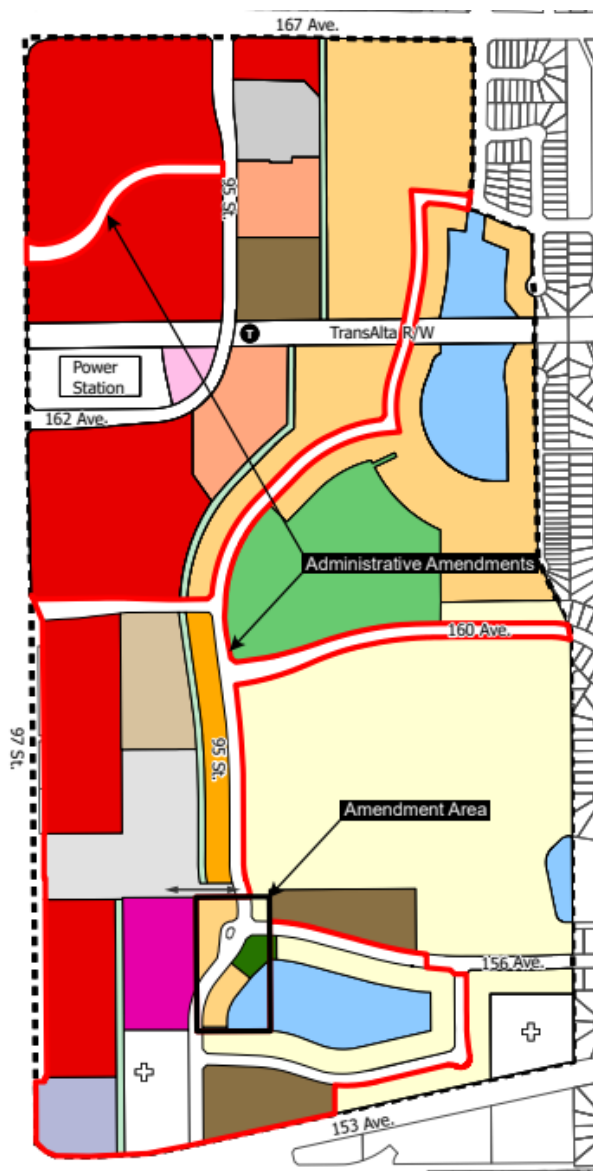


Administration Report Eaux Claires

Edmonton

9403 - 157 Avenue NW

To allow for the development of low density residential housing and park uses.



Recommendation: That Bylaw 20233 to amend the Eaux Claires Neighbourhood Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it will be:

- will contribute towards more efficient residential development;
- compatible with the existing and proposed development in the area; and
- Conform to the intent of the *Eaux Claires Neighbourhood Structure Plan*.

Application Summary

BYLAW 20233 proposes to amend a portion of the Eaux Claires Neighbourhood Structure Plan (NSP) by redesignating portions of the Eaux Claires NSP from the Planned Lot Residential, Semi-detached Residential and Municipal Reserve (Park) designations to the Low Density Residential designation, reorient the future intersection of 95 Street NW and 156 Avenue NW.

As part of this application, an Administrative amendment to adjust the boundaries of the collector roadways is also proposed, which will update mapping and land use and population statistics to reflect changes to the road network.

This application was accepted on June 28, 2021, from IBI Group on behalf of Delcon 160th Avenue Lands Ltd.

Community Insights.

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because it is considered a simple application as it utilizes a standard zone, does not result in Advance Notice responses, and supports The City Plan.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website; and
- An Advance Notice postcard was sent to the affected Community Leagues and surrounding property owners within a 60 meter radius. Further details of the Advance Notice and website are below.

Advance Notice, September 16, 2021

- Number of recipients: 553
- Number of responses with concerns: 7

Webpage

- edmonton.ca/eauxclairesplanningapplications

Common comments heard throughout the various methods include:

- Concerned that access to their property will be removed.
- The city has not been consistent in planning the Eaux Claires neighbourhood.
- Concerned with increased density.

- Increased units will contribute to vehicular congestion with potential parking impacts on the neighbourhood.
- Concerned with flooding in the neighbourhood.
- Concerned with the size of the park area.

