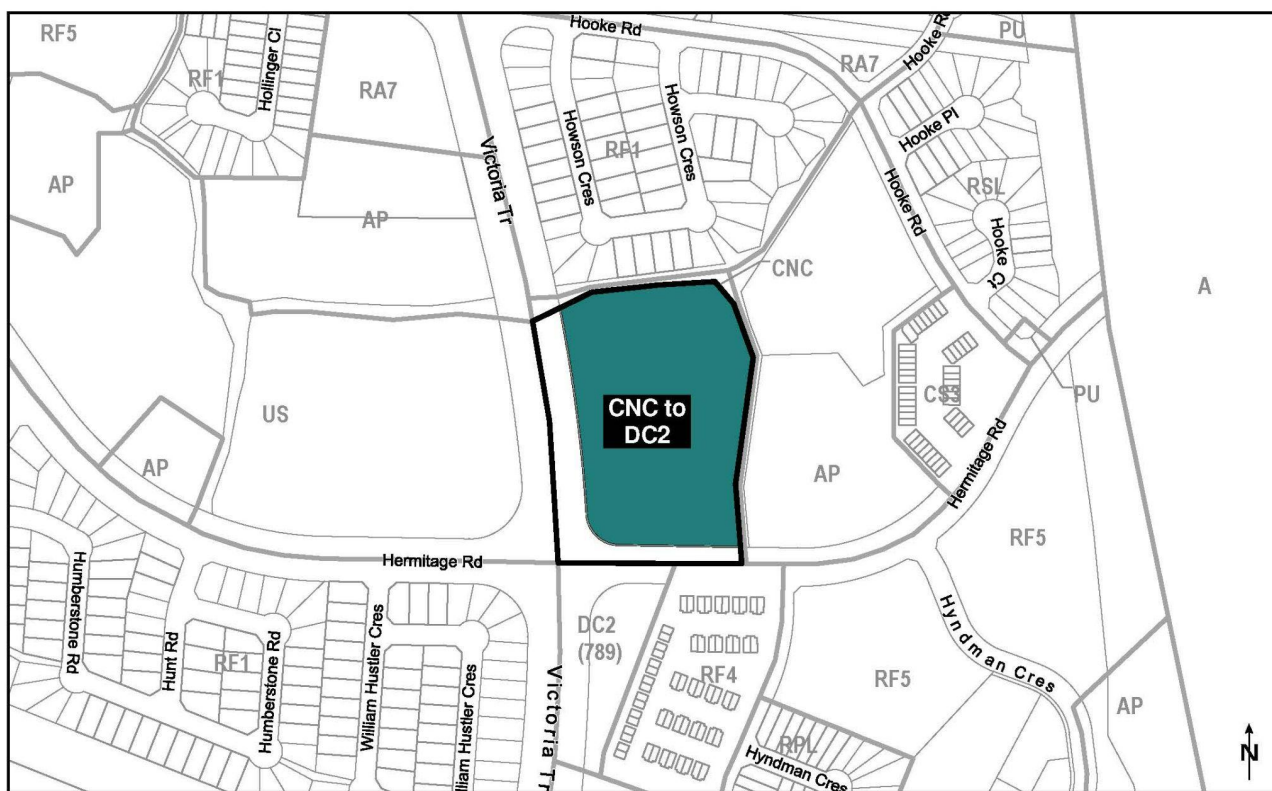


12719 - Victoria Trail NW

To allow for multi-unit housing in the form of row housing and medium rise apartment housing; and a variety of commercial and service uses.



Recommendation: That Resolution to amend the Hermitage General Outline Plan and Charter Bylaw 20298 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will contribute towards residential densification and increased housing choice;
- will utilize land and infrastructure efficiently;

- will allow for the opportunity to develop a variety commercial and service uses to support the surrounding neighbourhood; and
- is compatible with existing surrounding land uses.

Application Summary

CHARTER BYLAW 20298 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision to allow for multi-unit housing and a variety of commercial and service uses. An amendment to the Hermitage General Outline Plan (OP) to redesignate the site from Commercial (CNC) uses to Mixed Use accompanies the rezoning application.

The proposed DC2 Provision would accommodate the development of multi-unit housing in the form of row housing up to a maximum height of 12 metres / 2.5 storeys and apartment housing up to 23 metres / 6 storeys. Commercial uses and service uses are also proposed along Victoria Trail, which is an arterial roadway. The proposed DC2 Provision reflects the (CB2) General Business Zone in terms of uses and development regulations but with increased flexibility to attract businesses that will facilitate full build-out of a long-standing vacant site.

This application was accepted on April 1, 2022 from Invistec Consulting (Stephen Yu) on behalf of Forster Harvard Development Corporation.

The application aligns with The City Plan.

A separate associated subdivision has been submitted under LDA22-0228 and is in review.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach and included sending the advance notice to a broader catchment area. The increase to the catchment area was due to the amendment to the Hermitage General Outline Plan which could result in a greater impact on surrounding properties over and above that which could be anticipated under the existing zoning.

Advance Notice, May 3, 2022

- Number of recipients: 812
- Number of responses with concerns: 16

Webpage

- edmonton.ca/canonridgeplanningapplications

Common comments heard as a result of the advance notice include:

Proposed Residential Housing Types & Transportation

- Row Housing and apartments will add to on-street parking shortages and exacerbate traffic congestion in the neighbourhood.
- Apartment housing up to 6-storeys is not in keeping with the character of the neighbourhood.
- Single family homes and row housing are preferred.

Other

- The proposed development will decrease property values.
- Development of the site will result in a loss of views of the park sites.
- The neighbourhood does not need more commercial development.
- The site should remain undeveloped and be used as a green space.
- More apartment housing units will increase crime in the neighbourhood.

No formal feedback or position was received from the Homesteader Community League at the time this report was written.

Site and Surrounding Area

The subject site is approximately 3.3 hectares in area, and located in the eastern portion of the Canon Ridge neighbourhood.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	Vacant
CONTEXT		
North	(RF1) Single Detached Residential Zone	Developed single detached homes
East	(AP) Public Parks Zone	Canon Ridge Park
South	(DC2) Site Specific Development Control Provision (RF4) Semi-detached Residential Zone	Developed site-specific commercial uses (DC2.789) Developed semi-detached homes
West	(US) Urban Services Zone (AP) Public Parks Zone	Overlander Park and Overlander Public School (K-9) Park site and Edmonton Soccer Centre Facility

Planning Analysis

Land Use Compatibility

The proposed multi-unit housing is located interior to the site and towards the park to provide a logical transition in height and density between single family homes to the north and Canon Ridge Park to the east. The location of the commercial uses allow for adequate access and egress, and provide a high degree of visibility along Victoria Trail NW. The proposed DC2 Provision contains many of the (permitted and discretionary) uses and development regulations of the (CB2) General Business Zone. It also contains fewer restrictions in terms of maximum commercial square footage, and the removal of occupancy and public space thresholds for certain uses.

The following tables compare the proposed DC2 Provision to the existing zoning and comparable standards zones.

Residential Comparison Table: RF5, RA8 DC2 Comparison Summary

	RF5 Comparable	RA8 Comparable	DC2 Proposed
Principal Building	Row Housing	Apartment Housing	Multi-Unit Housing
Minimum Density	45 units/ha	75 units/ha	n/a
Maximum Floor Area Ratio (FAR)	n/a	3.0	n/a (1.0 for Site)
Maximum Height	10.0 m	23.0 m	12.0 m (row housing) 23.0 m (apartment housing)
Front Setback (Victoria Trail)	3.0 m - 4.5 m	4.5 m	3.0 m
Minimum Interior Side Setback	1.2 m	3.0 m	0 m
Minimum Flanking Side Setback (Hermitage Road)	3.0 m	3.0 m	3.0 m

Minimum Rear Setback	5.5 m - 7.5 m	7.5 m	1.5 m - 3.0 m
Maximum Site Coverage	50%	n/a	n/a

Commercial Comparison Table: CNC, CB2 & DC2 Summary

	CNC Current	CB2 Comparable	DC2 Proposed
Principal Building	Convenience commercial uses for daily needs	Businesses on large Sites and major roads	Variety of commercial and service uses
Minimum Site Frontage	n/a	30.0 m	n/a
Maximum Site Area	2.0 ha	n/a	n/a
Maximum Floor Area Ratio (FAR)	1.0	3.5 2.0 (Multi-unit Housing)	1.0
Maximum Floor Area	275 m ² (permitted uses)	3,000 m ² (General Retail)	2,500 m ²
Maximum Height	10.0 m	16.0 m	16.0
Minimum Front Setback (Victoria Trail NW)	4.5 m	0 - 4.5 m	3.0 m
Minimum Side Setbacks (north & east property lines)	3.0 m	6.0 m	1.5 m - 3.0 m

Plans in Effect

This Charter Bylaw includes an amendment to the Hermitage General Outline Plan to redesignate the site from Commercial (CNC) uses to “Mixed Use” by updating the relevant figures and neighbourhood statistics to align the plan with the proposed rezoning to DC2.

If approved, approximately 200 people and 246 apartment housing units and 25 row housing units will be added to the neighbourhood resulting in a slight increase in the overall residential density from the current 34.6 units per net residential hectare (upnrha) to 35.1 upnrha with this application.

THE CITY PLAN

The application aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton’s existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations, like Canon Ridge. It will encourage the development of a complete community that has access to a variety of stores and services located within walking distance to residential areas, and along major roads and transit routes.

Technical Review

Transportation

Administration reviewed a Transportation Impact Assessment (TIA) as part of the submission for the proposed rezoning and plan amendment. The TIA reviewed and provided recommendations regarding site access, intersection capacity, and active modes connections, which will be required with development of the site.

Along Victoria Trail NW, a northbound right-turn lane must be constructed for the right-in and all-directional site accesses. The all-directional site access intersection will require the construction of a southbound left turn lane, and the installation of a pedestrian crossing. The owner will be required to provide a contribution of 50% of the cost towards pedestrian crossing control.

Site access to Hermitage Road NW will be located directly opposite the commercial site access to the south. With redevelopment, a westbound left-turn phase must be added to the Hermitage Road NW and Victoria Trail NW intersection.

The DC2 provision includes an east-west pedestrian connection through the site, as well as the construction of a boulevard and shared use path along the north side of Hermitage Road NW abutting the site. This shared use path will connect to existing shared use paths along the site’s east and west

boundaries. Portions of the boulevard and shared use path may extend onto the owner's property, where a 24-hour Public Access Easement will be required.

Transit

Local transit service can be found along Hooke Road and Hermitage Road. This transit service connects the site to Abbotsfield Transit Centre and Clareview Transit Centre providing access to LRT. Access requirements for the site will allow for a relocation and upgrade of the northbound bus stop along Victoria Trail.

Open Space

Open Space reviewed a sun/shadow report to assess impacts to Canon Ridge Park. Impacts were limited to the winter months and hours closest to sunset. In general, the proposed heights are not expected to impact park experiences and the nearby open space is expected to complement the proposed density by providing passive and active recreation opportunities for residents. Pathway connections through the site provide logical connections to the park and existing pathway system.

Drainage

Administration reviewed a Drainage Servicing Report (DSR) as part of the proposed plan amendment and rezoning application. The DSR identified servicing schemes for the proposed development, and analysed its impact on the existing sewer systems in the area with regard to capacities and service levels.

Sanitary and stormwater sewer mains exist adjacent to the subject area, within Victoria Trail, Hermitage Road, and an existing utility right-of-way within the property. These sewer mains can be utilised to service the proposed development, via the construction of new service connections. The applicant/owner will be responsible for the costs associated with construction of any new infrastructure at the time of future subdivision/development permit application.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Approved OP Land Use and Population Statistics
- 2 Proposed OP Land Use and Population Statistics
- 3 Approved OP
- 4 Proposed OP
- 5 Application Summary

HERMITAGE GENERAL OUTLINE PLAN APPROVED LAND USE AND POPULATION STATISTICS RESOLUTION

	Area (ha)	%GDA
Gross Area	269.65	
Arterial Road Right-of-Way	5.80	--
Pipeline and Utility Right-of-Way	2.83	--
Gross Developable Area	261.02	100.0
Commercial	10.45	4.00
Ravine Lands	7.47	2.86
Parkland, Recreation, School (Municipal Reserve)	28.00	10.73
Walkways	7.42	2.84
Buffer	9.35	3.58
Infrastructure/Servicing (Stormwater Management Facilities)	2.05	0.79
Circulation	52.60	20.15
Total Non-Residential Area	117.34	44.95
Net Residential Area (NRA)	143.68	55.05

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT HERMITAGE (EXISTING DEVELOPED NEIGHBORHOOD)

Land Use	Area (ha)	Units/ha*	Units	People/Unit	Population	% of NRA
Low Density Residential ¹	63.63	16	1017	2.80	2847	44.29
Medium Density Residential – Row Housing ²	39.35	42	1653	2.20	3636	27.39
Medium Density Residential - Apartment ³	16.00	90	1440	1.30	1872	11.14
Total Residential	118.98	--	4110	--	8355	82.81

*Notes:

1. Low Density Units are based on June 2009 City of Edmonton Statistics

2. MDR – 42 Units/ha based on unit counts as constructed

3. HDR – 90 Units/ha based on unit counts as constructed

Population Density (calculated without the Renaissance Estates Development): 32.05 ppgdha

Unit Density (calculated without the Renaissance Estates Development): 34.57 upn/ha

LDR/MDR/HDR Ratio: 44/27/11 %

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT RENAISSANCE ESTATES REDEVELOPMENT AREA

Land Use ¹	Area (ha)	Units/ha*	Units	People/Unit	Population	% of NRA
Low Density Residential	14.37	25	359	2.80	1005	10.00
Medium Density Residential – Row Housing	2.27	45	102	2.80	286	1.58
Medium Density Residential – Apartment	8.06	90	725	1.80	1305	5.61
Total Residential	24.70	--	1186	--	2596	17.19

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT
HERMITAGE - FUTURE**

Land Use	Area (ha)	Units/ha	Units*	People/Unit	Population	% of NRA
Low Density Residential	78.00		1376	--	3852	54.29
Medium Density Residential – Row Housing	41.62		1755	--	3922	28.97
Medium Density Residential - Apartment	24.06		2165	--	3177	16.74
Total Residential	143.68	--	5296	--	10951	100.0

*Notes: Units/ha for the proposed Hermitage area after the addition of Renaissance Estates lands has been calculated by the addition of what is currently developed with what is forecasted to be developed in accordance with the City of Edmonton's NSP Terms of Reference guidelines for unit and population density.

Population Density: 41.98 ppgdha
Unit Density: 36.86 upnrha
LDR/MDR Ratio: 26/74%

STUDENT GENERATION COUNT

Public School Board		Separate School Board	
Elementary School	1377	Elementary School	424
Junior High School	583	Junior High School	212
Senior High School	689	Senior High School	106
Total Student Population		3391	

HERMITAGE GENERAL OUTLINE PLAN PROPOSED LAND USE AND POPULATION STATISTICS RESOLUTION

	Area (ha)	%GDA
Gross Area	269.65	
Arterial Road Right-of-Way	5.80	--
Pipeline and Utility Right-of-Way	2.83	--
Gross Developable Area	261.02	100.0
Commercial	8.43	3.23
Ravine Lands	7.47	2.86
Parkland, Recreation, School (Municipal Reserve)	28.00	10.73
Walkways	7.42	2.84
Buffer	9.35	3.58
Infrastructure/Servicing (Stormwater Management Facilities)	2.05	0.79
Circulation	52.60	20.15
Total Non-Residential Area	115.32	44.18
Net Residential Area (NRA)	145.70	55.82

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT HERMITAGE (EXISTING DEVELOPED NEIGHBORHOOD)

Land Use	Area (ha)	Units/ha*	Units	People/Unit	Population	% of NRA
Low Density Residential ¹	63.63	16	1017	2.80	2847	43.67
Medium Density Residential – Row Housing ²	40.36	42	1695	2.20	3729	27.70
Medium Density Residential - Apartment ³	17.01	90	1531	1.30	1990	11.67
Total Residential	121.00	--	4243	--	8566	83.05

*Notes:

1. Low Density Units are based on June 2009 City of Edmonton Statistics

2. MDR – 42 Units/ha based on unit counts as constructed

3. HDR – 90 Units/ha based on unit counts as constructed

Population Density (calculated without the Renaissance Estates Development): 32.82 ppgdha

Unit Density (calculated without the Renaissance Estates Development): 35.06 upn/ha

LDR/MDR/HDR Ratio: 44/28/12 %

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT RENAISSANCE ESTATES REDEVELOPMENT AREA

Land Use ¹	Area (ha)	Units/ha*	Units	People/Unit	Population	% of NRA
Low Density Residential	14.37	25	359	2.80	1005	10.00
Medium Density Residential – Row Housing	2.27	45	102	2.80	286	1.58
Medium Density Residential – Apartment	8.06	90	725	1.80	1305	5.61
Total Residential	24.70	--	1186	--	2596	17.19

*Notes:

1. Unit densities are based on City of Edmonton NSP Terms of Reference

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT
HERMITAGE - FUTURE**

Land Use	Area (ha)	Units/ha	Units*	People/Unit	Population	% of NRA
Low Density Residential	78.00		1376	--	3853	53.54
Medium Density Residential – Row Housing	42.63		1797	--	4015	29.26
Medium Density Residential - Apartment	25.07		2256	--	3296	17.21
Total Residential	145.70	--	5429	--	11164	100.0

*Notes: Units/ha for the proposed Hermitage area after the addition of Renaissance Estates lands has been calculated by the addition of what is currently developed with what is forecasted to be developed in accordance with the City of Edmonton's NSP Terms of Reference guidelines for unit and population density.

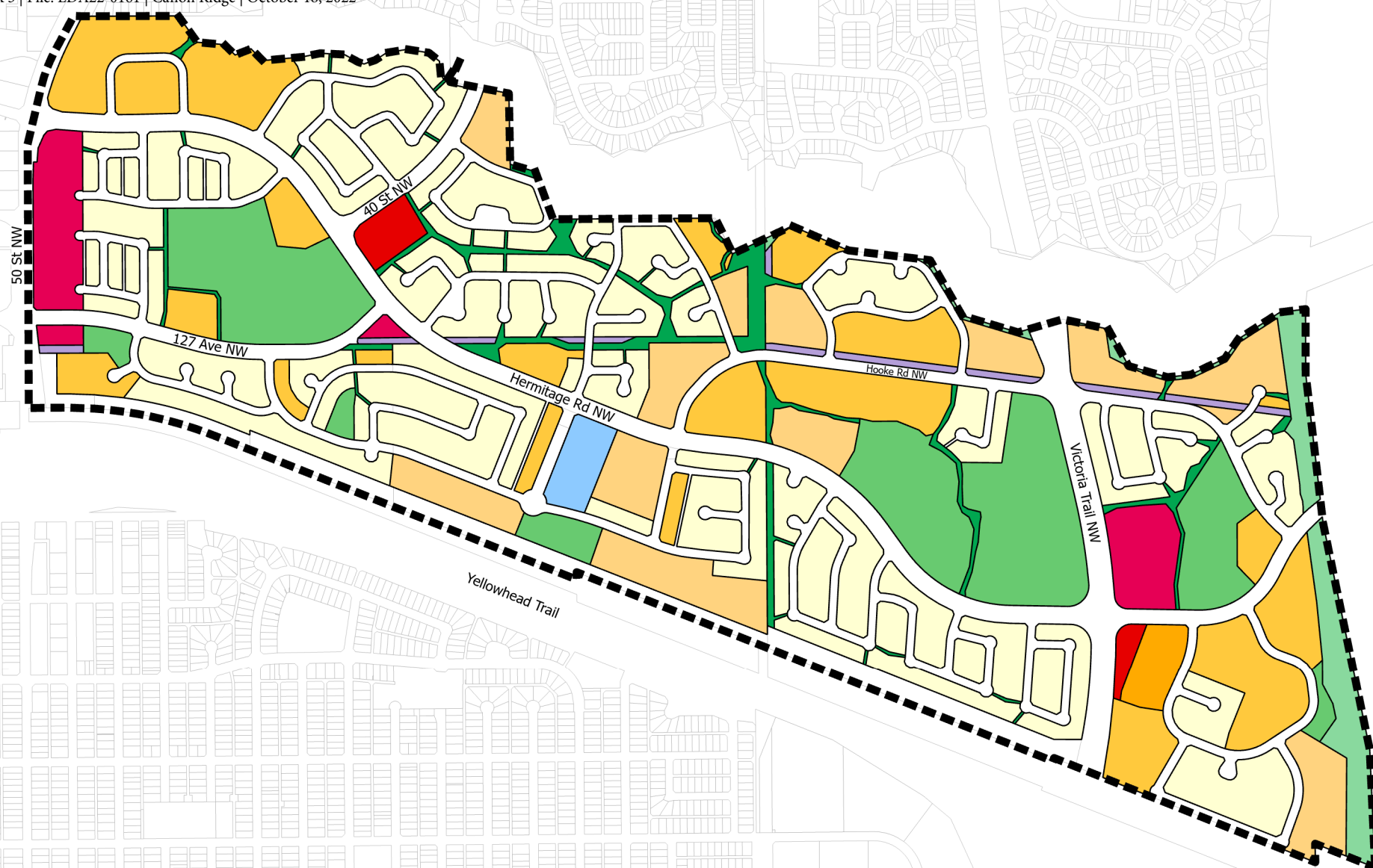
Population Density: 42.77 ppgdha

Unit Density: 37.27 upurha

LDR/MDR Ratio: 25/75%








STUDENT GENERATION COUNT

Public School Board		Separate School Board	
Elementary School	1407	Elementary School	432
Junior High School	594	Junior High School	216
Senior High School	702	Senior High School	108
Total Student Population	3455		

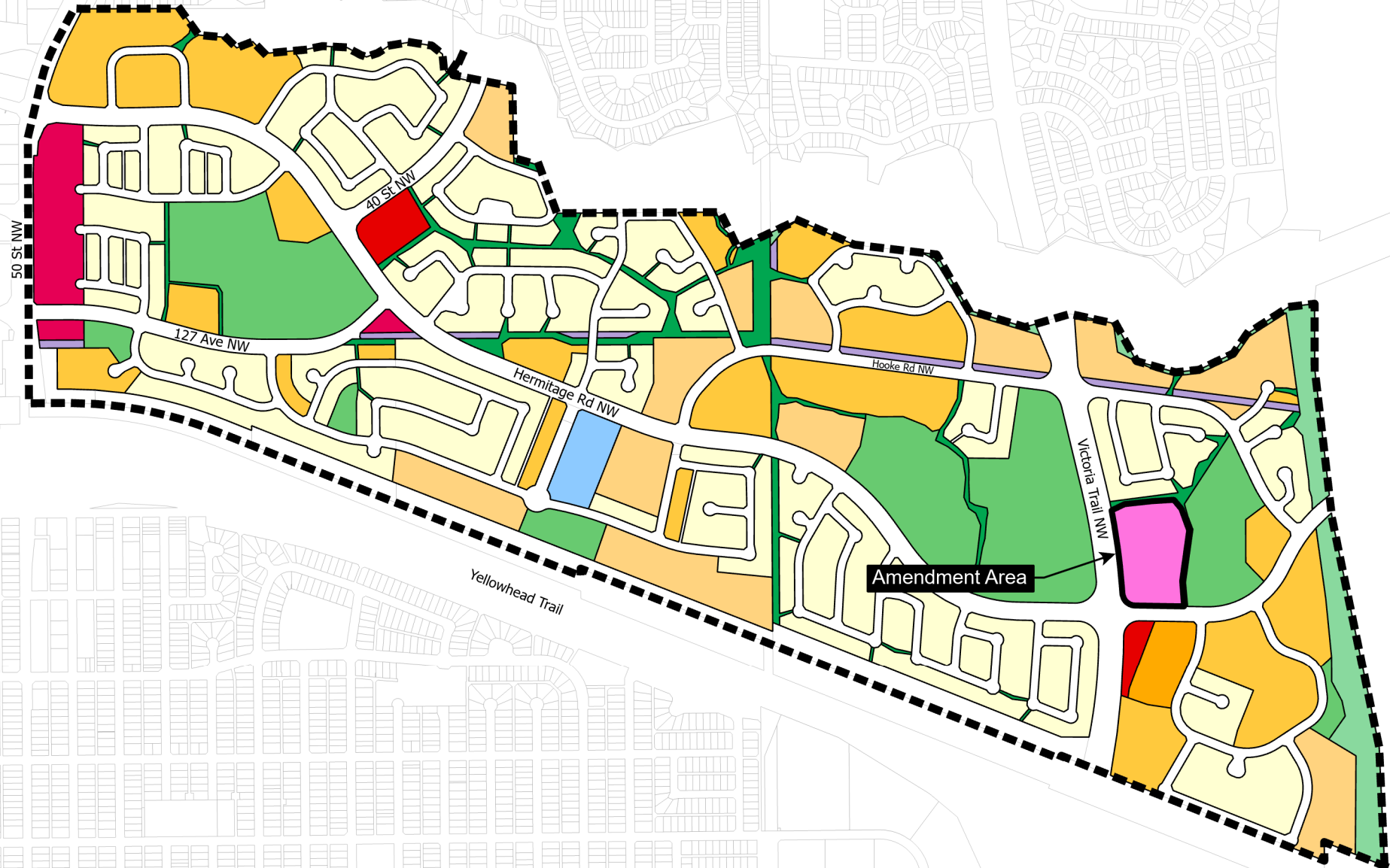


HERMITAGE General Outline Plan (as amended) (September 16, 2013)

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.















- | | |
|---|--|
|  Single Family |  Pipeline |
|  Low-Rise / Medium Density Housing |  Ravine Lands |
|  Row Housing |  School / Park |
|  Duplex |  Storm Facility |
|  Commercial (DC2) |  Walkway |
|  Commercial (CNC) |  Boundary of General Outline Plan |





**RESOLUTION
AMENDMENT TO
HERMITAGE
General Outline 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.

- | | |
|---|--|
|  Single Family |  Pipeline |
|  Low-Rise / Medium Density Housing |  Ravine Lands |
|  Row Housing |  School / Park |
|  Duplex |  Storm Facility |
|  Commercial (DC2) |  Walkway |
|  Commercial (CNC) |  Boundary of General Outline Plan |
|  Mixed Use |  Amendment Area |



Application Summary

Information

Application Type:	Plan Amendment & Rezoning
Resolution/Charter Bylaw	Resolution & 20298
Location:	North of Hermitage Road NW and east of Victoria Trail NW
Address:	12719 - Victoria Trail NW
Legal Description:	Lot 22, Block 42, Plan 7722150
Site Area:	3.3 ha
Neighbourhood:	Canon Ridge
Ward:	Dene
Notified Community Organizations:	Homesteader Community League and Clareview and District Area Council Area Council
Applicant:	Stephen Yu, Invistec

Planning Framework

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Hermitage General Outline Plan

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
Development Services
Planning Coordination