



CANON RIDGE REZONING

PUBLIC HEARING OCTOBER 18, 2022

CONTEXT



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PROJECT HISTORY



History of Application

- *Pre-Notification Letter (February 18, 2022)*
 - *One phone call received who had concerns of height (view of the area) and sunlight and shadow.*
- Formal Application (March 17, 2022)
- *Additional Notification Letter (April 27, 2022)*
- City Notification Postcard (June 03, 2021)
- Notification Sign Installed (June 15, 2022)
- Public Hearing (October 18, 2022)


Invisitec Consulting Ltd.
Suite 1700, 10130 - 103 Street NW
Edmonton, Alberta T5J 3B9
Project 2021-044

February 18, 2022
Dear Sir/Madam:

This pre-notification letter is being sent to surrounding property owners to advise that Invisitec Consulting, on behalf of the landowner, is looking to update the existing zoning to a Site-Specific Development Control Provision (DC2) on the lands legally known as Plan 772250, Block 42, Lot 22 (Municipal Address 12719 Victoria Trail NW) as indicated on the attached map.

This application proposes to rezone the site from the Neighbourhood Convenience Commercial Zone (CNC) to a Site-Specific Development Provision (DC2). The existing CNC Zone is intended to serve the day-to-day needs of residents within the neighbourhood, while allowing for uses such as Restaurants, Child Care Services, General Retail Stores, Personal Service Shops, Professional, Financial and Office Support Services, and Multi-Unit Housing (apartments).

The intent of this rezoning to a DC2 is to support mixed-use development, including stand-alone commercial developments, mixed-use apartments with commercial on the ground floor, and stand-alone townhouses. The development will locate the commercial uses along the roadways and will transition the residential uses from the existing residential development to the north and Canon Ridge Park to the east.

Should you have any questions, comments, or concerns about the proposed development, please contact the applicant directly at stephen.yu@invisitec.ca by 4:30PM MST before March 4, 2022.

Alternatively, we ask that you return this letter by email with your concern or support indicated by March 4, 2022.

Regards,



Stephen Yu, PEng, RPP, MCP
Manager of Planning
Invisitec Consulting Ltd.
stephen.yu@invisitec.ca

☐ We have no objections to the proposed development.
☐ We have concerns as follows:

Name (Please print) _____ Signature _____ Phone Number _____

Your personal information will be kept confidential and concerns expressed will be provided in summary format to the City of Edmonton Planning Coordination.

Pre-Notification Letter


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Frequently Asked Questions

1. What is the property current zoned?
 - a. 12719 Victoria Trail NW is currently zoned the CNC - Neighbourhood Commercial Zone, and designated for commercial development within the General Heritage Outline Plan.
2. How tall will the buildings be?
 - a. The development will consist of multiple buildings and range from single-story commercial buildings, up to six-story residential buildings. This would have a maximum height of 23m, similar to the R6S - Medium Rise Apartment Zone.
3. What are the traffic and parking impacts?
 - a. As part of the application a Transportation Impact Assessment is being completed to evaluate the traffic impacts on Victoria Trail and Hermitage Road. Access is currently proposed on both Victoria Trail and Hermitage Road, including all directional accesses off both roadways. See attached conceptual plan.
 - b. Parking will be contained on-site including surface, underground parking and garage parking.
4. How will shadows be mitigated against neighbouring properties?
 - a. Shadows will be mitigated by locating the tallest building in the middle of the site to help contain the shadow on-site. Adjacent development to the north will see a reduction of height as the development proceeds to the north, as well as to the east. See attached conceptual plan.
5. Will the development be integrated with Canon Ridge Park?
 - a. Yes, the development is intended to integrate with the park by extending walkways / sidewalks into the property from the north, east, and south.
6. What kind of commercial businesses will open here?
 - a. The proposed tenants will be similar to what you would find in a typical shopping complex, such as restaurants, drive-through, health services, offices, and general retail stores. The uses are intended to serve the needs of the adjacent residential areas.


200 - 2100 Dewdney Avenue
Regina, SK S4R 1A2
ForsterHarvard.ca

April 25, 2022

RE: **Viola Ridge Development**

Dear Neighbour:

This letter is intended to follow up to the "pre-notification letter" sent out by Invisitec Consulting Ltd in February for 12719 Victoria Trail NW. Forster Harvard Development Corp is the current owner of the site, as shown on the attached plan. Since February, a rezoning application was submitted to the City of Edmonton to allow for a range of residential and commercial uses on the site. This site is planned to begin development in the summer of 2022.

Due to the limited responses received from our neighbours, we, as the landowner and developer, wanted to reach out again to confirm the initial letter was received, share the information again, and to provide additional contact information.

The intent of the rezoning application is to rezone the site from the Neighbourhood Convenience Commercial Zone (CNC) to a Site-Specific Development Provision (DC2). The existing CNC Zone is intended to serve the day-to-day needs of residents within the neighbourhood, while allowing for uses such as Restaurants, Child Care Services, General Retail Stores, Personal Service Shops, Professional, Financial and Office Support Services, and Multi-Unit Housing (apartments).


The vision for the DC2 is to support mixed-use development, including stand-alone commercial developments, mid-rise apartments, and stand-alone townhouses. The development will locate the commercial uses along the roadways and will transition the residential uses from the existing residential development to the north and Canon Ridge Park to the east.

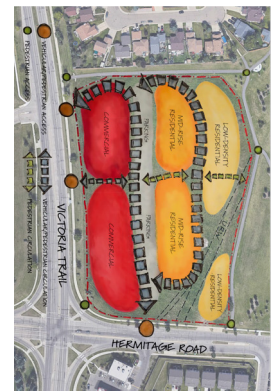
If you missed the opportunity to provide us with your feedback during the pre-notification process, we welcome you to submit your comments or questions to one of the following:

Planning and Engineering Consultant
Invisitec Consulting Ltd.
Stephen Yu, RPP
780-247-3751
stephen.yu@invisitec.ca

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Additional Notification Letter


200 - 2100 Dewdney Avenue
Regina, SK S4R 1A2
ForsterHarvard.ca



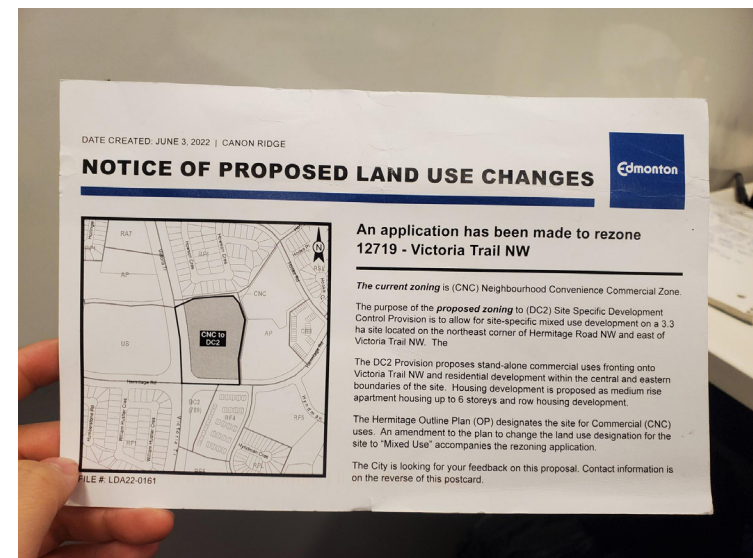
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PROJECT HISTORY



History of Application

- Pre-Notification Letter (February 18, 2022)
- Formal Application (March 17, 2022)
- Additional Notification Letter (April 27, 2022)
- *City Notification Postcard (June 03, 2021)*
 - *City received 16/812 responses*
 - *Concerns include:*
 - *Parking and traffic,*
 - *No need for additional commercial in the area, and*
 - *Preference towards single-detached dwellings and rowhousing housing typologies.*
- Notification Sign Installed (June 15, 2022)
- Public Hearing (October 18, 2022)



Notification Postcard

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- Additional Notification Letter (April 27, 2022)
- *City Notification Postcard (June 03, 2021)*
 - *City received 16/812 responses*
 - *Concerns include:*
 - *Parking and traffic, (on-site parking provided for both commercial and residential development; and a TIA was completed that determined the proposed zoning would generate **fewer** trips during peak hours than the existing commercial zoning)*
 - *No need for additional commercial in the area, and (the site is already an existing undeveloped commercial site zoned CNC. The Commercial use is not a new use being proposed.)*
 - *Preference towards single-detached dwellings and rowhousing housing typologies. (a mix of housing types already exists, while mid-rise developments on a major arterial is appropriate to utilize infrastructure efficiently, while more residents increases safety providing more eyes on the street)*
- Notification Sign Installed (June 15, 2022)
- Public Hearing (October 18, 2022)

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Sign Facing Hermitage Road



Sign Facing Victoria Trail

VISION



Residential Infill

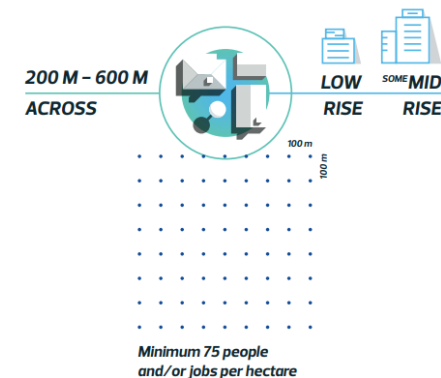
- Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

Local Node

- Desired overall density: minimum 75 people and/or jobs per hectare
- Typical massing/form: low-rise with some mid-rise

The Application

- “Infill” site of an undeveloped property in an established neighbourhood
- Utilize existing infrastructure, support transit services, and provide new services to existing residents
- Serves the existing neighbourhood and includes a new small scale activity centre.
- Integrated within the neighbourhood’s existing pedestrian and cycling linkages, and transit.
- Located nearby to a Major Recreation Park (Hermitage Park) to provide additional amenities nearby for regional, city-wide, and district level users of the park space.



DISTRICT PLANNING (DRAFT)

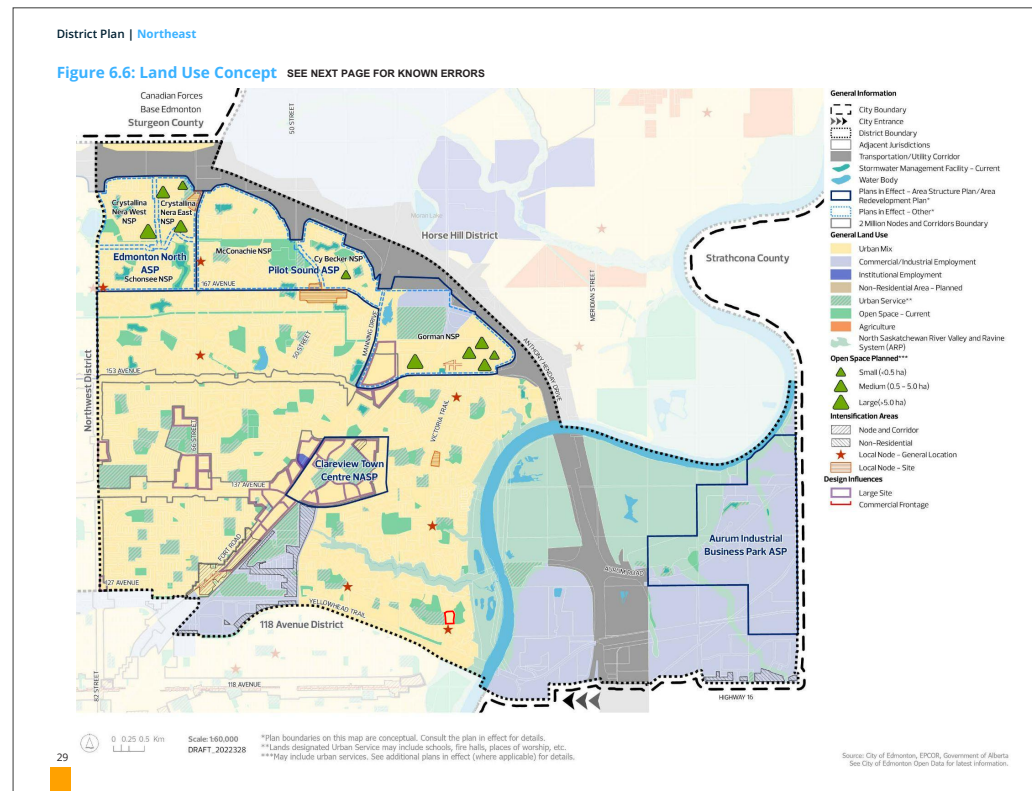


Local Node

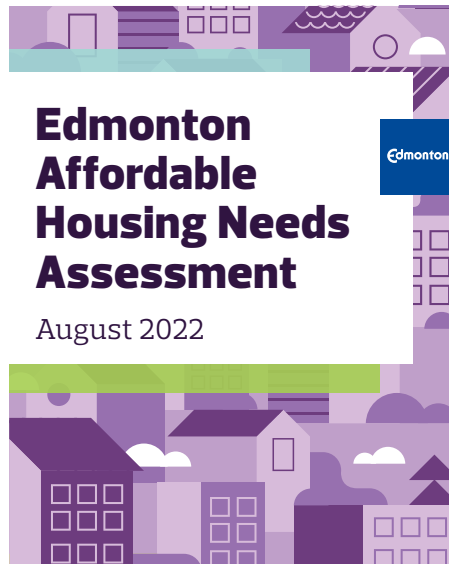
- Local nodes provide commercial services and additional housing options within neighbourhoods.

The Application

- Mixed use development consisting of commercial and residential development, in different housing typologies.
- Mix of residential housing types (mid-rise and townhousing)



PURPOSE RENTAL NEEDS



Purpose-built rental activity drives Alberta multi-family market

Joel Schlesinger • for the Calgary Herald
Sep 16, 2022 • September 16, 2022 • 1 minute read • [Join the conversation](#)



The Augustana adds 240 units into the new rental market in Edmonton. PHOTO BY IAN KUCERAK /Postmedia

New purpose-built rentals add choice and competitive incentives

Rents pushed down with more options available on the market

Joel Schlesinger • for the Edmonton Journal
May 08, 2021 • May 8, 2021 • 2 minute read • [Join the conversation](#)



Purpose-Built Rentals

- Since 2006, only 9% of new dwellings were purpose built rental dwellings compared to a 17% increase in renter households over the same period
- Rental housing construction has lagged behind housing construction for home ownership.

Edmonton's purpose-built market sees rising demand from young renters

Amenities help propel demand for new builds throughout pandemic

Joel Schlesinger • for the Edmonton Journal
Feb 11, 2022 • February 11, 2022 • 2 minute read • [Join the conversation](#)

SUMMARY



In conclusion:

- This Application is to rezone from CNC to DC2 to support mixed use development
- The site is located at the corner of an arterial and collector intersection, served by transit, and bounded by park and open spaces
 - Compatible with the policies in The City Plan, and future District Planning;
 - Will utilize existing infrastructure and provide new services to residents.
- Engagement / Notification included:
 - Pre-Notification Letter (1 response)
 - Additional Notification Letter (0 responses)
 - City Postcard (16/812 responses)
 - Two rezoning signs posted on site
- The Application would allow for the opportunity to provide needed housing within the inner city, as identified in the City's Housing Needs Report (August 2022).