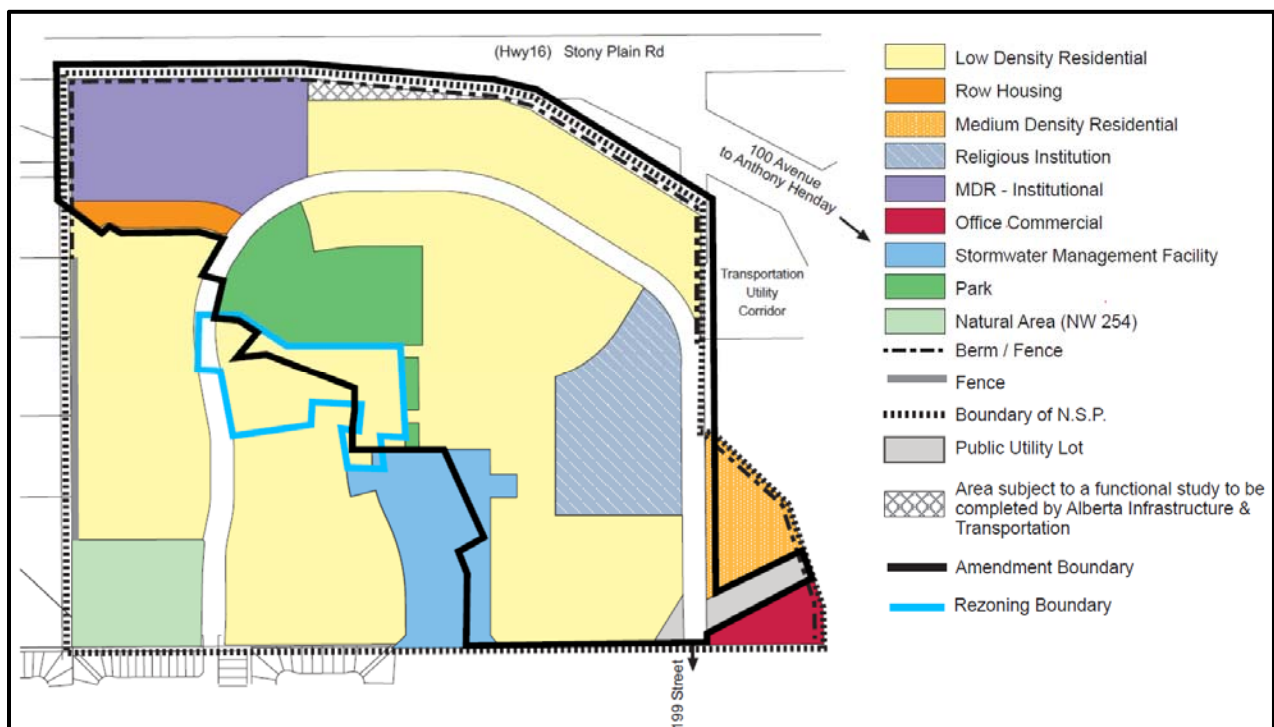




PLAN AMENDMENTS AND REZONING STEWART GREENS

The application area includes a large portion of the Stewart Greens neighbourhood, south of Stony Plain Road NW and west of Anthony Henday Drive

To reconfigure land uses within the Stewart Greens neighbourhood to allow for the development of residential, institutional, park, and public utility uses.



STEWART GREENS NEIGHBOURHOOD STRUCTURE PLAN AMENDMENT AND REZONING AREA

RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

- Supports efficient use of land for residential, commercial and recreation with a revised collector road
- Maintains an accessible open space network with a central park space and a linear connection to the stormwater management facility
- Increases the diversity of housing in the neighbourhood by providing an opportunity to develop a medium density residential/institutional site to serve seniors

THE APPLICATION

There are three components to this application. The first is Bylaw 18046 to amend the Lewis Farms Area Structure Plan (ASP). The second component is Bylaw 18047 to amend the Stewart Greens Neighbourhood Structure Plan (NSP). Through these plan amendments, the applicant is proposing to update the Stewart Greens development concept by:

- Revising the neighbourhood boundary to match the alignment of Anthony Henday Drive (Transportation Utility Corridor), resulting in a reduction in the neighbourhood size of 2.1 hectares
- Realigning the collector road to provide more logical development blocks, after considering the revised neighbourhood boundary
- Combining two stormwater management facilities into one larger pond and expanding a public utility area to accommodate a dry pond to manage storm runoff during major rain events
- Changing the shape of the Institutional (religious assembly) site so that it fits with the new collector road alignment
- Reconfiguring the central park site and maintaining a linear park connection with the stormwater management facility
- Removing a Medium Density Residential site and adding a Medium Density Residential Institutional site to accommodate seniors supportive housing

As part of this application, Sustainable Development has updated the land use statistics as an Administrative amendment to reflect the 2010 Terms of Reference for Neighbourhood Structure Plans. The existing Stewart Greens NSP Statistics were calculated at a higher rate of population per unit (3.46 and 2.98 versus the current standard of 2.8 and 1.8). The revised statistics more accurately reflect population and density projections for the Stewart Greens neighbourhood.

Revised statistical calculations, the loss of developable land to Anthony Henday Drive, and the increase in institutional land uses impacts the Stewart Greens NSP as follows:

	PROPOSED AMENDMENT	CHANGE FROM EXISTING NSP
Gross Developable Area	61.91 ha	- 2.1 ha
Commercial	0.80 ha	- 0.37 ha
Stormwater Management Facility	4.34 ha	- 0.24 ha
Parkland, Recreation, School	6.30 ha	- 0.17 ha
Institutional	4.05 ha	+ 1.59 ha
Circulation	12.38	+ 0.86 ha
Net Residential Area	34.04	- 3.57 ha
Residential Units	1295	+ 194 units
Population	3030	- 534 people

The third component of this application is Bylaw 18048 to rezone land in the central part of the Stewart Greens neighbourhood. The proposed rezoning is to:

- (RF4) Semi-detached Residential Zone to accommodate semi-detached housing
- (RPL) Planned Lot Residential Zone to accommodate single detached housing with access to a lane
- (RSL) Residential Small Lot Zone to accommodate single detached housing with attached garages
- (RMD) Residential Mixed Dwelling Zone to accommodate a mix of single, semi-detached and limited row housing

SITE AND SURROUNDING AREA

The amendment area covers over 50% of the Stewart Greens neighbourhood, south of Stony Plain Road NW and west of Anthony Henday Drive.



AERIAL VIEW OF THE SITE AND SURROUNDING ZONES

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone (PU) Public Utility Zone (AP) Public Parks Zone (RA7) Low Rise Apartment Zone (US) Urban Services Zone (AG) Agricultural Zone	Undeveloped

CONTEXT		
North	Stony Plain Road NW	Arterial road right-of-way
	(AGI) Industrial Reserve Zone	Winterburn Industrial ASP (undeveloped)
East	Anthony Henday Drive	Transportation Utility Corridor
South	Webber Greens NSP	
	(AG) Agricultural Zone	Undeveloped
	(PU) Public Utility Zone	Stormwater Management Facility
	(RSL) Residential Small Lot Zone	Single family housing
West	(IB) Business Industrial Zone	General industrial uses
	(RSL) Residential Small Lot Zone	Single family housing
	(NA) Natural Areas Protection Zone	Tree stand natural area
	(RF4) Semi-detached Residential Zone	Undeveloped
	(RMD) Residential Mixed Dwelling Zone	

PLANNING ANALYSIS

ARTERIAL AND COLLECTOR ROADWAY ALIGNMENT

The Stewart Greens NSP boundary is being amended to reflect the revised Transportation Utility Corridor alignment. This change decreases the size of the Stewart Greens neighbourhood by 2.1 hectares.

The collector roadway is also proposed to be realigned. Realignment of the neighbourhood's collector road improves transportation network efficiency, provides convenient access to amenities, and provides separation between Low and Medium Density Residential areas. This looping roadway ensures future residents are within walking distance of transit stops.

DRAINAGE

The drainage system is proposed to be updated by replacing the northwest stormwater management facility (SWMF) with residential development and expanding the SWMF in the centre of the neighbourhood. The southeast Public Utility area is also proposed to be expanded to accommodate a dry pond for surcharge during major rain events.

The proposed changes to the storm water management system make more efficient use of land, while ensuring sufficient capacity to accommodate storm runoff within the neighbourhood.

RESIDENTIAL AND INSTITUTIONAL

Low Density Residential uses are proposed to be reconfigured within the neighbourhood. Medium Density Residential (MDR) uses are further refined, with designations for Row Housing and MDR-Institutional uses.

The site that is designated MDR-Institutional provides the opportunity for seniors' housing with supporting uses, which will increase the diversity of housing options in the neighbourhood.

PARKS AND OPEN SPACE

The proposed park in the centre of the neighbourhood has been reconfigured, but the linear park connection to the SWMF has been maintained. This linear park feature will include a

shared use path to provide a connection to the SWMF and other amenities in the neighbourhood. The SWMF links southward with a park in the adjacent Webber Greens NSP, providing connectivity between the two neighbourhoods.

STEWART GREENS NEIGHBOURHOOD STRUCTURE PLAN (NSP)

The application conforms to the Stewart Greens NSP development objectives and principles, including:

- Provide areas of intensification with medium density housing, with good access to vehicular and transit routes, and pedestrian connections to amenity areas
- Provide a central amenity area with an interconnected system of pedestrian walkways to other amenity nodes in the other areas of the neighbourhood
- Design a system of arterial/collector roads that connect major neighbourhood focal points, maximize access to transit for the greatest number of residents, and can be easily accessed from all parts of the neighbourhood

REGIONAL CONSIDERATIONS

Sustainable Development circulated the application to Parkland County and Enoch Cree Nation and invited them to comment. They did not express any concerns regarding the plan amendments or rezoning.

This application achieves objectives of the *Capital Region Land Use Plan* by coordinating development that complements existing infrastructure, services, and planned land uses. The proposed amendments and rezoning conform to the policies of the *Capital Region Plan: Growing Forward*.

The subject land is located in a Priority Growth Area with a minimum density target of 30 dwelling units per net residential hectare (upnrha). This application facilitates low and medium density residential development to achieve an overall density of 38 upnrha for the Stewart Greens NSP.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 10, 2017	<ul style="list-style-type: none">• Number of recipients: 166• Number of responses: 1 (asking for clarification)
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEB PAGE	<ul style="list-style-type: none">• Posted May 18, 2017

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 16273
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18046
- 3 Approved NSP Land Use and Population Statistics – Bylaw 17025
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 10847
- 5 Approved ASP – Bylaw 16273
- 6 Proposed ASP – Bylaw 18046
- 7 Approved NSP – Bylaw 17025
- 8 Proposed NSP – Bylaw 18047
- 9 Application Summary

TABLE 1
LEWIS FARMS AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16273

	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	23.19	
Pipeline ROW	11.32	
Road Widening	4.40	
Existing Development (Winterburn Industrial)	67.97	
Total	202.56	
Net Developable Area (Residential)	811.59	100
Residential		
Single Family/Low Density Residential	392.57	48.4
Medium density Residential	102.73	12.7
Total	495.30	61.0
Commercial		
Commercial	4.67	0.6
Commercial Offices/Business	12.16	1.5
Community Commercial	2.87	0.4
Total	19.70	2.4
Mixed Use Centre		
Mixed Use	4.95	0.6
Commercial Office	2.73	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	11.72	1.4
Institutional & Recreational		
School/Park	68.73	8.5
Natural Area	17.30	2.1
Transit Terminal	1.00	0.1
Religious Institutional	2.46	0.3
Total	89.49	11.0
Special Study Area	6.40	0.8
Utility		
Storm Water Management Lakes	44.35	5.5
Public Utility Lots	0.40	0.0

Public Utility (Fire Rescue Station)	1.19	0.1
Pipeline Rights of Way	0.00	0.0
Total	45.94	5.6
Circulation Total	142.93	17.6
Miscellaneous	1.30	0.2

	Area	Units	Population
Single Family/Low Density Residential	392.57	9814	27,480
Medium Density Residential	102.73	7191	16,540
High-Density Residential/Mixed Use Centre	7.95	1590	2,544
Total Residential	503.25	18,595	46,564

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

TABLE 2
LEWIS FARMS AREA STRUCTURE PLAN
PROPOSED 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%
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		
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

TABLE 3
STEWART GREENS NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17025

						<u>AREA (ha)</u>
Gross Area						64.01
Gross Developable Area (GDA)						64.01
Stormwater Management Facilities						4.58
Public Utility Lot						0.20
Municipal Reserve						
Park						3.99
Natural Area/Park						2.48
						6.47
Non-Residential Land Uses						
Commercial Office						1.17
Religious Institution						2.46
Circulation (Collector, Local Road, and Walkways 18% of GDA)						11.52
Sub-Total						26.40
Net Residential Area						37.61
Residential Land Use Analysis						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR Ratio
Low Density Res.	29.59	20	592	3.46	2,048	53.76%
MDR* (Ground Oriented)	1.31	30	39	2.98	117	
MDR (Church)**	1.65	70	116	2.98	344	
Medium Density Res.	5.06	70	354	2.98	1,056	46.24%
Total	37.61		1,101		3,564	
Student Generation Statistics						Persons per Gross Developable Hectare: 55.68
Level	Public	Separate	Total			
Grades K-8	171	50	221			
Grades 9-12	85	24	109			
Total	256	74	330			

* MDR (Medium Density Residential)

** MDR to be developed in conjunction with the church

TABLE 4
STEWART GREENS NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 10847

	Area (ha)	% of GA
GROSS AREA	61.91	100.0%
Natural Area (Environmental Reserve)	0	
Pipeline & Utility Right-of-Way	0	
Arterial Road Right-of-Way	0	
GROSS DEVELOPABLE AREA	61.91	
Existing Land Uses		
Commercial	0.80	1.3%
Parkland, Recreation, School (Municipal Reserve (MR))	6.30	10.2%
Urban Village Park/Local Pocket Park (MR)	3.61	
Linear Park (MR)	0.09	
Linear Park (Non-credit MR)	0.11	
Natural Area (MR)	2.49	
Institutional		
Church Site	4.05	6.5%
Transportation		
Circulation @ 20%	12.38	20.0%
Transit Centre	N/A	
Infrastructure/Service	4.34	7.0%
Stormwater Management Facility	3.59	
Public Utility	0.75	
Total Non-Residential Area	27.87	45.0%
Net-Residential Area (NRA)	34.04	55.0%
	61.91	100.0%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

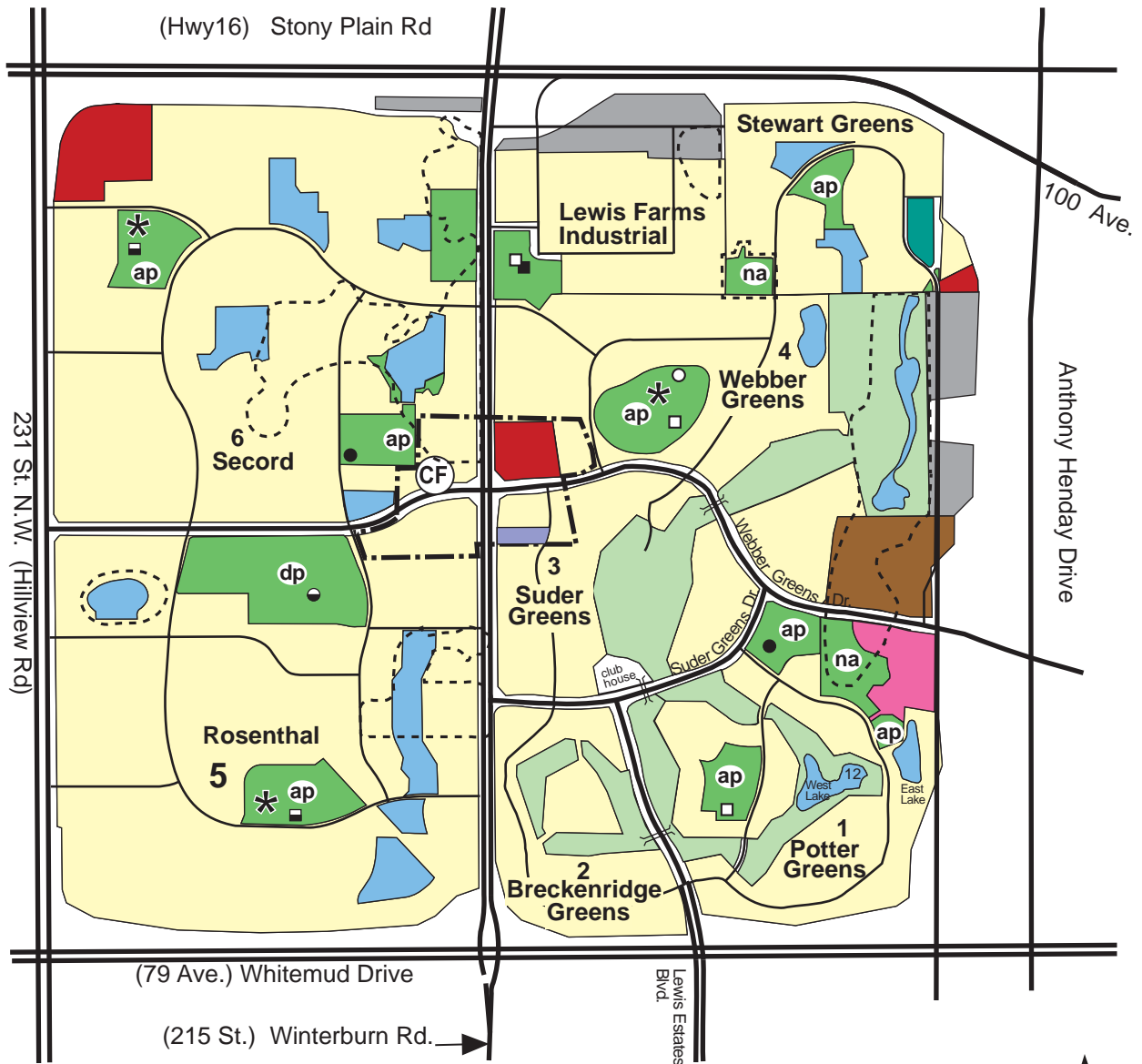
Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
Single/Semi-Detached	26.75	25	669	2.8	1,873	78.6%
Row Housing	0.67	45	30	2.8	84	1.9%
Medium Density Residential (MDR)	1.69	90	152	1.8	274	5.0%
Medium Density Residential – Institutional (MDR-Institutional)	4.93	90	444	1.8	799	14.5%
Total	34.04		1,295		3,030	100.0%

