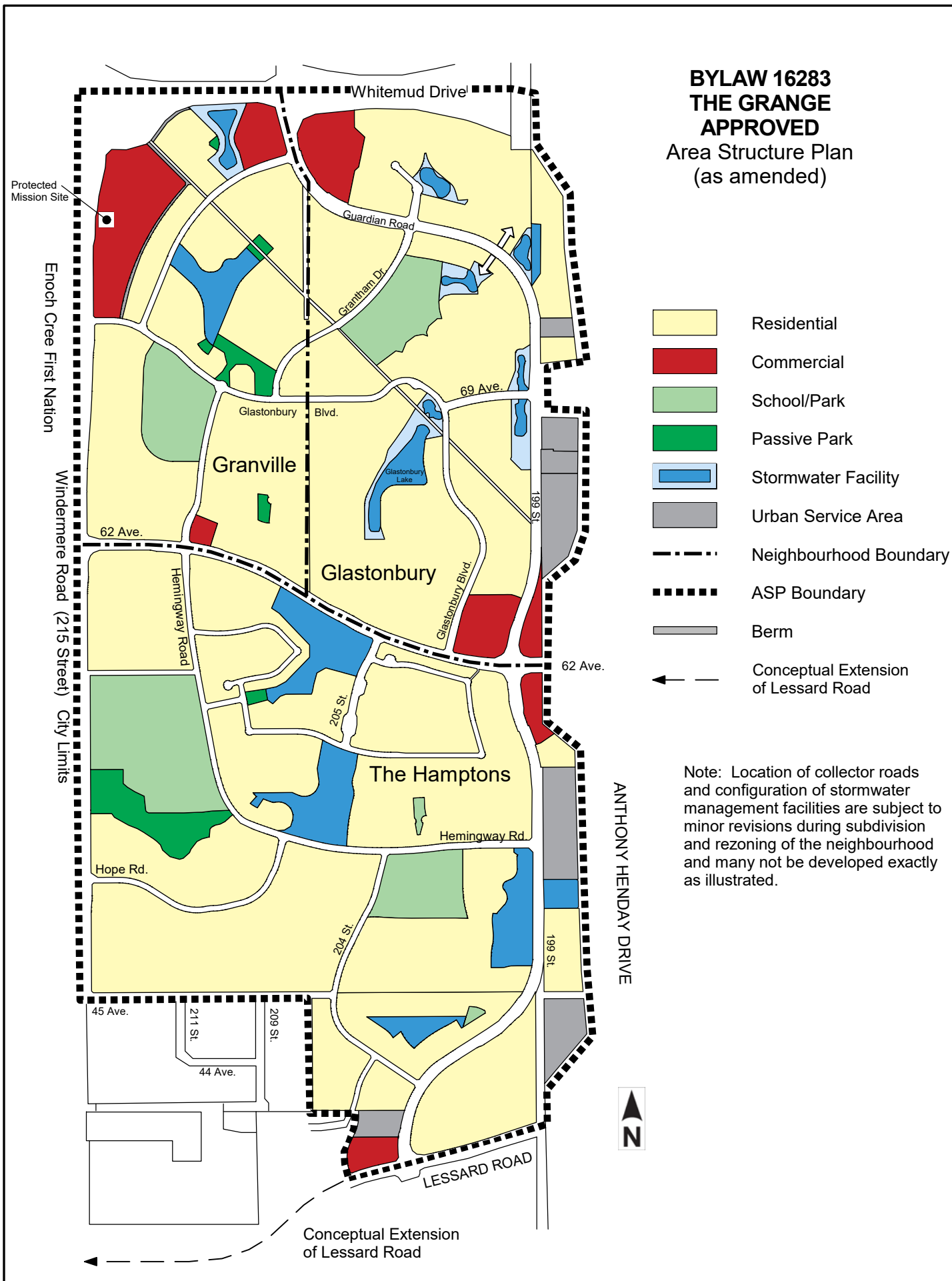
Population Per Net Hectare (ppnha)	87.9
Units Per Net Residential Hectare (upnrha)	37.8
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	57% / 43%
Persons per Gross Developable Hectare	51.4

For purposes of the Capital Region Board Net Density is 37.8 upnrha (based on 6,022 units divided by 159.21 hectares of Net Residential Area).

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>1,088</b>
Grades K-8	544	
Grades 9-12	544	
<b>Separate School Board</b>		<b>218</b>
Grades K-8	109	
Grades 9-12	109	
<b>Total Student Population</b>		<b>1,306</b>

**BYLAW 16283  
THE GRANGE  
APPROVED**  
Area Structure Plan  
(as amended)














- Residential
- Commercial
- School/Park
- Passive Park
- Stormwater Facility
- Urban Service Area
- Neighbourhood Boundary
- ASP Boundary
- Berm
- Conceptual Extension of Lessard Road

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

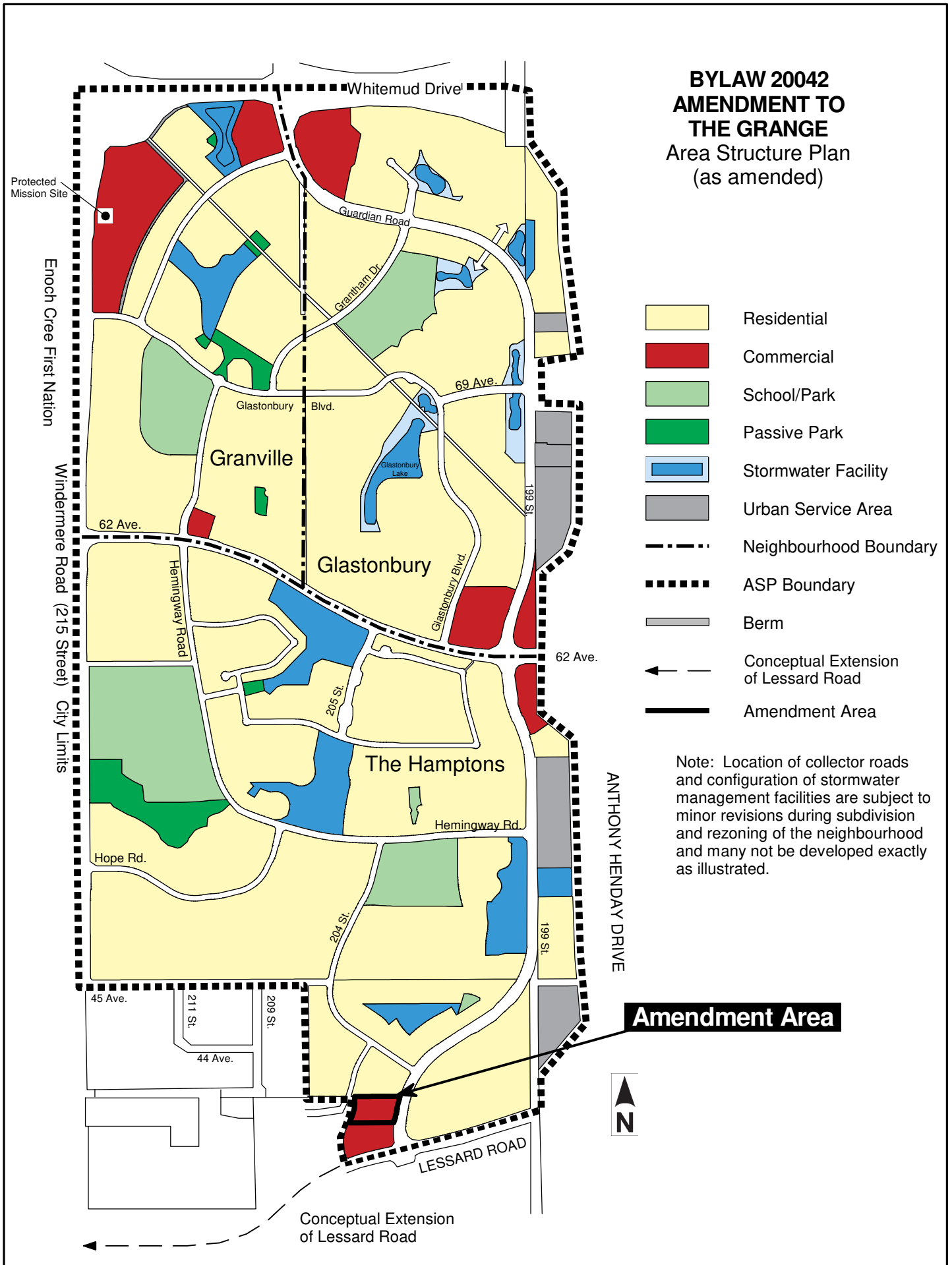
ANTHONY HENDAY DRIVE



**BYLAW 20042  
AMENDMENT TO  
THE GRANGE  
Area Structure Plan  
(as amended)**

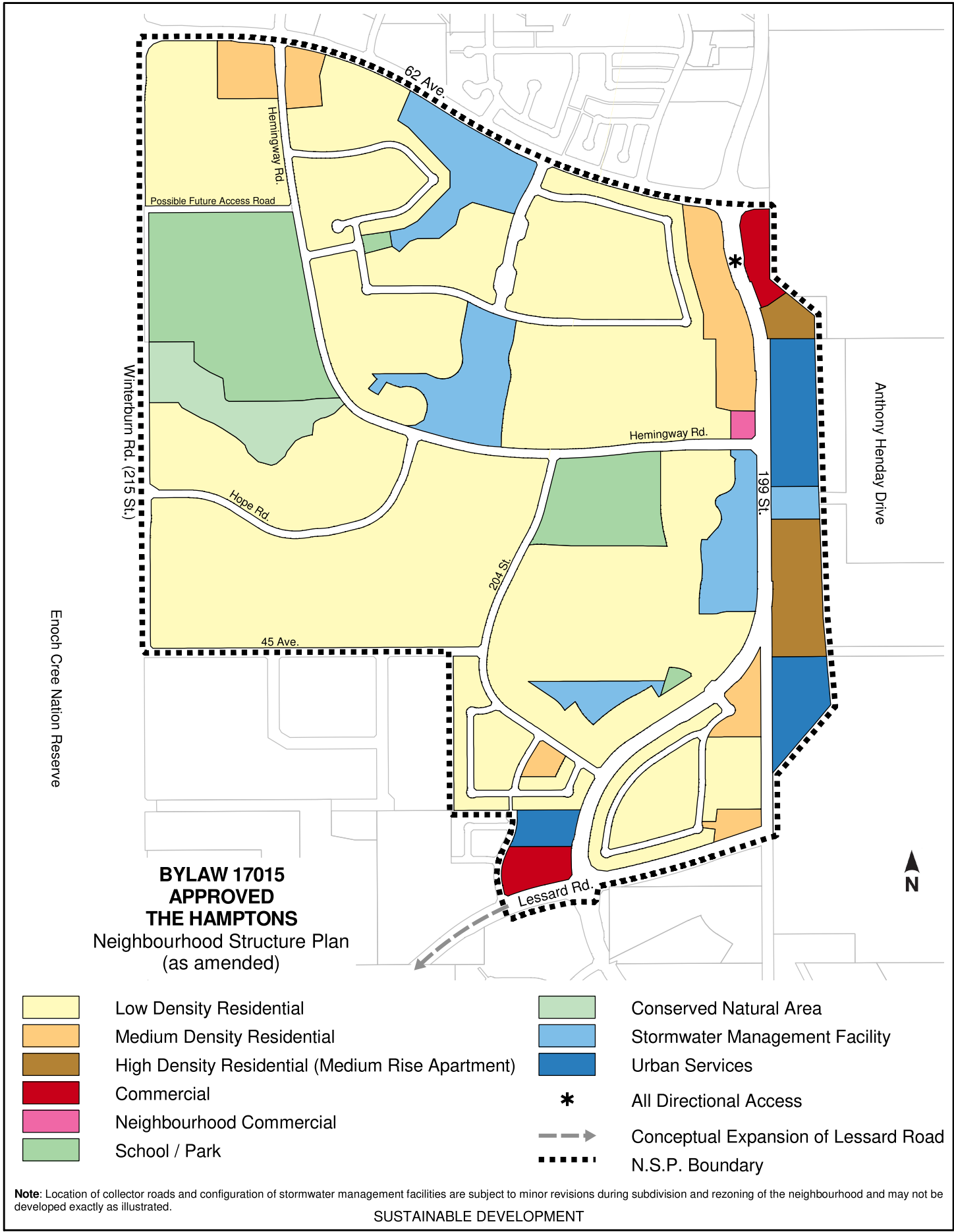
-  Residential
-  Commercial
-  School/Park
-  Passive Park
-  Stormwater Facility
-  Urban Service Area
-  Neighbourhood Boundary
-  ASP Boundary
-  Berm
-  Conceptual Extension of Lessard Road
-  Amendment Area

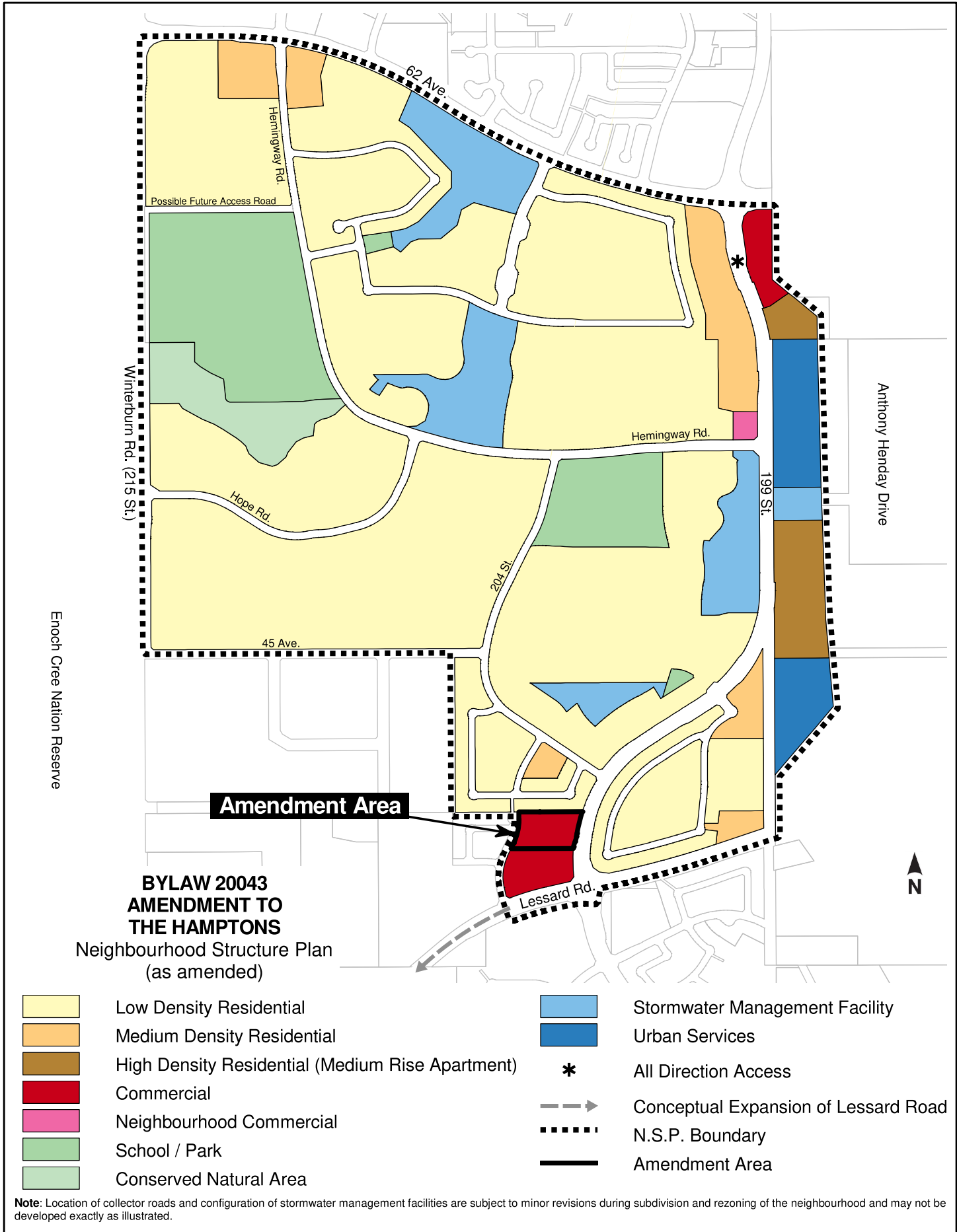
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and many not be developed exactly as illustrated.



**Amendment Area**







Enoch Cree Nation Reserve

Winterburn Rd. (215 St.)

62 Ave.  
Hemingway Rd.  
Possible Future Access Road

Hope Rd.

45 Ave.

204 St.

Hemingway Rd.

199 St.

Anthony Henday Drive

**Amendment Area**

Lessard Rd.



## Application Summary

### Information

<b>Application Type:</b>	ASP/NSP Amendments & Rezoning
<b>Bylaw:</b>	20042
<b>Bylaw:</b>	20043
<b>Charter Bylaw:</b>	20044
<b>Location:</b>	North of Lessard Road NW and west of 199 Street NW
<b>Address:</b>	4280 - 199 Street NW
<b>Legal Description:</b>	Lot 1, Block 3, Plan 1220140
<b>Site Area:</b>	1.5 ha
<b>Neighbourhood:</b>	The Hamptons
<b>Ward:</b>	sipiwiyiniwak Ward
<b>Notified Community Organizations:</b>	Glastonbury, The Hamptons and Willowby Community Leagues; & West Edmonton Communities Council Area Council
<b>Applicant:</b>	Heather Chrisholm: B&A

### Planning Framework

<b>Current Zone:</b>	(US) Urban Services Zone
<b>Proposed Zone:</b>	(CB1) Low Intensity Business Zone
<b>Plans in Effect:</b>	The Grange Area Structure Plan The Hamptons Neighbourhood Structure Plan

Written By:  
Approved By:  
Branch:  
Section:

Carla Semeniuk  
Tim Ford  
Development Services  
Planning Coordination