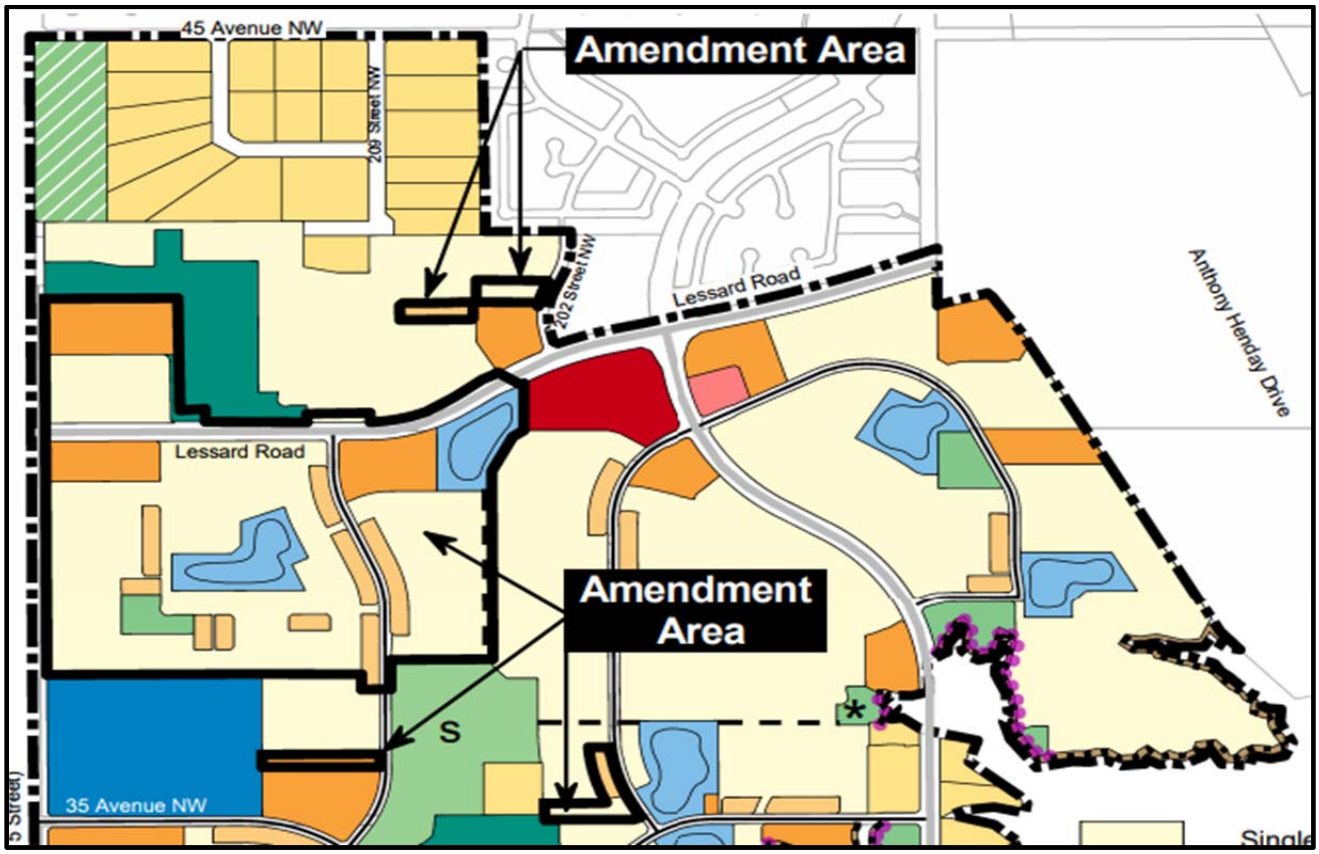
PLAN AMENDMENT AND REZONING
EDGEMONT

The application area pertains to lands north of 35 Avenue NW and west of Edgemont Way NW, in Edgemont Neighbourhood.

This proposed amendment will realign Lessard Road NW, add, remove, relocate and reconfigure land use designations to allow for the development of the Edgemont Neighbourhood including single detached, semi-detached, street oriented and row housing.



RECOMMENDATION AND JUSTIFICATION

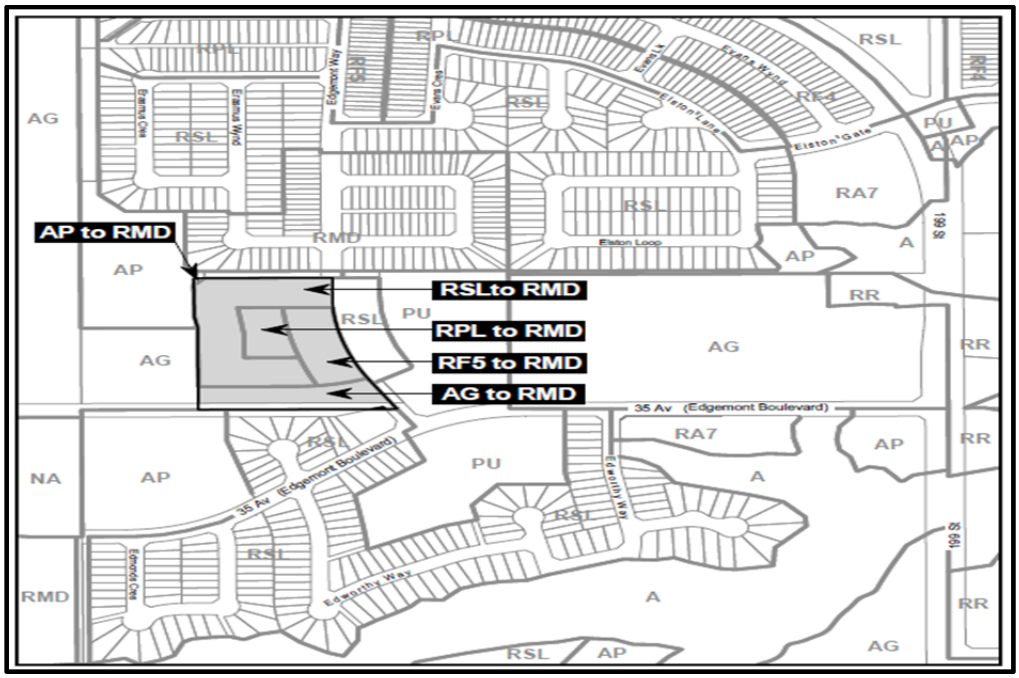
City Planning is in SUPPORT of this application because it:

- Realigns an arterial roadway to allow for efficient and timely development;
- Places higher density residential uses in proximity to open space, major roadways, and planned transit service;
- Increases areas of medium density housing;
- Provides for a mix of housing options; and
- Conforms to Capital Region Board's density targets for this neighbourhood.

THE APPLICATION

BYLAW 18125 proposes to amend the Edgemont Neighbourhood Area Structure Plan (NASP) by realigning portions of the roadway network and reconfiguring and relocating land uses in various portions of the Plan. This amendment combines two Land Development Applications, LDA17-0019 and LDA16-0602, for timely advancement of future development.

BYLAW 18211 proposes to amend the Zoning Bylaw from (AG) Agricultural zone, (AP) Public Parks zone, (RSL) Residential Small Lot zone, (RF5) Row Housing zone and (RPL) Planned Lot Residential zone to (RMD) Residential Mixed Dwelling zone This zone will allow the development of a variety of housing types including single detached, semi-detached, street oriented, and row and stacked row housing.



Proposed Rezoning

These applications will:

- Realign a portion of the Lessard Road NW arterial roadway;
- Remove a commercial land use designation;
- Reconfigure Stormwater Management Facilities, Park, and Natural Area uses;
- Decrease the amount of Single/Semi-Detached Residential uses;
- Increase Low Rise/Medium Density Housing and Street Oriented uses;
- Relocate areas of Single/Semi-Detached with and Street Oriented; and
- Update relevant text, figures, and land use and population statistics.

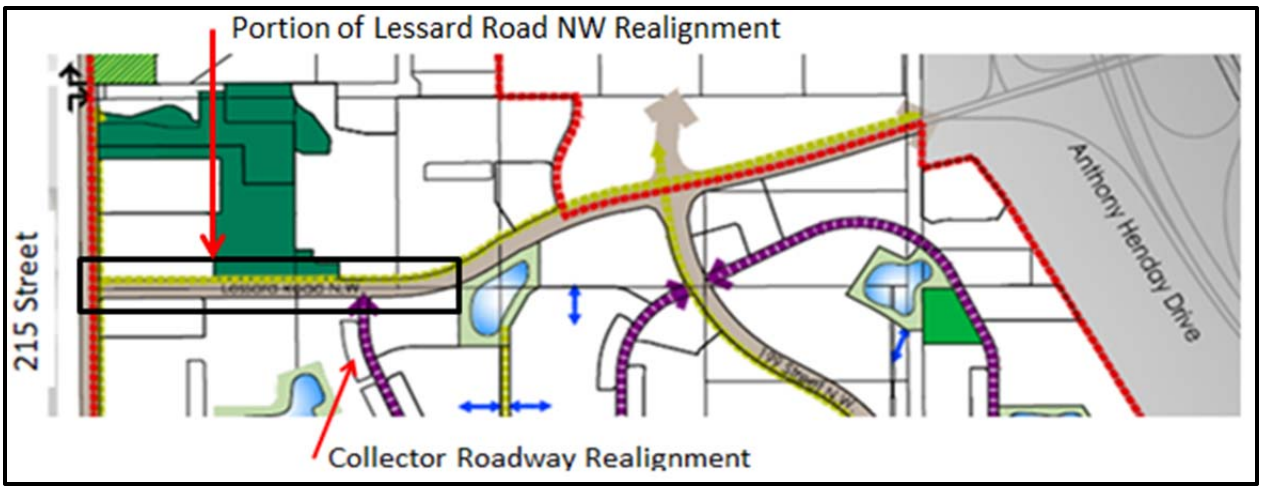
Below is a table identifying the statistical changes as part of the amendment:

	PROPOSED AMENDMENT	APPROVED NASP	CHANGE
Gross Developable Area	**317.60 hectares (ha)**	**317.30 ha**	**+0.30 ha**
Circulation	63.52 ha	63.46 ha	+0.06 ha
Natural Area (NW318)	7.50 ha	8.69 ha	-1.19 ha
Parkland	31.01 ha	32.40 ha	-0.2 ha
Stormwater Management Facility	19.35 ha	19.78 ha	-0.43 ha
Major Commercial	3.96 ha	8.80 ha	-4.84 ha
Residential	187.63 ha	180.73 ha	+6.9 ha
Total Population	15,637	14,791	+845
Population Density (people per net residential hectare)	83.3	81.8	+1.50 /nrha
Unit Density (dwelling units per net residential hectare)	33.5	32.8	+0.7 du/nrha

The proposed Road Network and Land Use Amendments are outlined as follows:

LESSARD ROAD NW REALIGNMENT

Lessard Road NW has been constructed from Anthony Henday Drive to the west side of 202 Street NW. The current roadway alignment begins at the intersection of Anthony Henday Drive and travels in a southwest trajectory to Winterburn Road (215 Street) NW thereby fragmenting land on a private parcel. In collaboration with landowners, Lessard Road NW is proposed to be realigned slightly northward along the property line. The proposed realignment will maintain an east-west connection between Winterburn Road (215 Street) NW and Anthony Henday Drive. As a result of the proposed realignment of Lessard Road NW, a future collector roadway is also reconfigured in northwest Edgemont.



RESIDENTIAL USES

The changes to the transportation network present an opportunity to reassess the arrangement of residential uses in the vicinity. Low density housing uses are proposed to be slightly decreased in area and reconfigured. Street oriented residential uses are introduced within the amendment area and the amount of medium density housing has increased. The arrangement of residential uses places higher density development near open space and major transportation routes.

Furthermore, the amendment relocates land use designation from single/semi-detached to street oriented and vice versa to allow for a range of street oriented dwelling types. Street oriented residential allows for zero lot line single detached, semi-detached, row housing and stacked row housing dwelling types.

The net increase in residential land use will be approximately 6.90 ha and increase the net residential density (du/nrha) from 32.8 du/nrha to 33.6 du/nrha. The overall area of residential uses increases, as do the population and unit density.

COMMERCIAL USES

The approved Edgemont NASP identifies two major commercial areas along Lessard Road NW. This amendment proposes to remove one major commercial area located at Winterburn Road (215 Street) NW, and replace it with residential uses. The remaining commercial site is complimented by a commercial site in The Hamptons neighbourhood. A significant commercial area is also planned southeast of Edgemont, in The Uplands neighbourhood. As such, the removal of the one commercial site will not significantly impact Edgemont resident's retail and service needs.

OPEN SPACE/STORMWATER USES

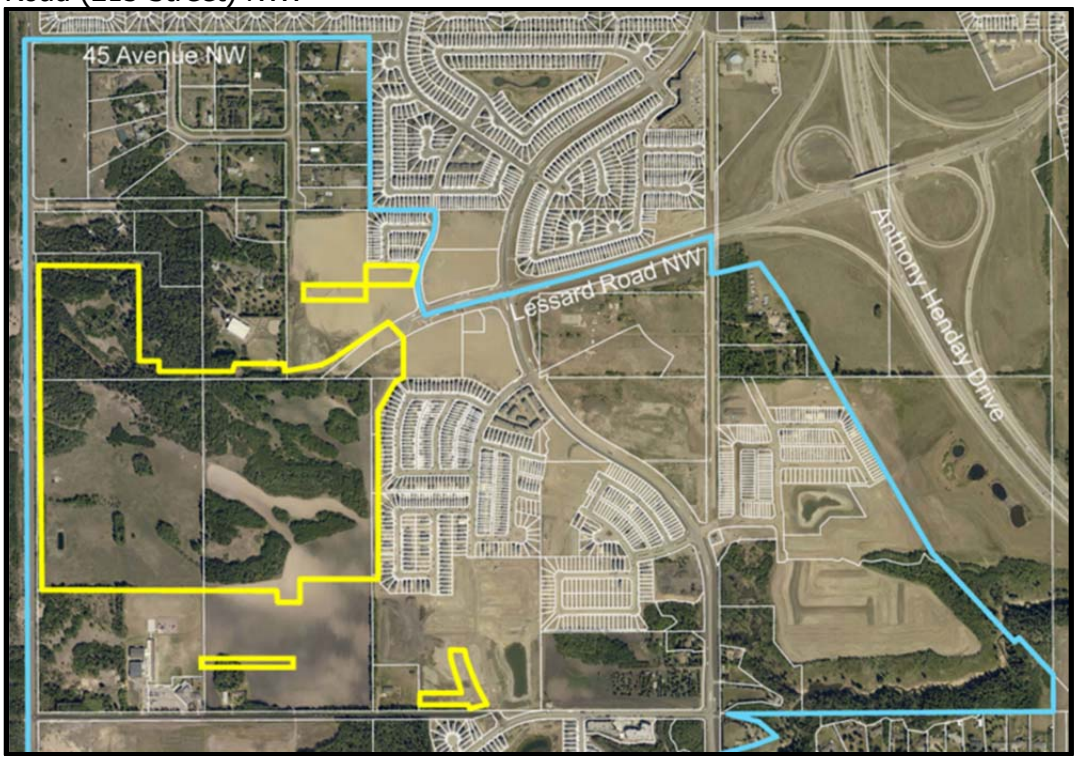
This amendment proposes revisions to the open space network. A pocket park shifts to a more centralized location, increasing the population located within 500 metres of this recreation space. The approved NASP partially retains an existing forest area and sand dune complex, identified as NW318. The realignment of Lessard Road NW results in an decrease to the size of this Natural Area by approximately one hectare. The land use changes enable a reduction to the stormwater management facilities area.

ADMINISTRATIVE AMENDMENT

On December 3, 2012, Bylaw 16282 approved a site for (RA7) Low Rise Apartment Zone. At the time of Bylaw approval the Edgemont NASP did not accurately reflect the boundary area of the RA7 site. As such, an administrative amendment to the Edgemont NASP is required to conform to Zoning Bylaw 16282.

SITE AND SURROUNDING AREA

The application affects a portion of land in the northwest of the Edgemont neighbourhood, amending approximately 52 hectares of undeveloped land. This area is located south of 45 Avenue NW, west of Anthony Henday Drive, north of Wedgewood Creek and east of Winterburn Road (215 Street) NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RR) Rural Residential Zone (RPL) Planned Lot Residential Zone (RA7) Low Rise Apartment Zone	• Single Detached House • Vacant
CONTEXT		
North	(RR) Rural Residential Zone (RSL) Residential Small Lot Zone (RF4) Semi-Detached Residential Zone (RF5) Row Housing Zone (DC1) Direct Control Provision (AP) Public Parks Zone	• Single Detached House • Row Housing • Vacant

East	(RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone (CSC) Shopping Center Zone (PU) Public Utility Zone	• Single Detached House • Vacant
South	(AG) Agricultural Zone (US) Urban Services Zone (AP) Public Parks Zone (RSL) Residential Small Lot Zone	• Single Family House • Vacant
West	Outside of City of Edmonton Boundaries	• 215 Street NW • Development in the Enoch Cree Nation

PLANNING ANALYSIS

The proposed amendment is in keeping with the vision of the NASP which is predominantly designated for residential development and proposes a variety of housing types to accommodate a diverse consumer market, demographic groups and provides opportunities for affordable housing.

The Edgemont NASP is located in Priority Growth Area Cw, which has a minimum density target of 30 units per net residential hectare (upnrh). The proposed residential densities will increase from 32.8 to 33.6 du/nrha and meet the Capital Region Boards densities targets of 30-40 du/nrha.

The realignment of Lessad Road will maintain efficient transportation movement and transit coverage in the residential neighbourhood. The realignment of Lessard Road decreases the total length of arterial roads, and reduces the Arterial Road Assessment (ARA) for developers and lowers operational maintenance costs. An amendment to the Arterial Road Assessment Bylaw will be brought forward to Public Hearing with this application.

The park and open space vision in the Edgemont NASP will be maintained, as the proposed pocket park will provide the opportunity for a tot lot and active recreational uses. The stormwater management facilities will be designed in accordance with the approved Neighbourhood Design Report.

The proposed major commercial site is complimented by a commercial site in The Hamptons neighbourhood, located on the north side of Lessard Road NW and 199 Street NW. Together, these two sites provide a viable hub of retail and service opportunities. A significant commercial area is also planned southeast of Edgemont, in The Uplands neighbourhood. The Edgemont residents anticipated retail and service needs will be well served by both the Edgemont neighborhood as well as the surrounding communities.

LAND USE COMPATIBILITY

The proposed pattern of development and land use designation is compatible with the same and similar zones already in place for the developing areas of this neighbourhood.

TECHNICAL REVIEW

All Civic Departments and utility agencies have reviewed the proposed plan amendment and all comments have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE **LDA17-0019** Date: February 17, 2017	• Number of recipients: # 840 • No responses received 6
ADVANCE NOTICE **LDA16-0602** Date: January 25, 2017	• Number of recipients: # 164 • Responses received
PUBLIC MEETING Not required	• Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

1. Approved NASP Land Use and Population Statistics – Bylaw # 17662
2. Proposed NASP Land Use and Population Statistics – Bylaw # 18125
3. Approved NASP Bylaw # 17662
4. Proposed NASP Bylaw # 18125
5. Application Summary

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17662

	Area (ha)	% of GA	% of GDA
GROSS AREA	**420.29**	**100.00%**	
Environmental Reserve			
Environmental Reserve (Existing)	4.13	1.0%	
Environmental Reserve	26.83	6.4%	
Public Upland Area (ER)	10.33	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	0.0%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.39	3.2%	
Subtotal	102.99	24.5%	
GROSS DEVELOPABLE AREA	**317.30**		**100.0%**
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	7.87		2.5%
Greenway	1.42		0.5%
Natural Area – NW 339 (North)	4.84		1.5%
Natural Area – NW 339 (South)	1.12		0.4%
Natural Area – NW 318***	8.69		2.8%
Total Parkland	32.40		10.6%
Commercial			
Major Commercial	8.80		2.8%
Convenience Commercial (CNC)	0.78		0.2%
Institutional****	11.35		3.6%
Transportation			
Circulation	63.46		20.0%
Infrastructure / Servicing	19.78		6.2%
Stormwater Management Facility	19.78		6.2%
Total Non-Residential Area	**136.57**		**43.0%**
Net Residential Area (NRA)	**180.73**		**57.0%**

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single / Semi-Detached	153.91	25	3,848	2.8	10,774	85.2%
Medium Density Residential (MDR)						
Street Oriented Residential	6.55	40	262	2.8	734	3.6%
Low Rise/Medium Density Housing	20.27	90	1,824	1.8	3,284	11.2%
Total Residential	**180.73**		**5,934**		**14,791**	**100.0%**

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	81.8
Units Per Net Residential Hectare (upnrha)	32.8
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	64.8 / 35.1
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit service	97.0%
Population (%) within 600m of Commercial Service	63.0%
Protected as Environmental Reserve (ha) =30.96 ha	
Protected through other means (Land) (ha) = 32.34	

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 5,950 units divided by 180.73 hectares of Net Residential Area

STUDENT GENERATION

Public School Board		**1,269**
Elementary	635	
Junior / Senior High	635	
Separate School Board		**635**
Elementary	317	
Junior High	159	
Senior High	159	
Total Student Population		**1,904**

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

** Areas dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 shall be acquired through combination of MR dedication, purchase, land/property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18125

	Area (ha)	% of GA	% of GDA
Gross Area	**420.29**	100.00%	
Environmental Reserve			
Environment Reserve (Existing)	4.13	1.0%	
Environmental Reserve	26.83	6.4%	
Public Upland Area (ER)	10.33	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	0.0%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.09	3.1%	
Subtotal	**102.69**	**24.4%**	
Gross Developable Area	**317.60**		**100.00%**
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	7.67		2.4%
Greenway	1.42		0.4%
Natural Area - NW 339 (North)	4.84		1.5%
Natural Area - NW 339 (South)	1.12		0.4%
Natural Area - NW 318	7.50		2.4%
Total Parkland	*31.01*		*9.8%*
Commercial			
Major Commercial	3.96		1.2%
Convenience Commercial (CNC)	0.78		0.2%
Institutional	11.35		3.6%
Transportation			
Circulation	63.52		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	19.35		6.1%
Total Non-Residential Area	**129.97**		**40.9%**
Net Residential Area	**187.63**		**59.1%**

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single / Semi-Detached	154.35	25	3,858	2.8	10,802	82.3%
Medium Density Residential (MDR)						
Street Oriented Residential	11.11	40	444	2.8	1,243	5.9%
Low Rise / Medium Density Housing	22.18	90	1,996	1.8	3,592	11.8%
Total Residential	**187.63**		**6,298**		**15,637**	**100.0%**

SUSTAINABILITY MEASURES

Population Density	83.3
Units Density	33.6
[Low Density Residential / Medium Density Residential] Unit Ratio:	61.3% / 38.7%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

STUDENT GENERATION COUNT

Public School Board		**1,270**
Elementary School	635	
Junior / Senior High	635	
Separate School Board		**634**
Elementary School	317	
Junior / Senior High	317	
Total Student Population		**1,904**

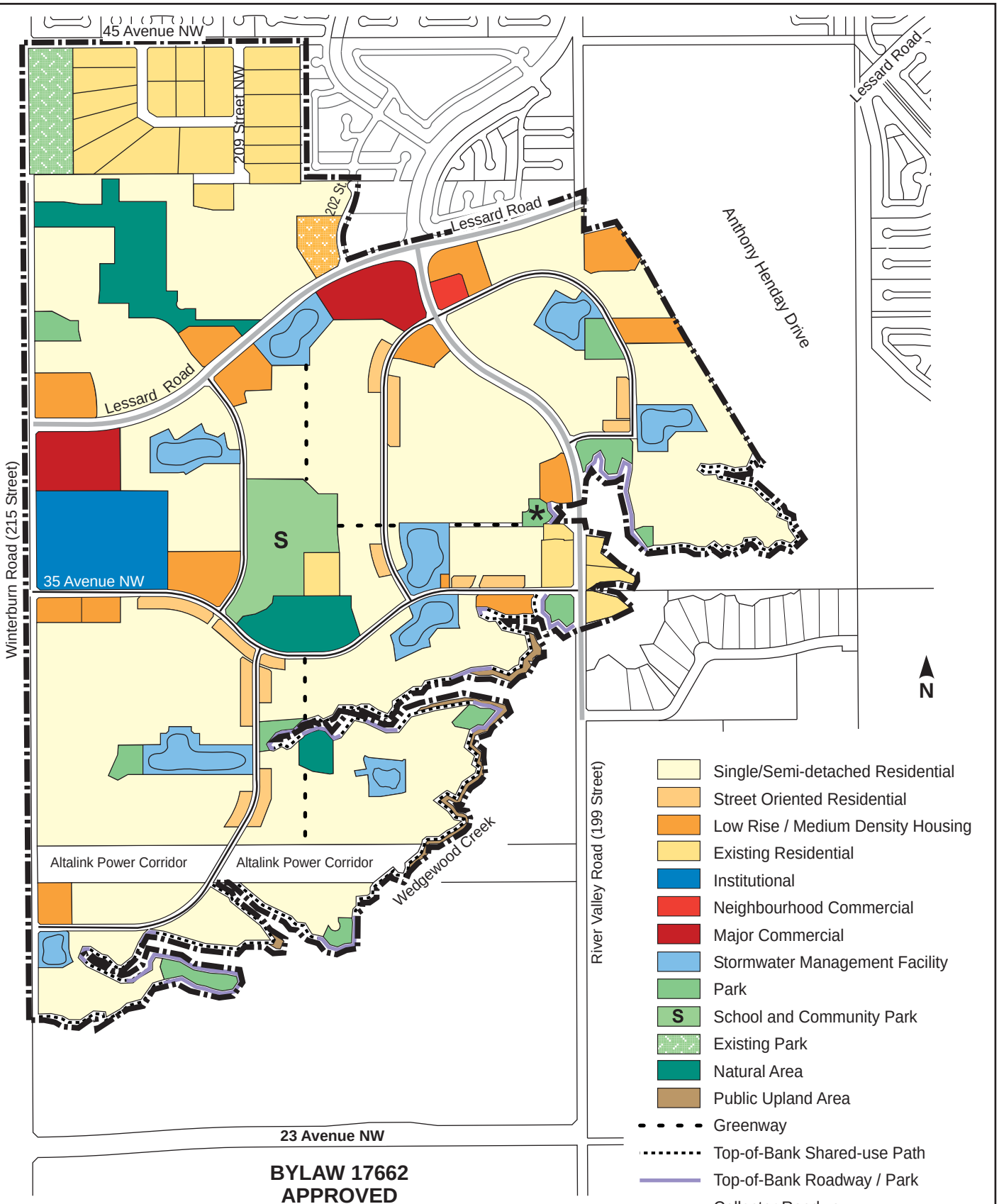
Notes:

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

** Area dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 shall be acquired through combination of MR dedication, purchase, land/property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

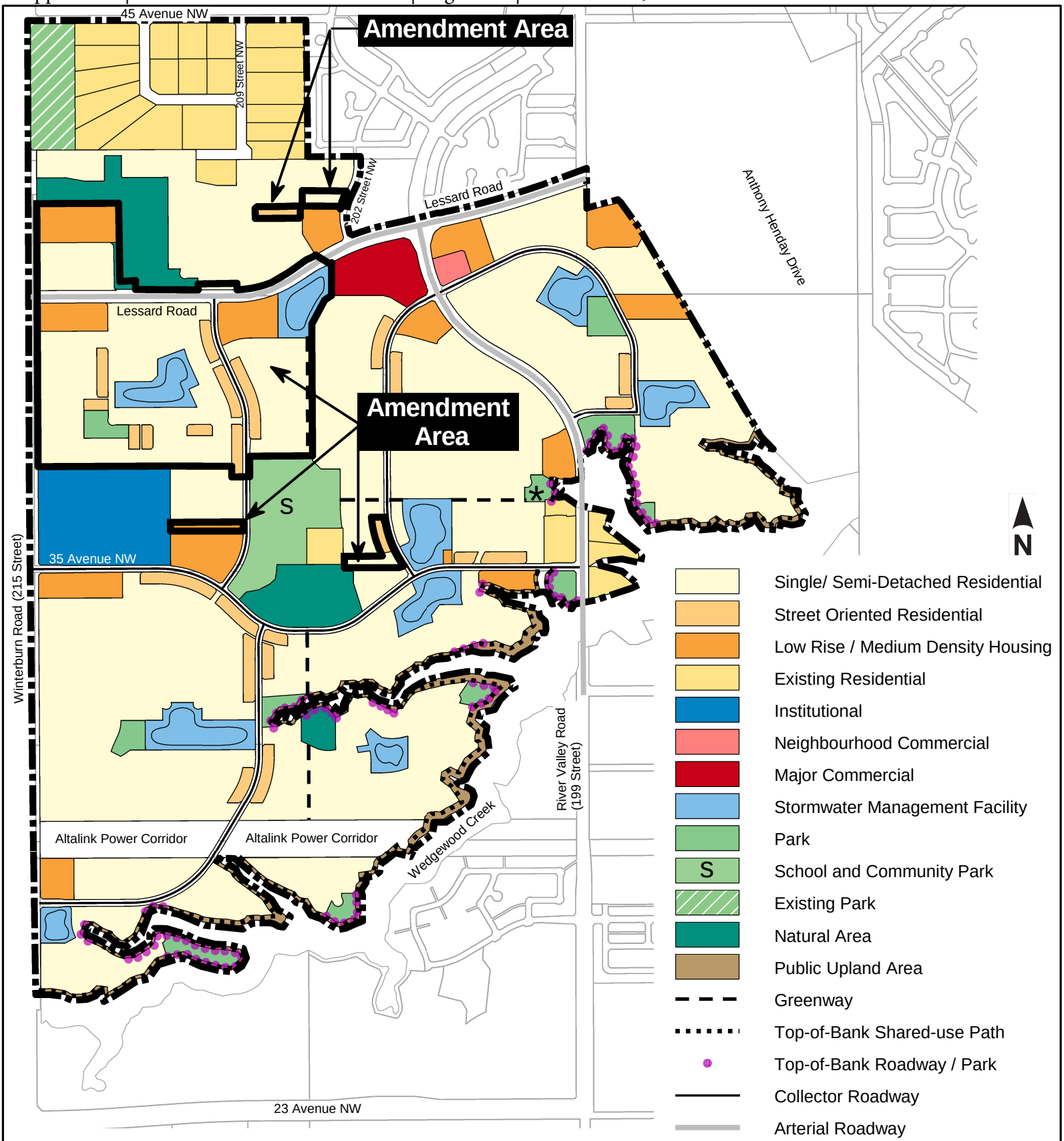
**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.



BYLAW 17662
APPROVED
EDGEMONT
Neighbourhood Area Structure Plan
(as amended)

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.

SUSTAINABLE DEVELOPMENT



BYLAW 18125
AMENDMENT TO EDGEMONT
Neighbourhood Area Structure Plan
(as amended)

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:	Plan Amendment and Rezoning
Bylaws:	18125 and 18211
Location:	south of 45 Avenue NW, west of Anthony Henday Drive, north of Wedgewood Creek and east of 215 Street NW
Address:	20574 - 35 AVENUE NW
Legal Description:	Portions of SW 7-52-25-W4M, Lot 7, Plan 5283RS and Lot A, Plan 3301MC, Lot 1 & 2 Block 4, 8821702
Site Area:	Rezoning area 3.3 ha
Neighbourhood:	Edgemont
Ward - Councillor:	5- Michael Oshry
Notified Community Organizations:	Secord Community League, The Hamptons, and West Edmonton Communities Council Area Council
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	AG, RSL, RPL, RF5 and AP
Proposed Zones:	RMD
Plans in Effect:	Edgemont Neighbourhood Area Structure Plan
Historic Status:	None

Written By: Vivian Gamache
Reviewed By: Michelle Ouellette
Approved By: Tim Ford
Department: Urban Form and Corporate Strategic Development
Branch: City Planning
Section: Planning Coordination