STUDENT GENERATION COUNT

Public School Board	248
Elementary School	124
Junior High School	62
Senior High School	62
Separate School Board	124
Elementary School	62
Junior High School	31
Senior High School	31
Total Student Population	372

SUSTAINABILITY MEASURE

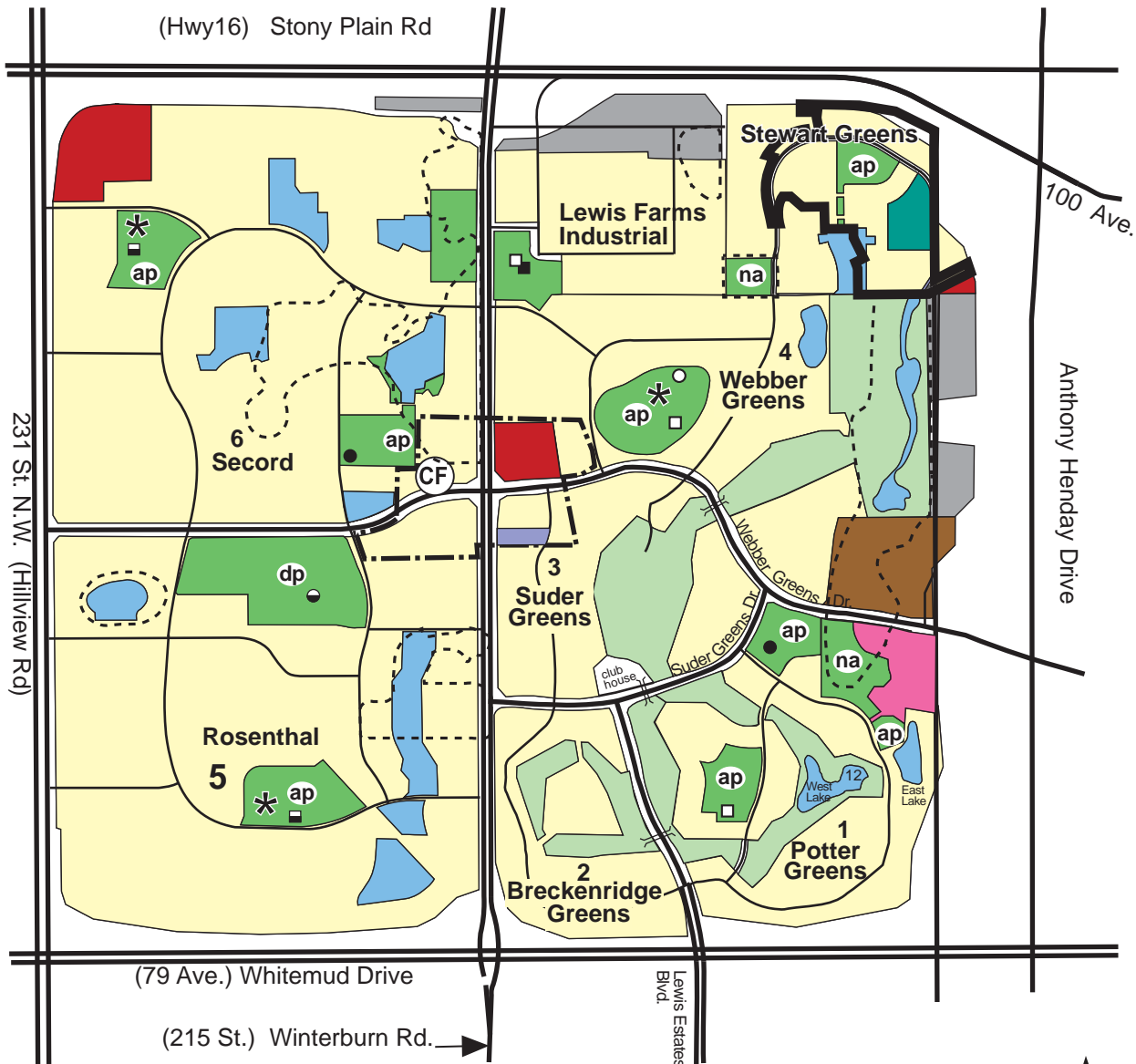
Population Per Net Residential (ppnrha)	89
Units Per Net Residential Hectare (uprha)	38
Single/Semi-Detached)/(Low Rise/Multi-Medium Units) Unit Ratio	52% / 48%
Population (5) within 500 m of Parkland	100%
Population (5) within 400 m of Transit Service	100%
Population within 600 m of Commercial Service	52%



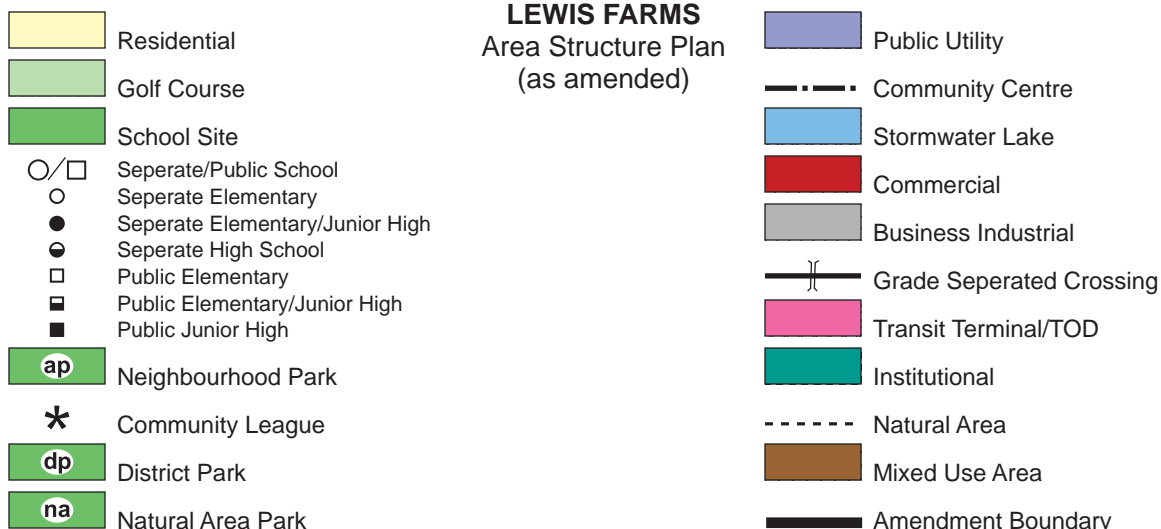
**BYLAW 16273
APPROVED
LEWIS FARMS
Area Structure Plan
(as amended)**

- | | |
|---------------------------------|--------------------------|
| 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 | |
| Community League | |
| District Park | |
| Natural Area Park | |

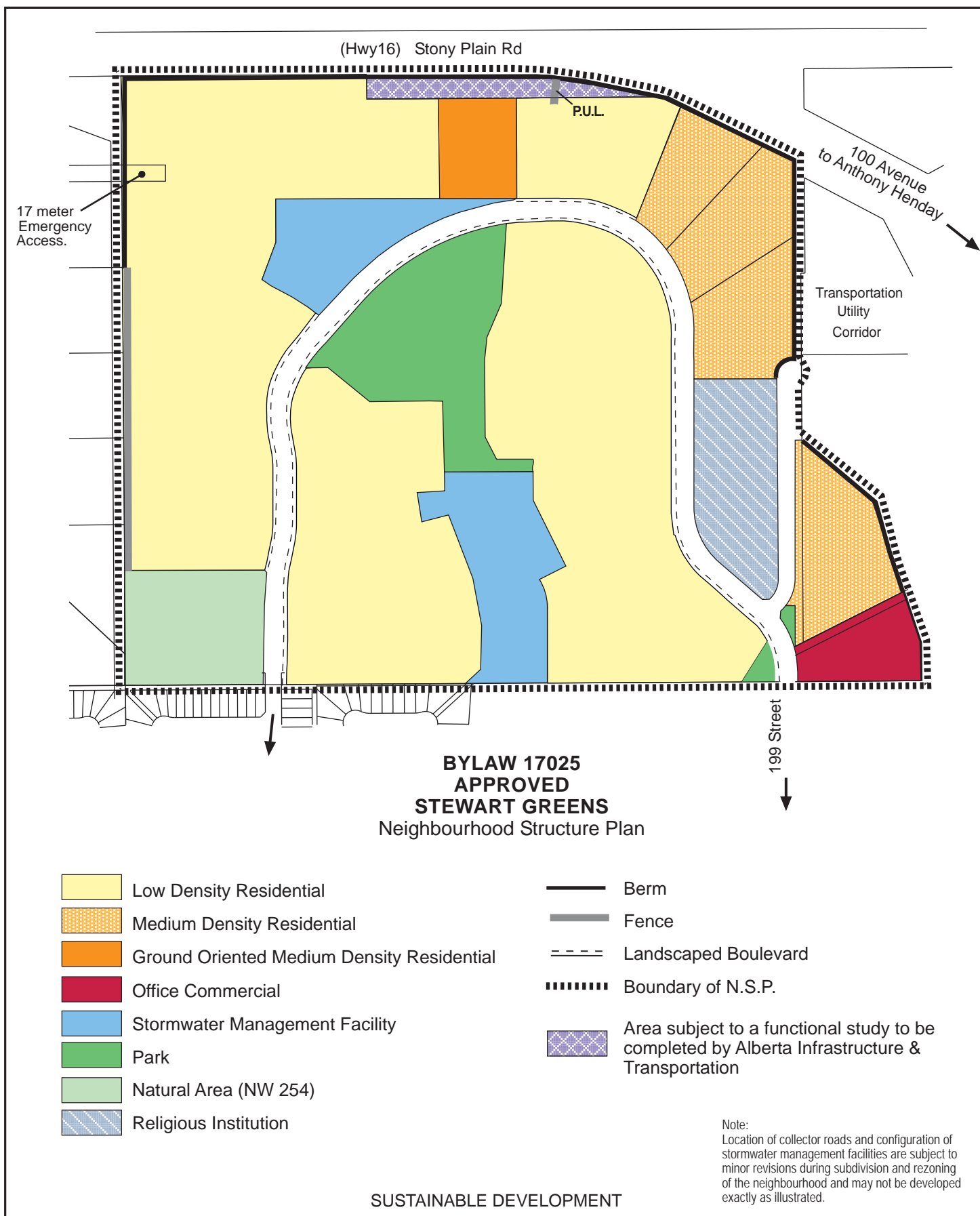
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

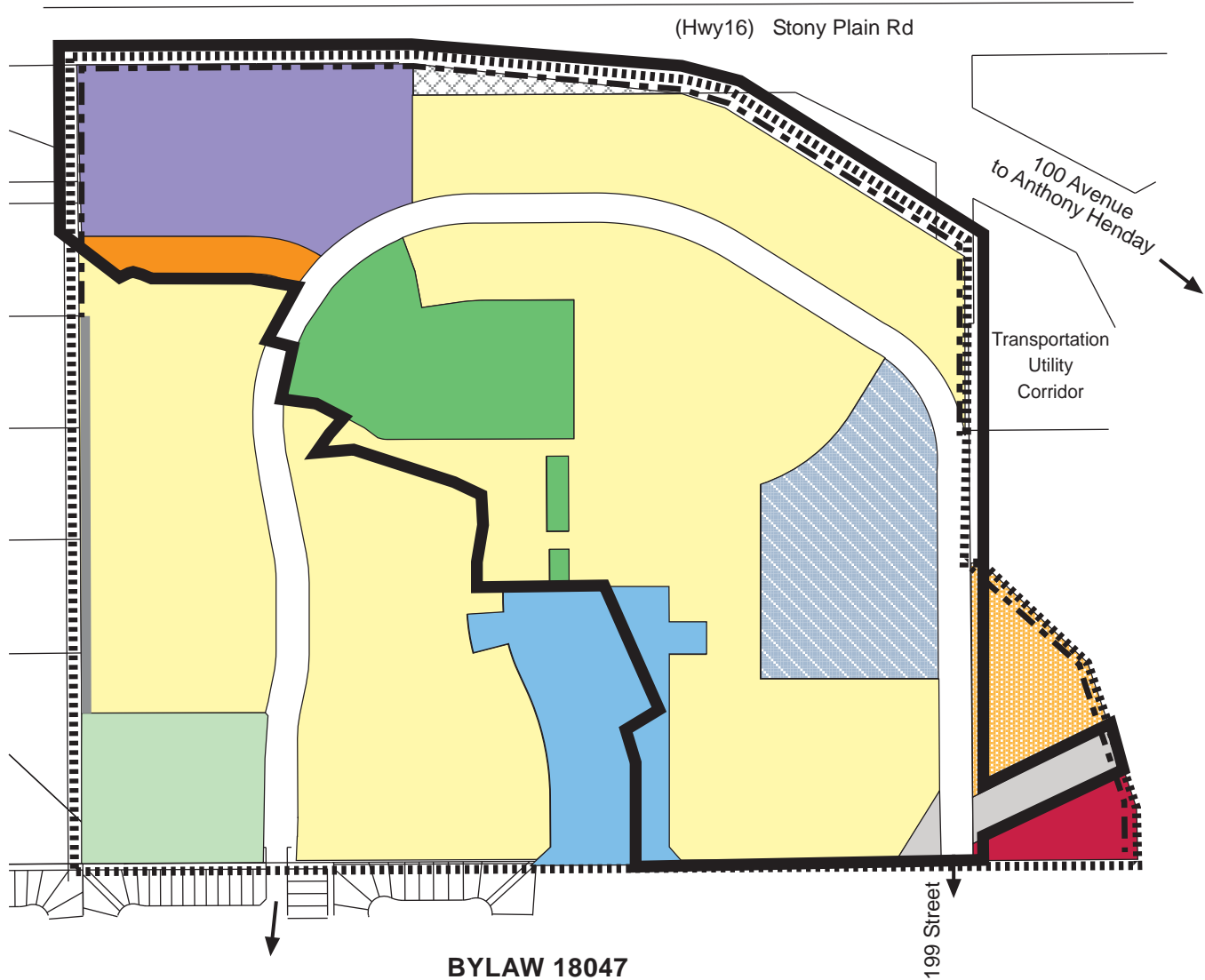


**BYLAW 18046
AMENDMENT TO
LEWIS FARMS
Area Structure Plan
(as amended)**



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.





**BYLAW 18047
AMENDMENT TO
STEWART GREENS**
Neighbourhood Structure Plan
(as amended)

- Low Density Residential
- Row Housing
- Medium Density Residential
- Religious Institution
- MDR - Institutional
- Office Commercial
- Stormwater Management Facility
- Park
- Natural Area (NW 254)

- Berm / Fence
- Fence
- Boundary of N.S.P.
- Public Utility Lot
- Area subject to a functional study to be completed by Alberta Infrastructure & Transportation
- Boundary of Amendment

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 Types:	Rezoning, NSP Amendment, ASP Amendment
Bylaws:	18048, 10847, 18046
Location:	South of Stony Plain Road NW and west of Anthony Henday Drive
Addresses:	20403 and 20010 Stony Plain Road NW, 19960 and 19930 – 100 Avenue NW, and 9650 – 199 Street NW 9703 – 199 Street NW 9503 – 199 Street NW
Legal Descriptions:	NE-31-52-25-4 Lot 1, Plan 7922283 Block Y, Plan 3989AO
Site Area:	NA
Neighbourhood:	Stewart Greens
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	Lewis Estates Community League West Edmonton Communities Council Area Council
Applicant:	MMM Group Planning

PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone (AP) Public Parks Zone (PU) Public Utility Zone (RSL) Residential Small Lot Zone
Proposed Zone:	(RF4) Semi-detached Residential Zone (RMD) Residential Mixed Dwelling Zone (RPL)Planned Lot Residential Zone (RSL) Residential Small Lot Zone
Plan in Effect:	Stewart Greens Neighbourhood Structure Plan
Historic Status:	N/A

Written By:	Madeleine Baldwin
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination