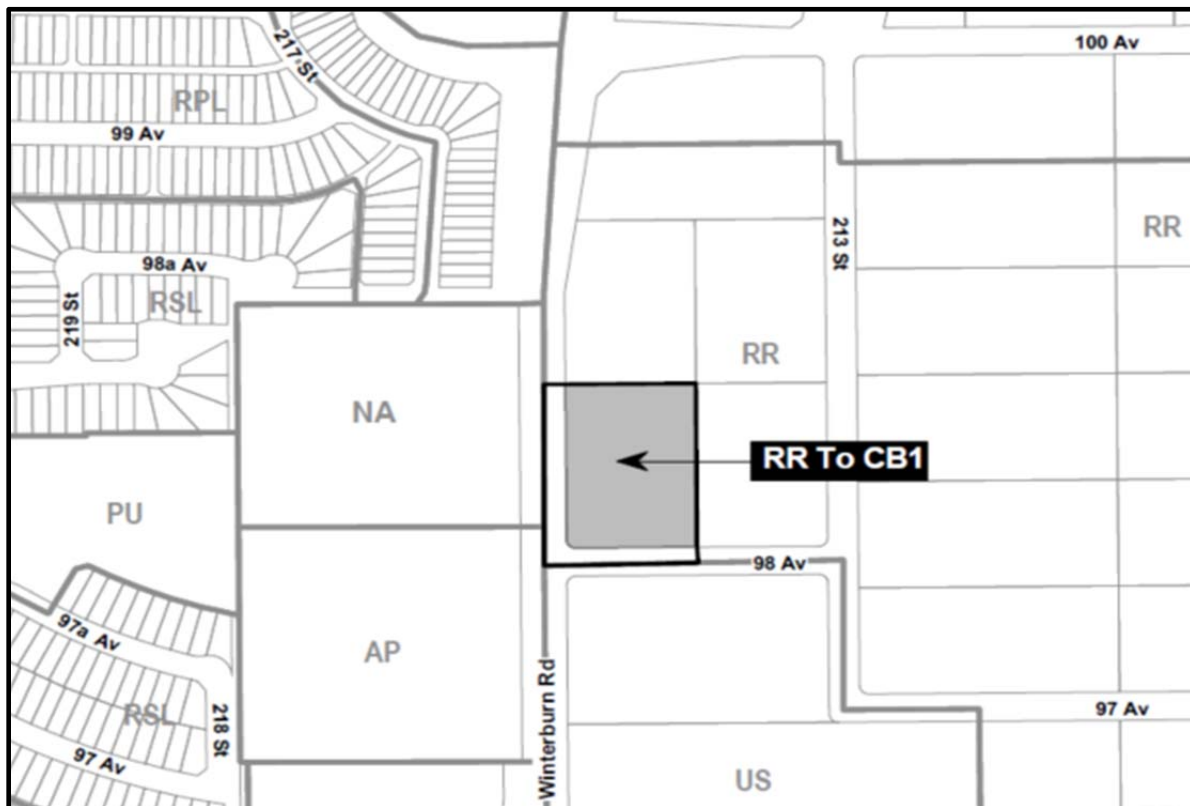




PLAN AMENDMENT AND REZONING LEWIS FARMS INDUSTRIAL

21410 - 98 AVENUE NW

To allow for the commercial development of the subject site.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in **NON-SUPPORT** of this application because:

- the application is premature as there is no plan in effect to address how the Lewis Farms Industrial/Normandeau Gardens will develop and be serviced; and
- the proposal does not conform to the approved Lewis Farms Area Structure Plan policy direction.

THE APPLICATION

BYLAW 18162 proposes to amend the Lewis Farms Area Structure Plan (ASP) by re-designating lands from rural residential uses to commercial land uses. In addition to text and map changes, approval of this application also requires the Lewis farms ASP Land Use and Population Statistics to be revised to reflect the one hectare change from “Existing Development” to “Commercial”.

BYLAW 18163 proposes to amend the Zoning Bylaw from (RR) Rural Residential zone to (CB1) Low Density Business zone to allow for low intensity commercial, office and service uses. The applicant’s stated intent for the subject property is to develop a gas bar and convenience store on the southern portion of the site and sell the proposed northerly lot for additional commercial development.

The application includes an associated subdivision which proposes to subdivide the site into two lots of approximately 0.4 ha and 0.6 in size.

SITE AND SURROUNDING AREA

The one hectare site is located east of Winterburn Road NW and north of 98 Avenue NW. Currently, there is a single detached residential home on the property. This area is bounded by Stewart Greens neighbourhood to the east, Webber Greens neighbourhood to the south, 215 Street NW/ Winterburn Road to the west and Stony Plain Road to the north.

The site is within the Lewis Farms Industrial neighbourhood (also known as Normandeau Gardens) which consists of approximately 53.4 ha of (IB) Industrial Business and (RR) Rural Residential zoned lots. The neighbourhood has access to 100 Avenue NW to the north and Winterburn Road to the west which are developed with residential, business industrial, and school site uses.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RR) Rural Residential Zone	<ul style="list-style-type: none"> Single Detached House
CONTEXT		
North	(RR) Rural Residential Zone	<ul style="list-style-type: none"> Single Detached House
East	(RR) Rural Residential Zone	<ul style="list-style-type: none"> Single Detached House
South	(US) Urban Services Zone	<ul style="list-style-type: none"> School Site
West	(NA) Natural Area Zone (AP) Public Parks Zone	<ul style="list-style-type: none"> Tree Stand Vacant



The subject site is part of an area that was annexed from Parkland County in 1982 and identified as "Lewis Farms Industrial" (Normandeau Gardens). In 1988, City Council approved the Lewis Farms Area Structure Plan which envisioned the existing rural residential lands of Normandeau Gardens for Business Industrial uses.

"This area remains un-serviced. If the property owners wish to connect to services in the future, all infrastructure extensions and upgrades must be completed at the expense of the landowners in accordance with City standards. Collectively, the rural residential property owners of Normandeau Gardens have the opportunity for redevelopment into an urban residential neighbourhood, similar in scale and function to other Lewis Farms neighbourhoods to the south. The ultimate form of any future neighbourhood redevelopment would depend on a complete Neighbourhood Structure Plan (NSP) submission and associated engineering studies."

“Convenience commercial sites of approximately 0.25 to 0.50 hectares are not specifically identified. The number of these facilities and their locations will also be identified at the Neighbourhood Structure Plan stage.

Given this direction from the ASP, and to ensure that a logical and coherent land use concept is prepared, a Neighbourhood Structure Plan (NSP) is required prior to any further development of Normandeau Gardens. Preparation of an NSP provides a land use framework to determine the appropriate location of land uses, their compatibility and serviceability, while providing a balance between the vision for the neighbourhood, stakeholder interests and relevant City policies. In the absence of a Neighbourhood Level Plan (NSP) this proposal is premature.

Currently, there are a number of other Normandeau Gardens landowners that are pursuing the preparation of a neighbourhood level plan. Of major concern to these owners are the connections to City services and the cost mechanisms to pay for these services. These are important details that are required and part of a Plan preparation process. As the current proposal would require connections to future (and as yet undetermined) utility services, it is important to have these issues identified and resolved prior to the development of this site.

The applicant has been advised of the ASP policy requirement and the initiation of a Plan for Normandeau Gardens and they have decided to proceed to Public Hearing. While the location of a commercial site on an arterial roadway is appropriate for low intensity commercial an overall land use concept should first be developed as part of a planning exercise.

TECHNICAL REVIEW

Presently the Lewis Farms Industrial/Normandeau Gardens area is unserved with water, storm and sanitary infrastructure not available to the area. For the most part, water is either trucked to the residents or obtained onsite and wastewater and storm runoff are captured and held on site.

Winterburn Road (215 Street) is a planned six-lane arterial roadway between Whitemud Drive and Stony Plain Road, however only the first two lanes are constructed. Segments of 215 Street in the Lewis Farms ASP are approaching capacity and upgrades are anticipated to be required in the next few years. With development of the site the owner will be required to upgrade the intersection of 215 Street and 98 Avenue, and 98 Avenue adjacent to the site.

The site is proposed to drain eastward towards the Stewart Greens neighbourhood in accordance with the accepted Stewart Greens Neighbourhood Design Report. Administration confirmed their support for the accepted drainage option which directs drainage towards the Stewart Green neighbourhood as the infrastructure in Stewart Greens has been designed and built to accommodate the drainage from this area. Implementation of this option will require easements for crossing private land to connect to the existing infrastructure.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: October 14, 2016	<ul style="list-style-type: none">• Number of recipients: # 17• No responses received
PUBLIC MEETING Not required	<ul style="list-style-type: none">• Not held

CONCLUSION

City Planning recommends that City Council **REFUSE** this application.

APPENDICES

1. Approved ASP Land Use and Population Statistics – Bylaw # 18046
2. Proposed ASP Land Use and Population Statistics – Bylaw # 18162
3. Context Plan Map
4. Application Summary

**LEWIS FARMS AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION
STATISTICS BYLAW 18046**

	Area (ha)	%
GROSS AREA	1041.15	
Golf Course Lands (Area subject to Deferred Reserve Caveat	71.69	
Public Utility Lot (T.O.P.C. and Leddy)	1.10	
Public Utility (Fire Rescue Station)	1.19	
Whitemud Drive ROW	21.70	
Arterial Roadway	25.28	
Pipeline ROW	11.32	
Road Widening	4.40	
Existing Development (Winterburn Industrial)	67.97	
Total	204.65	
Net Developable Area Residential	809.50	100%
Residential		
Single Family/Low Density Residential	388.56	48.0%
Medium density Residential	102.10	12.6%
Total	490.66	60.6%
Commercial		
Commercial	4.67	0.6%
Commercial Offices/Business	12.16	1.5%
Community Commercial	2.87	0.4%
Total	19.70	2.4%
Institutional & Recreational		
School/Park	68.56	8.5%
Natural Area	17.30	2.1%
Transit Terminal	1.00	0.1%
Religious Institutional	4.05	0.5%
Total	90.91	11.2%
Special Study Area	6.40	0.8%
Utility		
Storm Water Management Lakes	43.36	5.4%
Public Utility Lots	0.95	0.1%
Public Utility (Fire Rescue Station)	1.19	0.1%
Pipeline Rights of Way	0.00	0.0%
Total	45.50	5.6%
Circulation Total	143.79	17.8%
Miscellaneous	1.19	0.2%

	Area	Units	Population
Single Family/Low Density Residential	388.56	9,714	27,199
Medium Density Residential	102.1	4,595	12,865
High-Density Residential/Mixed Use Centre	7.98	718	1,293
Total Residential	498.64	15,027	41,357

Assumed Residential land use area, unit and population have been calculated based on the following 2015 numbers:

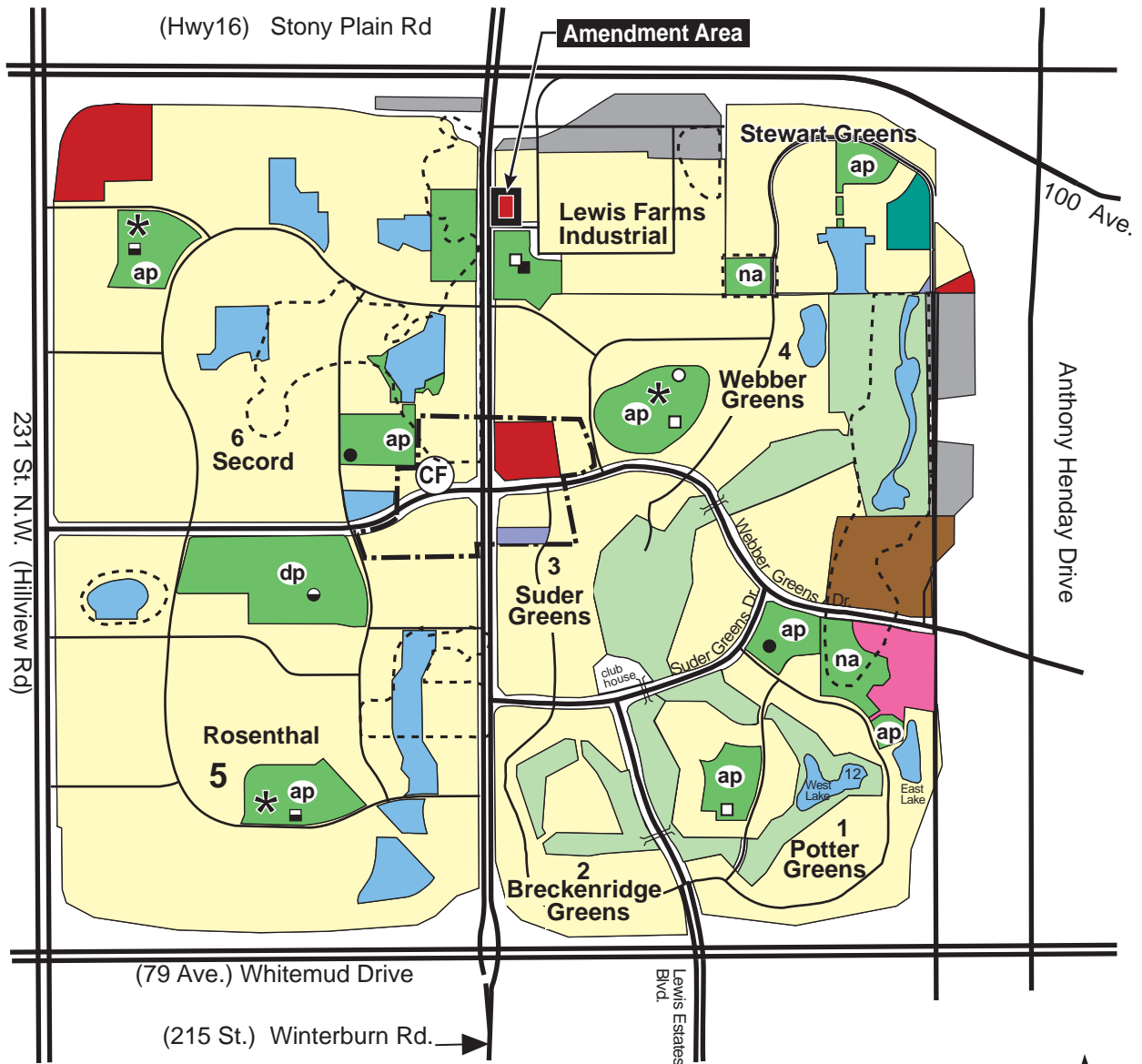
- Low Density -25 u/ha and 2.8 residents per unit
- Medium Density -45 u/ha and 2.8 residents per unit
- High-Density -90 u/ha and 1.8 residents per unit

**THE LEWIS FARMS AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION
STATISTICS
BYLAW 18162**

	Area (ha)	% of GDA
Gross Area	1014.15	
Golf Course Lands: (Area subject to Deferred Reserve Caveat)	71.69	
Public Utility Lot (T.O.P.C. and Leddy)	1.10	
Public Utility (Fire Rescue Station)	1.19	
Whitemud Drive ROW	21.70	
Arterial Roadway	25.28	
Pipeline ROW	11.32	
Road Widening	4.40	
Existing Development (incl. Normandeau Gardens)	66.97	
Total	203.65	
Net Developable Area	810.50	100.0
Residential		
Single Family/Low Density Residential	388.56	47.9
Medium Density Residential	102.10	12.6
Total	490.66	60.5
Commercial		
Commercial	5.67	0.7
Commercial Offices/Business	12.16	1.5
Community Commercial	2.87	0.4
Total	20.70	2.6
Mixed Use Centre		
Mixed Use	4.95	0.6
Commercial Office	2.36	0.3
Pedestrian Oriented Mixed Use Node	1.63	0.2
High-rise Residential	1.40	0.2
Natural Area	1.01	0.1
Total	11.35	1.4
Institutional & Recreational		
School/Park	68.56	8.5
Natural Area	17.30	2.1
Transit Terminal	1.00	0.1
Religious Institutional	4.05	0.5
Total	90.91	11.2
Special Study Area	6.40	0.8
Utility		
Stormwater Management Lakes	43.36	5.4
Public Utility Lots	0.95	0.1
Public Utility (Fire Rescue Station)	1.19	0.1
Pipeline Rights of Way	0.00	0.0
Total	45.50	5.6

Circulation Total	143.79	17.7
Miscellaneous	1.30	0.2

	Area	Units	Population
Single Family/Low Density Residential ¹	388.56	9714	27,199
Medium Density Residential ²	102.10	4595	12,865
High-Density Residential/Mixed Use Centre ³	7.98	718	1,293
Total Residential	498.64	15,027	41,357



**BYLAW 18162
AMENDMENT TO
LEWIS FARMS
Area Structure Plan
(as amended)**

	Residential		Public Utility
	Golf Course		Community Centre
	School Site		Stormwater Lake
	Separate/Public School		Commercial
	Separate Elementary		Business Industrial
	Separate Elementary/Junior High		Grade Separated Crossing
	Separate High School		Transit Terminal/TOD
	Public Elementary		Institutional
	Public Elementary/Junior High		Natural Area
	Public Junior High		Mixed Use Area
	Neighbourhood Park		Amendment Boundary
	Community League		
	District Park		
	Natural Area Park		

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:	Amendment & Rezoning
Bylaw:	18162 and 18163
Location:	North of 98 Avenue NW and east of Winterburn Road NW
Address:	21410 - 98 AVENUE NW
Legal Description:	Lot 16, Plan 5496HW
Site Area:	1.0 ha
Neighbourhood:	Lewis Farms Industrial
Ward - Councillor:	Ward 1, Andrew Knack
Notified Community Organizations:	Lewis Farms and Secord Community Leagues West Edmonton Communities Council Area Council
Applicant:	WSP Canada Inc. (Chuck McNutt)

PLANNING FRAMEWORK

Current Zones:	(RR) Rural Residential Zone
Proposed Zones:	(CB1) Low Intensity Business Zone
Plans in Effect:	Lewis Farms ASP
Historic Status:	None

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