No formal feedback or position was received from the Evansdale Community League and the Area Council No. 17 Area Council at the time this report was written.

Site and Surrounding Area

The site (as shown in yellow in the image below) is approximately 2 hectares in size and is located in the southwestern part of the Eaux Claires neighbourhood, north of 153 Avenue and east of 97 Street. The site contains an interim storm management facility and is surrounded by undeveloped lands to the west and south intended for low, medium and high residential development.

Lands to the east of the site contain single-detached housing, row housing, and undeveloped lands intended for low and medium density residential housing. Lands to the north of the site contain single-detached, semi-detached housing and transit parking areas. The site is close to the Eaux Claires Transit Centre and various commercial developments along 97 Street.

This portion of the Eaux Claires neighbourhood corner of the neighbourhood has seen delays in development proceedings due to the fractured land ownership patterns in the area.

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|--|
| SUBJECT SITE | (AG) Agricultural Zone | Interim stormwater management facility |
| CONTEXT | | |
| North | (RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone (DC1) Direct Development Control Provision | Semi-detached housing Single-detached housing Transit Parking Area |
| East | (RF6) Medium Density Multiple Family Zone (RF2) Low Density Infill Zone (AG) Agricultural Zone | Undeveloped Undeveloped Single-detached housing |
| South | (AG) Agricultural Zone | Undeveloped |
| West | (DC2.983) Site Specific Development Control Provision | Undeveloped |

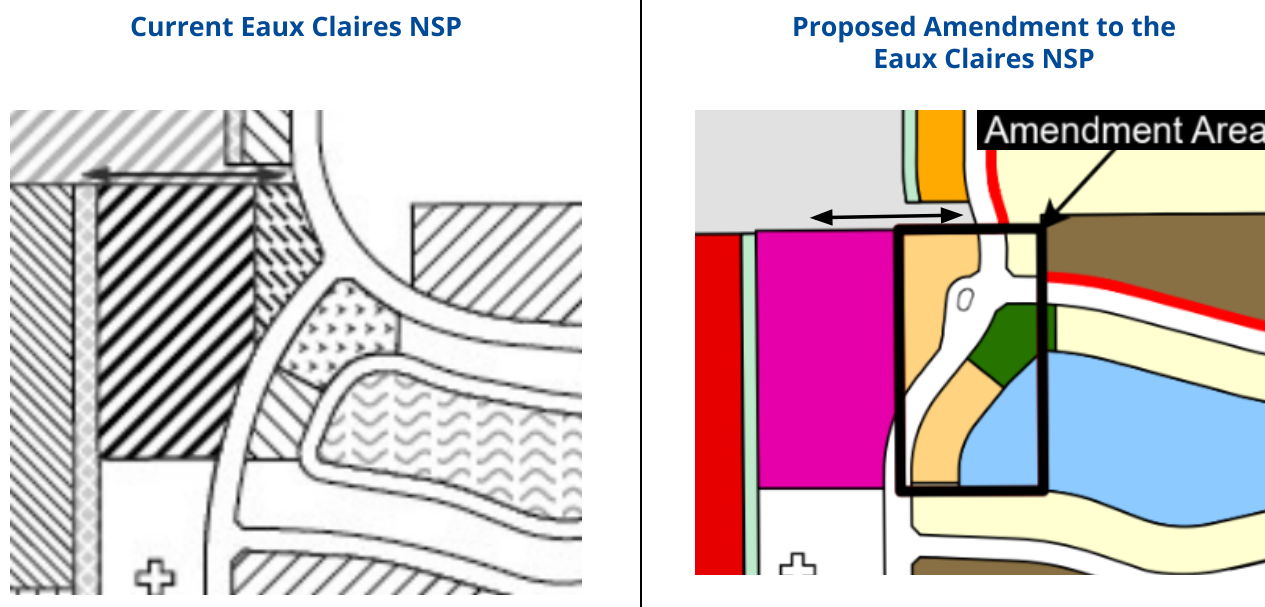


Aerial view of application area

Planning Analysis

This application proposes to redesignate portions of the Eaux Claires Neighbourhood Structure Plan from the Planned Lot Residential, Semi-detached Residential, and Municipal Reserve (Park) districts to the Low

Density Residential district, reorient the future intersection of 95 Street NW and 156 Avenue NW, and designate a portion of a stormwater management facility as a dry-pond. The intent of this application is to create more efficient development opportunities for these sites and resolve transportation-related issues regarding site access adjacent to a future collector road intersection.



Current Eaux Claires land use concept (left) and proposed Eaux Claires land use concept (right) showing the proposed land uses changes and road realignment.

While there are changes in residential districts proposed, the Eaux Claires NSP does not differentiate between low density districts in its policies. Additionally, changes to the Zoning Bylaw since the adoption of the NSP have resulted in low density residential zones allowing for multiple low density built forms within most zones blurring the lines between each. In general, this means that the proposed change from the “Planned Lot Residential” and “Semi-detached Residential” district to the “Low-density Residential” district does not substantially change the overall vision of this part of the neighbourhood.

The proposed amendment reduces the amount of “Municipal Reserve (Park)” at this site to allow for additional “Low Density Residential”. The application reduces the required “Municipal Reserve (Park)” for the southern park in the neighbourhood in the NSP’s statistics from 0.5 ha to 0.25 ha. The Certificate of the Title associated with the site currently has a registered Deferred Reserve Caveat (DRC), which is intended for the assembly of a 0.43 ha of MR Park site. This application would allow for a 0.25 ha MR park site, and the remaining portion of the DRC (approximately 0.18 ha) will be paid as cash-in-lieu at the time of subdivision.

While reductions in the park and open spaces are generally not supported in mature neighbourhoods, where land assembly makes establishing new park spaces very difficult, this application also proposes that the “Stormwater Lake” located adjacent to the site to the west be redesigned as a “Stormwater

Management Facility” to allow for a of this site to be developed as both dry and wet ponds. A dry-pond would create the opportunity for programmable park space in the southern portion of the Eaux Claires neighbourhood and would offset the potential reduction in dedicated MR. To facilitate this, an amendment to the Eaux Claires NSP is proposed, which will allow for the use of dry ponds for stormwater management facility at this location with an approximate size of 1.0 hectare to ensure the functionality of this space.

Overall, the proposed amendments to the Eaux Claires NSP will create more efficient development opportunities that will assist in seeing this portion of the Eaux Claires neighbourhood move closer to completion. While the application allows for a future subdivision application to dedicate less than 0.43 ha MR, this is offset by the introduction of the new dry-pond park space to supplement the existing network and provide an amenity for nearby residents.

Plans in Effect

Edmonton North Area Structure Plan

Edmonton North Area Structure Plan is a higher-order plan that identifies the subject site as residential land use. The proposed amendment is in general conformance with the Plan objectives by providing opportunities for housing and recreation opportunities to meet the needs of the neighbourhood.

Eaux Claires Neighbourhood Structure Plan

The site is located within the Eaux Claires Neighbourhood Structure Plan, which designates the subject site for single detached, planned lot residential, semi-detached stormwater management lake and municipal reserve. The proposed adjustment and location of land uses in the NSP will maintain the intent of the goals and objectives of the Eaux Claires NSP by providing for residential housing, active and passive recreation and creating a more compact, walkable, and livable neighbourhood.

As part of this application, an Administrative amendment to the collector road network for Eaux Claires is included as part of this application. This amendment is intended to adjust the boundaries of the collector roadways to reflect the constructed location of these roads and more accurate mapping for the neighbourhood since the plan was adopted in 1983. This amendment will update mapping within the plan well as revise land use and population statistics to reflect changes to the road network, which have adjusted the size of some parcels within the neighbourhood.

The table below notes the proposed land use changes due to the Administrative amendment to the collector roads and existing built form.

| Land Use | Approved Statistics | Proposed | Difference |
|---|---------------------|----------|------------------|
| Power Substation | 4.51 ha | 4.33 ha | -0.18 ha |
| Landscaped Buffer | 1.44 ha | 1.61 ha | +0.17 ha |
| Park & School Sites | 6.10 ha | 6.13 ha | +0.03 ha |
| Institutional (DC2) | 1.43 ha | 1.38 ha | -0.05 ha |
| Highway Commercial | 1.04 ha | 1.28 ha | +0.24 ha |
| Community Commercial | 23.91 ha | 23.98 ha | +0.07 ha |
| Community Commercial (DC2) | 0.44 ha | 0.45 ha | +0.01 ha |
| Institutional/Religious | 2.47 ha | 2.93 ha | +0.46 ha |
| Stormwater Management Facilities | 4.58 ha | 6.15 ha | +1.57 ha |
| Circulation | 17.31 ha | 7.26 ha | -10.05 ha |
| Transit Centre and Park & Ride Facility | 3.17 ha | 3.48 ha | +0.31 ha |
| Low-rise/Medium Density Housing | 7.28 ha | 7.79 ha | +0.51 ha |
| High-Rise Housing | 4.04 ha | 3.84 ha | -0.20 ha |

The City Plan

The proposed rezoning aligns with the *City Plan* by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries and encouraging commercial development to meet the community's needs.

Technical Review

Parks and Open Space

Open Space reviewed the application and identified this area as an important location for open space provision. Residents are more than 400 m from other parks, and the area is planned for higher densities. Providing nearby open space is an important complement to supporting the planned densities.

The application proposes a reduction in the size of the planned pocket park from 0.5 ha to 0.25 ha. This reduction is below the *Urban Parks Management Plan* 0.5 hectare standard for new neighbourhoods. However, in exchange, the application is proposing to construct about half of the approximately 2 ha stormwater management facility as a dry pond. This proposal maximizes the use of a constricted site and the open space available to residents. As a result, despite the reduction in park size, Open Space

supports the proposal as it results in an overall increase of passive and active recreation space available to the community.

The dry pond design will be reviewed further at future development stages. In general, dry ponds can be landscaped, and other dry ponds in the city have been developed with amenities such as sportsfields and trails.

Drainage

With respect to sanitary and stormwater servicing, there are no technical concerns with the proposed plan amendment. The proposed changes do not result in any significant impacts to the planned and/or existing sewer systems in the area.

Transportation

Transportation has no concerns with the geometric reconfiguration of the collector intersection of 95 Street NW and 156 Avenue NW. Design details will be further reviewed as development progresses.

Transit

Frequent, local and rapid bus routes currently operate on nearby corridors (e.g. 97 Street, 153 Avenue) and to/from the Eaux Claires Transit Centre.

A future “rapid-enhanced” city-wide mass transit bus route is anticipated to operate out of the Eaux Claires Transit Centre (and on 97 Street and 153 Avenue) in the mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Appendices

- 1 Approved NSP Land Use and Population Statistics – Bylaw 18225
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 20233
- 3 Approved NSP – Bylaw 18225
- 4 Proposed NSP – Bylaw 20233
- 5 Application Summary

Eaux Claires Neighbourhood Structure Plan

Approved Land Use & Population Statistics Bylaw 18225

| | AREA (ha) | % of GDA |
|---|---------------|-------------|
| GROSS AREA | 119.50 | |
| Power Substation | 4.51 | |
| Landscaped Buffer | 1.44 | |
| Arterial Roads | 6.49 | |
| GROSS DEVELOPABLE AREA (GDA) | 107.06 | 100% |
| Viewpoint Park (South Lake) | 0.50 | 0.5 |
| Park and School Sites | 6.10 | 5.7 |
| Institutional (DC2) | 1.43 | 1.3 |
| Highway Commercial | 1.04 | 1.0 |
| Community Commercial | 23.91 | 22.3 |
| Community Commercial (DC2) | 0.44 | 0.4 |
| Institutional/Religious | 2.47 | 2.3 |
| Stormwater Management Facilities | 4.58 | 4.3 |
| Circulation | 17.31 | 16.0 |
| Transit Centre and Park & Ride Facility | 3.17 | 3.0 |
| Total Non Residential Area | 60.95 | 56.7 |
| Residential Land Use, Dwelling Unit Count and Population | | |

| Land Use | Area (ha) | Units/ha | Units | % of Units | Pop/Units | Population |
|--|--------------|----------|--------------|-------------|-----------|--------------|
| Single/Semi-Detached | 34.99 | 25 | 875 | 36% | 2.8 | 2,450 |
| Low-rise/Medium Density Housing | 7.28 | 90 | 655 | 27% | 1.8 | 1,179 |
| High-Rise Housing | 4.04 | 225 | 909 | 37% | 1.5 | 1,364 |
| Total | 46.31 | | 2,439 | 100% | | 4,993 |
| SUSTAINABILITY MEASURES | | | | | | |
| Gross Population Density (persons per gross developable hectare) | | | | | | 46.63 |
| Net Population Density (persons per net residential hectare) | | | | | | 107.81 |
| Units Density (units per net residential hectare) | | | | | | 52.67 |
| [Single/Semi-Detached]/[Low-Rise/Medium Density Housing; High-rise] Unit Ratio | | | | | | 36% / 64% |

Eaux Claires Neighbourhood Structure Plan

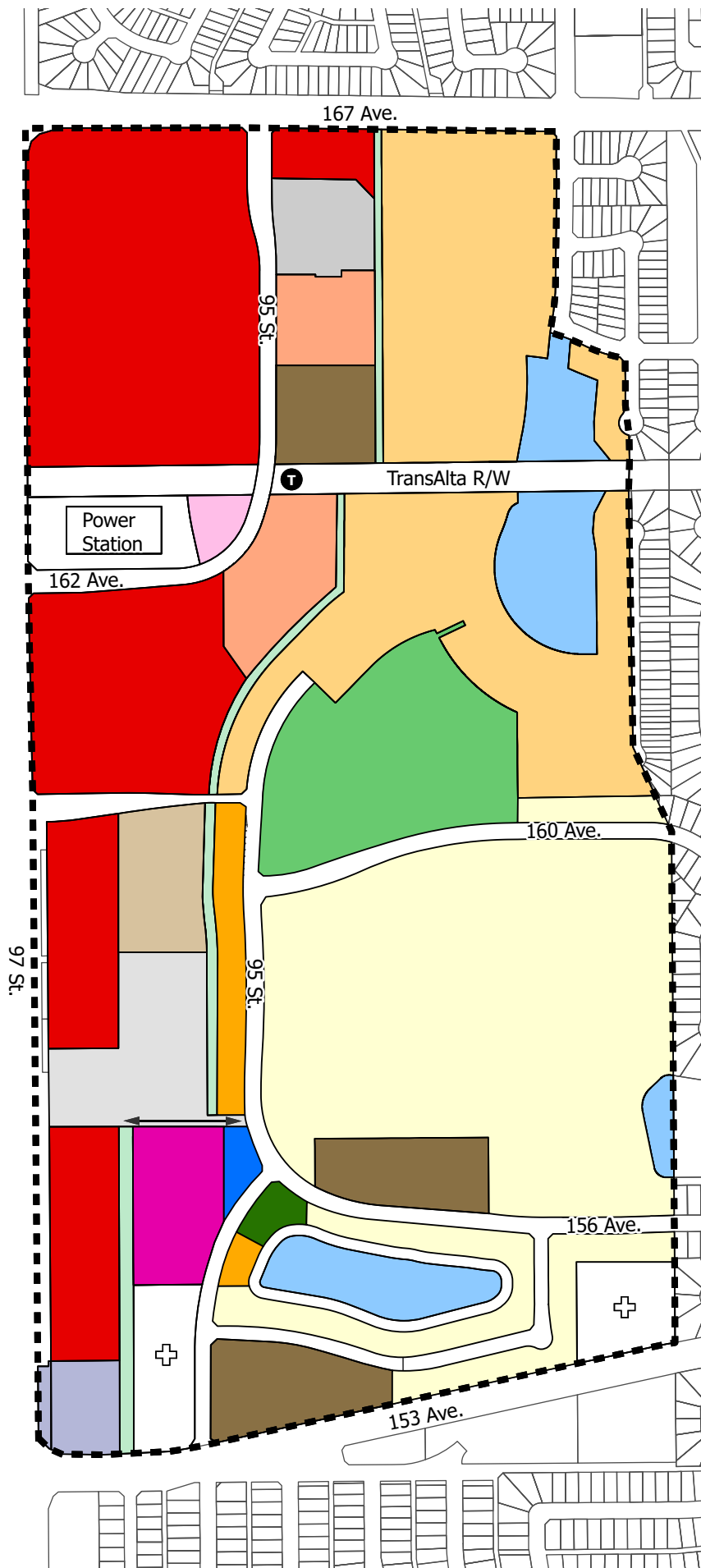
Proposed Land Use & Population Statistics Bylaw 20233

| | AREA (ha) | % of GDA |
|---|---------------|--------------|
| GROSS AREA | 119.50 | |
| Power Substation & Utility Corridor | 4.33 | |
| Landscaped Buffer | 1.61 | |
| Arterial Roads | 6.49 | |
| GROSS DEVELOPABLE AREA (GDA) | 107.07 | 100% |
| Viewpoint Park (South Lake) | 0.25 | 0.2% |
| Park and School Sites | 6.13 | 5.7% |
| Institutional (DC2) | 1.38 | 1.3% |
| Highway Commercial | 1.28 | 1.2% |
| Community Commercial | 23.98 | 22.4% |
| Community Commercial (DC2) | 0.45 | 0.4% |
| Institutional/Religious | 2.93 | 2.7% |
| Stormwater Management Facilities | 6.15 | 5.7% |
| Circulation | 7.26 | 6.8% |
| Transit Centre and Park & Ride Facility | 3.48 | 3.3% |
| Total Non Residential Area | 53.29 | 49.8% |

| Residential Land Use, Dwelling Unit Count and Population | | | | | | |
|--|------------------|-----------------|--------------|-------------------|------------------|-------------------|
| Land Use | Area (ha) | Units/ha | Units | % of Units | Pop/Units | Population |
| Single/Semi-Detached | 42.15 | 25 | 1053.75 | 40% | 2.8 | 2,951 |
| Low-rise/Medium Density Housing | 7.79 | 90 | 701.1 | 27% | 1.8 | 1,262 |
| High-Rise Housing | 3.84 | 225 | 864 | 33% | 1.5 | 1,296 |
| Total | 53.78 | | 2,619 | 100% | | 5,508 |
| SUSTAINABILITY MEASURES | | | | | | |
| Gross Population Density (persons per gross developable hectare) | | | | | | 51.45 |
| Net Population Density (persons per net residential hectare) | | | | | | 102.43 |
| Units Density (units per net residential hectare) | | | | | | 48.70 |
| [Single/Semi-Detached]/[Low-Rise/Medium Density Housing; High-rise] Unit Ratio | | | | | | 36% / 64% |

**BYLAW 18225
APPROVED
EAUX CLAIRE**

**Neighbourhood Structure Plan
(as amended)**



- Single Detached Residential
- Low Density Residential (North portion only)
- Semi-Detached Residential
- Planned Lot Residential
- Medium Density Multiple-Family
- Medium Density Residential (DC2)
- High Density Residential
- High Density Residential / Mixed Use (DC2)
- Community Commercial
- Community Commercial (DC2)
- Site Specific (Highway Commercial)
- School / Park
- Stormwater Management Lake
- Municipal Reserve
- Landscape Buffer
- Institutional (Site Specific)
- N.S.P. Boundary
- Walkway Connection / Bus-only Lane
- Religious Assembly
- Transit Transfer Point
- Transit Centre / Park & Ride

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.

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 |
| Bylaw: | 20233 |
| Location: | North of 157 Avenue NW and east of 97 Street NW |
| Address: | 9403 - 157 Avenue NW |
| Legal Description: | Lot 5, Block 1, Plan 6215V |
| Site Area: | 2.02 ha |
| Neighbourhood: | Eaux Claires |
| Ward: | tastawiyiniwak |
| Notified Community Organization: | Evansdale Community League Area Council No. 17 |
| Applicant: | IBI Group |

Planning Framework

| | |
|-----------------------------------|---|
| Current Zone: | (AG) Agricultural Zone |
| Proposed Zone and Overlay: | N/A |
| Plan(s) in Effect: | Eaux Claires Neighbourhood Structure Plan |
| Historic Status: | None |

| | |
|--------------|-----------------------|
| Written By: | Vivian Gamache |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |