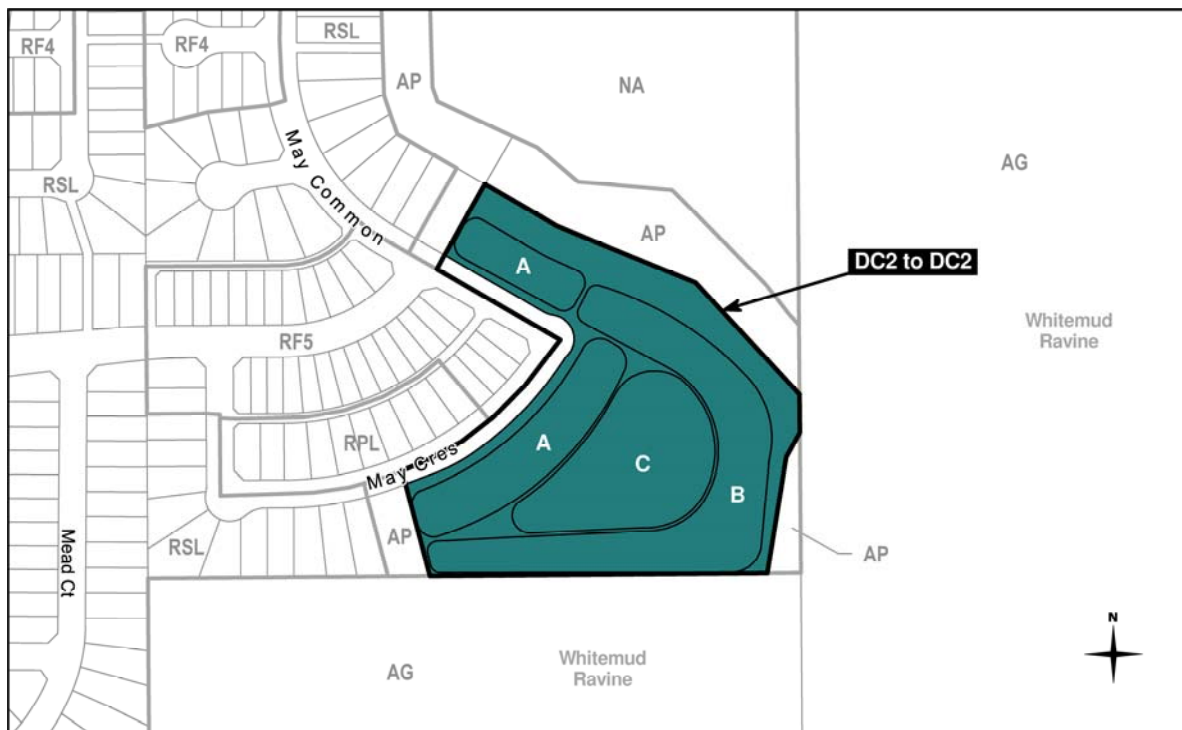




REZONING APPLICATION MAGRATH HEIGHTS NEIGHBOURHOOD

7105 May Crescent NW

The purpose of this Bylaw is to allow for greater flexibility and diversity of low and medium density housing on the site through revisions to this existing DC2 Provision (Site Specific Development Control Provision).



VIEW OF THE REZONING AREA

RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Represents a minor change to the existing zoning;
- Allows for the development of a variety of low and medium density housing forms in conformance with the Magrath Heights NASP (Neighbourhood Area Structure Plan); and
- Contributes to a connected, accessible open space system, including pedestrian connections through the site to the surrounding ravine trail network.

THE APPLICATION

The applicant, through Bylaw 18227, proposes to amend the Zoning Bylaw from the previously approved DC2.932. There are three sub areas, which allow for Semi-detached and Row Housing in Area A, Row and Stacked Row Housing in Area B, and Apartment Housing with small scale commercial uses in Area C.

The application proposes to add Semi-detached Housing to Areas B and C, and Row Housing to Area C. This could reduce the density; however, a minimum density of 63 dwellings per hectare will be maintained for the whole site. The rest of the regulations will remain the same, except for some minor administrative text changes.

SITE AND SURROUNDING AREA

The subject site is surrounded on three sides by Whitemud Park and Whitemud Ravine Nature Reserve. There is a walking path surrounding the site on all three sides. To the west, the site borders existing single and semi-detached houses, with accesses to the walking paths.



VIEW OF THE SITE AND SURROUNDING ZONES

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Whitemud Park
East	(NA) Natural Area	Whitemud Ravine Nature Reserve
South		
West	(RF5) Row Housing Zone (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone	Developed Semi-Detached and Single Detached Residential

PLANNING ANALYSIS

The current DC2 Provision (Bylaw 17744) was approved on September 7, 2016. The proposed DC2 provides some additional housing types and flexibility to allow efficient use of the site. It maintains the key design elements for the *South EKOS* site as prescribed in the Magrath Heights NASP. These design elements include: sustainability and architectural guidelines; access to the top of bank trail system; open space considerations; and restoration of native plants.

As this change proposes a reduction in overall density, there is no concern with the traffic impact. There are also no changes proposed to height, and while there is a reduction in overall density, a minimum density of 63 residential units per hectare is maintained overall.

PUBLIC CONTRIBUTIONS

In conformance with the City of Edmonton approved Policy C-582, the applicant maintains the proposal to offer 5% of the total units to the City of Edmonton at 85% of the market value.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

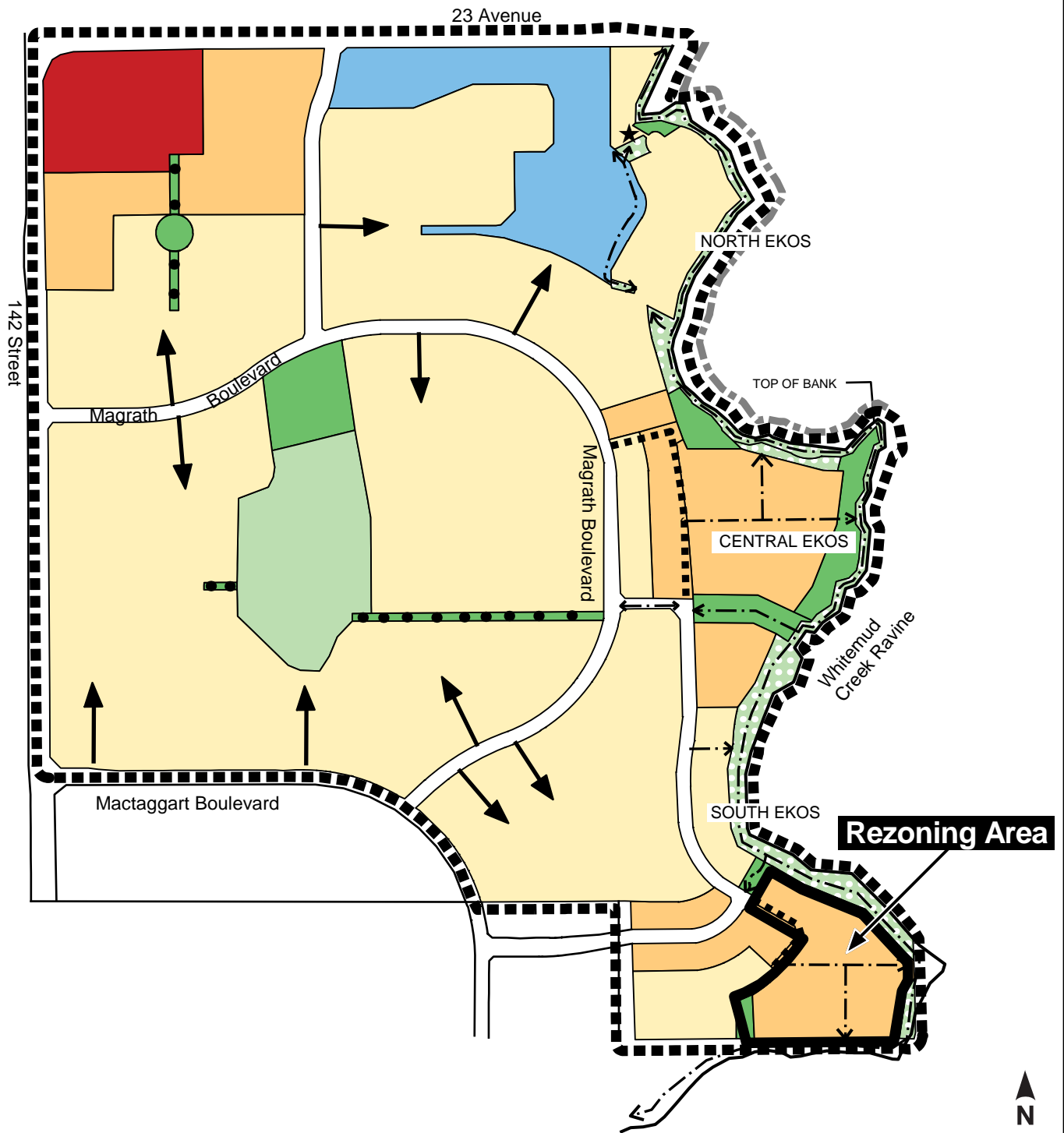
PRE-NOTIFICATION July 17, 2017	Five responses were received <ul style="list-style-type: none">• Three were concerned with the impact of traffic to the site• One was concerned with the height of the 6 storey apartment, though would not shadow their property• One request for more information
ADVANCE NOTICE February 18, 2015	Number of recipients: 109 <ul style="list-style-type: none">• One response received indicated concern with height of apartments and traffic increase
PUBLIC MEETING	Not held for this application

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

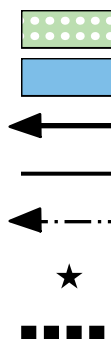
- 1 Context Plan Map
- 2 Track Changes
3. Application Summary



**BYLAW 14988
APPROVED
MAGRATH HEIGHTS
Neighbourhood Area
Structure Plan
(as amended)**



Low Density Residential
Medium Density Residential
Commercial
Park
Natural Area
10m Walkway
20m Local Road R/W



Open Space (No MR Credit)
Stormwater Management Facility
Roadway Access
Top of Bank
Walkway / Walkway Access
Possible Future Parking/Staging Area
Boundary of NASP

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.

SCHEDULE "B"

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control Provision to accommodate a range of medium ~~ed~~ density residential housing forms with the opportunity for small scale commercial uses. –The ~~s~~Site design will be based on principles of sustainability and will include public pedestrian connections to the top ~~of~~ ~~bank~~, located along the Whitemud Creek Ravine.

2. Area of Application

This provision shall apply to ~~SE ¼ 36-51-25-4~~ [Lot 24, Block 10, Plan 1624358](#); consisting of a 3.56 ha site located on the east side of May Crescent, south of 23 Avenue and Whitemud Creek, as shown on Schedule "A" of this Bylaw adopting this provision.

3. Uses

[a.](#) Area A

- [i.](#) Limited Group Home
- [ii.](#) Live Work Unit
- [iii.](#) Row Housing
- [iv.](#) Semi-detached Housing

[b.](#) Area B

- [i.](#) Limited Group Home
- [ii.](#) Live Work Unit
- [iii.](#) Row Housing
- ~~iii.~~[iv.](#) [Semi-detached Housing](#)
- ~~iv.~~[v.](#) Stacked Row Housing

[c.](#) Area C

- [i.](#) Apartment Housing
- [ii.](#) Community Recreation Services
- [iii.](#) Convenience Retail Stores
- [iv.](#) Limited Group Home
- [v.](#) Live Work Unit
- [vi.](#) Major Home Based Business
- [vii.](#) Minor Home Based Business

- viii. Residential Sales Centre
- ix. Restaurants
- x. Row Housing
- ix-xi. Semi-detached Housing
- x-xii. Specialty Food Services
- xi-xiii. Urban Gardens
- xii-xiv. Urban Indoor Farms
- xiii-xv. Urban Outdoor Farms
- xiv-xvi. Fascia On-premise Signs
- xv-xvii. Freestanding On-premises Signs
- xvi-xviii. Projecting On-premise Signs
- xvii-xix. Temporary On-premises Signs

4. Development Regulations

- a. Development shall be in general accordance with the attached appendices:
 - i. Appendix 1 - Conceptual Site Plan; and
 - ii. Appendix 2 - Site Circulation.
- b. The number of Dwellings shall not exceed 290.
- c. The minimum Density for the 3.56 ha parcel shall be 63 Dwellings per hectare.
 - i. Development Permit applications for portions of the Site shall include a proposed site plan for the entire Site, demonstrating that the minimum Density of 63 Dwellings per hectare will be met.
 - ii. Notwithstanding 4(c)(i) above, Development Permit applications that do not alter Density on the Site may not require a site plan, at the discretion of the Development Officer.
- b.d. The maximum building Heights shall be in accordance with Appendix 1 – Conceptual Site Plan, and as follows:
 - i. Area A - shall not exceed 10.0 m;
 - ii. Area B - shall not exceed 14.0 m; and
 - iii. Area C - shall not exceed 23.0 m.
- d. The following building Setbacks shall be applied, in conformance with Appendix 1, Conceptual Site Plan:
 - i. The minimum Setback Abutting May Crescent shall be 3.0 m;
 - ii. The minimum Setback Abutting the Public Parks shall be 4.5 m;

- iii. The minimum Setback adjacent to the Whitemud Creek Ravine shall be the 'building foundation setback', established by the geotechnical study.
- e. Separation Space and Privacy Zones shall be provided in accordance with Section 48 of the Zoning Bylaw, except that:
 - i. the required Privacy Zones between buildings on Site may be reduced to 3.0 m provided an acceptable landscaped buffer is provided, to the satisfaction of the Development Officer.
- f. Community Recreation Services, Convenience Retail Stores, Restaurants and Specialty Food Services shall be located only within the ground floor of Apartment Housing.
- g. Total non-residential Floor Area shall not exceed 120 m² for the entire Site, unless, a supplemental traffic study is provided demonstrating that traffic volumes can be accommodated at the Site access and on the roadway network and without a need to revise the Conceptual Site Plan, to the satisfaction of [Subdivision and Development Coordination \(Transportation\) Transportation Planning and Engineering](#) and the Development Officer, prior to issuance of a Development Permit.
- h. Signs shall comply with the regulations found in Schedule 59H.
- i. Freestanding On-premises Signs and Temporary On-premises Signs shall be Accessory to a Residential Sales Centre.
- j. Individual business identification signs shall be similar in proportion, construction materials and placement such that signs do not detract from the overall appearance of the development and have regard for scale of buildings, lighting, orientation and location on the Site in proximity to surrounding residential development.
- k. Window signs in businesses shall be limited to 15% of the business's window area.
- l. Sign illuminations shall be directed downward.
- m. Prior to the issuance of the Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of Development Permit approval, the option to purchase five percent of the proposed number of residential units (rounded to the nearest unit) at 85 percent of market value.

5. Open Space and Landscaping

- a. A Landscape Plan shall be prepared by a registered landscape architect, ~~in conformance with Section 55 of the Zoning Bylaw~~ and shall include, but not be limited to the following elements:
 - i. paving system, [paving stones](#), retaining walls, screening, and furniture (such as benches) to enhance passive recreation and enjoyment of open space;

- ii. consider all-seasons in design and selection of plant materials;
- iii. incorporate elements that minimize environmental and economic costs associated with their maintenance;
- iv. favour use of deep rooted plant material for areas adjacent to Whitemud Creek Ravine, as per geotechnical recommendations;
- v. detail of public pedestrian access through the sSite in the general locations as shown on Appendix 2 – Site Circulation;
- vi. restoration of plant species native to the adjacent Whitemud Creek Ravine and Edmonton region;
- vii. ~~The owner shall install~~ a 1.2 m high fence consistent with the architectural features of the development must be installed at the time of initial development. The fence shall be constructed wholly on privately owned lands along the north, south, and east boundaries of the Site. Gaps or gates in the fence shall be provided to facilitate access to walking paths and corridors as generally defined in Appendix 2 – Site Circulation; and
- viii. fencing material shall be visually permeable to allow views through the sSite and to the public park spaces along the Whitemud Creek Ravine.

6. Pedestrian and Vehicular Circulation

- a. A public access easement shall be registered on title prior to Condominium Plan Endorsement to ensure ~~safe~~ public accessibility through the sSite to the ~~top of bank Walkway, in the general north-south and east-west locations shown on Appendix 2 – Site Circulation, and at the internal roadway locations.~~ top of bank Walkway along the primary pedestrian circulation network and the vehicle access/circulation in general conformance with Appendix 2 – Site Circulation.
- b. Site entrance features shall not restrict vehicle movements, encroach onto public roadways or impair sight lines for safe vehicular movement, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) ~~Transportation Planning and Engineering.~~
- c. Site entrance features shall not restrict public access and pedestrian circulation from May Crescent NW into the sSite.
- d. Designated corridors for pedestrian circulation shall connect with the existing top-of-bank trail network and community-wide trails and sidewalks to provide opportunities for active circulation for residents, as well as for adjacent community residents, to the satisfaction of the Development Officer.
- e. ~~Pedestrian trails shall be Hardsurfaced with lighting, to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.~~ The primary pedestrian circulation Walkways shall be:
 - i. a minimum of 1.5 m wide, except that the Walkways between the internal vehicle access and the top of bank Walkway shall be a minimum of 3.0 m wide; and

- ii. Hardsurfaced with lighting to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) in general conformance with Appendix 2 – Site Circulation.
- e.f. Secondary pedestrian connections may be provided between buildings, with paving stones or other natural or permeable materials, with consideration for privacy of future occupants.
- f.g. A minimum of 2 two-way vehicular accesses shall be provided from May Crescent, in general accordance with Appendix 2 – Site Circulation.
 - i. The northern access shall align with a leg of the May Crescent intersection. the east/west or north/south portion of May Crescent. Access locations shall be provided in accordance with the City of Edmonton Access Management Guidelines;
 - ii. Where 2 two-way accesses are provided from May Crescent to the Site, the curb cut accesses shall be a minimum 9.0 m wide, in accordance with City of Edmonton Access Management Guidelines; and
 - iii. Prior to the issuance of a Development Permit, if ~~the Owner proposes~~ a third, centrally located two-way access is proposed from May Crescent to Area C, the central access shall be a minimum of 9.0 m wide, and the northern and southern two-way accesses shall be a minimum 7.5 m wide, in accordance with City of Edmonton Access Management Guidelines.
- g.h. Vehicular circulation on the surface of the Site shall be provided with a minimum 7.0 m two-way drive aisle on the internal private roadway.
- h.i. Internal private roadways shall be constructed to a minimum standard width to reduce impermeable surfaces and to accommodate the swept path analysis requirements for waste management and emergency services vehicles, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) ~~Transportation Planning and Engineering~~, Fire Rescue Services and Waste Management Services.
- i.j. Vehicular access to ~~an~~ underground Parking Garages shall be from an internal private roadway.
- j.k. The ramp entrances to the underground Parking Garages shall be a minimum width of 6.0 m.
- k.l. Surface parking and drive aisles shall be located in a manner which minimizes conflict with pedestrian ~~w~~Walkways and vehicles, to the satisfaction of the Development Officer.

~~Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.~~
- l.m. Surface parking spaces shall have direct access to internal roadways.
- m.n. Surface parking shall not be permitted adjacent to May Crescent NW.
- n.o. Parking requirements will be applied to the sSite as a whole. If the sSite is developed in phases, the parking locations for each phase shall be established

prior to the issuance of a Development Permit, in consultation with [Subdivision and Development Coordination \(Transportation\)](#)~~Transportation Planning and Engineering~~, to the satisfaction of the Development Officer.

7. Site Planning

- a. A transition of building forms, from ground-oriented along May Crescent and in the northeast and southeast corners of the ~~s~~Site to midrise in the interior of the ~~s~~Site shall be arranged on-site to minimize impact of ~~h~~Height and massing on adjacent properties, as generally shown on Appendix 1 – Conceptual Site Plan.
- b. Storage and garbage collection facilities shall be located on private property and screened from view of adjacent public roadways and residential units to the satisfaction of the Development Officer.
- c. Waste collection and storage areas shall be designed ~~at an angle~~ and located ~~edion to the satisfaction of acceptable to~~ the Development Officer in consultation with Waste Management Services and [Subdivision and Development Coordination \(Transportation\)](#)~~Transportation Planning and Engineering~~.
- d. For any buildings that have more than four Storeys, waste collection and waste storage areas shall be located adjacent to an internal roadway.
- e. Waste and recycling collection for ground-oriented Semi-detached, Row Housing and Stacked Row Housing uses shall be located at curb-side pick-up or at designated locations along the internal roadway, to the satisfaction of the Development Officer in consultation with Waste Management Services and [Subdivision and Development Coordination \(Transportation\)](#)~~Transportation Planning and Engineering~~.

8. Architecture

- a. Buildings shall be designed to achieve a cohesive style and architectural theme across the area of application through the use of similar exterior building materials and features.
- b. Buildings shall be finished with durable materials that may include wood siding, cladding, composite panel, cement-fibre siding, brick, concrete envelope materials, masonry, acrylic stucco, glass and metal.
- d. Irrespective of building style, vinyl siding and California or Arizona stucco are not permitted as exterior materials.
- e. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building.
- f. Development shall create an active ~~f~~Frontage for all ground-oriented Semi-detached Housing, Row Housing and Stacked Row Housing ~~u~~Uses directly accessible to May Crescent.
- i. Dwellings fronting May Crescent shall feature articulated and separated external front door entrances with municipal addresses.

- g. Design techniques, including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building facades, shall be employed in order to minimize the perception of massing of buildings when viewed from adjacent residential areas and roadways.
- h. Passive surveillance in the form of view corridors to the top-of-bank pathway shall be encouraged to promote safety and facilitate Crime Prevention Through Environmental Design (CPTED) principles.

9. Sustainability Measures

- a. The Site shall apply sustainable design targets that reduce consumption of energy, water, and materials through the use of design techniques and implementation consistent with best practices in sustainable design with regard for, but not limited to:
 - i. ~~Developments shall meet~~ meeting energy efficiency standards equivalent to or exceeding BuiltGreen Gold, LEED for homes Gold, or EnerGuide rating of 80+;
 - ii. ~~installing devices to assist with the reduction of passive overheating such as sunshades and large building overhangs; and such as sunshades and large building overhangs shall be considered in the design of buildings to assist with the reduction of passive overheating.~~
 - iii. ~~The development shall provide~~ inge an easily-accessible dedicated area or areas for the:
 - a) collection and storage of materials for recycling such as, paper, corrugated cardboard, glass, plastics and metals in accordance with the City of Edmonton recycling program; and
 - b) recycling and/or salvaging of non-hazardous construction and demolition debris.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18227
Location:	East of Rabbit Hill Road, North of Anthony Henday Dr., West of Whitemud Creek Ravine
Address:	7105 May Crescent
Legal Description:	Lot 24, Block 1, Plan 1624358
Site Area:	3.56 ha
Neighbourhood:	Magrath Heights
Ward - Councillor:	9 - Tim Cartmell
Notified Community Organization(s):	Terwillegar Community League Twin Brooks Community League
Applicant:	Kennedy

PLANNING FRAMEWORK

Current Zone and Overlays:	(DC2) Site Specific Direct Control Provision
Proposed Zone and Overlay:	(DC2) Site Specific Direct Control Provision
Plans in Effect:	Magrath Heights Neighbourhood Area Structure Plan (NASP)
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination