

Application Summary

BYLAW 20299 will amend the Glastonbury Neighbourhood Area Structure Plan (NASP) by redesigning the site from Medium Density Residential to Medium/High Density Residential.

CHARTER BYLAW 20300 will amend the Zoning Bylaw, as it applies to the subject site, from (RF5) Row Housing Zone to (RA8) Medium Rise Apartment Housing. The proposed RA8 Zone would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing as well as limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

The application was accepted on April 26, 2022, from PK Developments on behalf of 1406676 Alberta Ltd.

The application aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. Guardian Road NW / 199 Street NW is also identified as a Secondary Corridor which is intended to support low and mid-rise buildings, such as those allowed through the proposed RA8 Zone.

A separate associated subdivision is currently being processed.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because of the proposed increase in density and introduction of a Medium to High Residential use with this application.

The Broadened Approach included sending the advance notice to the entire neighbourhood because the development could result in a greater impact on surrounding properties over and above that which could be anticipated under the existing zoning.

Advance Notice, June 17, 2022

- Number of recipients: 2,416
- Number of responses with concerns: 26

Webpage

- edmonton.ca/glastonburyplanningapplications

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF5) Row Housing Zone	Vacant
CONTEXT		
North	(RF5) Row Housing Zone	Row housing units under construction
East	(AG) Agricultural Zone	Anthony Henday Drive
South	(US) Urban Services Zone (RA7) Low Rise Apartment Zone	Religious Assembly Developed 4-storey Multi-unit Housing
West	(RSL) Residential Small Lot Zone	Single Detached Housing

Planning Analysis

Land Use Compatibility

The proposed RA8 Zone is compatible with the row housing units currently being built on the northern portion of the site. Though the RA8 Zone allows for a taller built form compared to the existing RF5 zoning, the development regulations require increased side setbacks (a minimum of 3.0 m) to compensate for the additional height.

The site is separated from single detached housing to the east by Guardian Road NW, a collector roadway, which provides sufficient transition from the proposed mid-rise form to the houses (approximately 37 metres).

RF5 & RA8 Comparison Summary

	RF5 Current	RA8 Proposed
Principal Building	Row Housing	Multi-unit Housing
Minimum No. of Principal Dwellings	17	35
Maximum Number of Principal Dwellings	36	N/A

Maximum Floor Area Ratio (FAR)	N/A	3.0 - 3.3
Maximum Height	10.0 m	23.0 m
Front Setback (Guardian Road NW)	4.5 m	4.5 m
Minimum Side Setbacks (north and south)	1.2 m	3.0 m
Minimum Rear Setback (East)	7.5 m	7.5 m
Maximum Site Coverage	50%	N/A

Glastonbury is developed primarily with single detached homes (almost 56%), with Multi-unit Housing over 4-storeys accounting for 8.2% of the housing stock in the neighbourhood. Overall the net residential density increases to 38.9 units/ha. The proposed RA8 Zone will allow for the development of higher intensity Multi-unit Housing that will contribute towards compatible residential densification and increased housing choice in Glastonbury.

Glastonbury Neighbourhood Structure Plan

This Charter Bylaw includes an amendment to the Glastonbury NSP to redesignate the site from Medium Density Residential uses to Medium/High Density Residential uses by updating the relevant figures and neighbourhood statistics to align the plan with the proposed rezoning to RA8. Bylaw 20299 includes administrative updates to the Residential Land Use Analysis section of the neighbourhood statistics to align with the Terms of Reference for the Preparation of Neighbourhood Structure Plans.

The application generally complies with the residential development guidelines in the Glastonbury NSP pertaining to providing for a variety of housing forms consistent with municipal standards and policies, as well as orienting medium and high density residential uses towards collector and/or arterial roads to provide transition between adjacent residential land uses.

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 Glastonbury.

Guardian Road NW / 199 Street NW is identified as a Secondary Corridor in The City Plan. The proposed RA8 Zone at this location is appropriate because Secondary Corridors are envisioned as mixed use in nature while mostly residential and ideally developed with low rise and medium rise buildings to achieve suburban intensification goals. Though the proposed Multi-unit Housing is for stand-alone residential uses, the proposed RA8 Zone also allows for a future opportunity to develop commercial uses on the ground floor.

The application will contribute towards residential densification along a secondary corridor; and will use land and infrastructure efficiently by integrating services, amenities, housing, and multi-modal transportation options.

Technical Review

Transportation

Transportation has identified several off-site improvements required to support the development. These include installation of a rectangular rapid flashing beacon (RRFB) at the existing all-directional access from Guardian Road NW to improve pedestrian safety and access to transit, and construction of a right turn bay and taper at the existing all-directional access from Guardian Road NW to prevent turning traffic from blocking through traffic.

Transit

ETS currently operates local and rapid bus routes adjacent to the site on Guardian Road. These routes connect area residents to the larger city-wide transit network at Lewis Farms Transit Centre and West Edmonton Mall. Bus stops in the area were constructed with previous stages of development and the site is less than 100 metres walking distance to nearby stops.

Drainage

The proposed development can be adequately accommodated by the existing sewer systems in the Glastonbury neighbourhood. Sanitary servicing is available by a new service connection to the sewer within Guardian Road NW, and stormwater servicing is available via connection to the Glastonbury Stormwater Management Facility to the north. The applicant/owner will be responsible for all costs associated with these infrastructure requirements at the time of future subdivision and/or 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 including the construction of one new fire hydrant. EPCOR Water identified that there is a deficiency in on-street hydrant spacing to provide adequate fire protection. An Infill Fire Protection Assessment (IFPA) can be conducted at the development permit stage to determine the potential to alter or lessen on-street fire protection infrastructure upgrade requirements.

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

Appendices

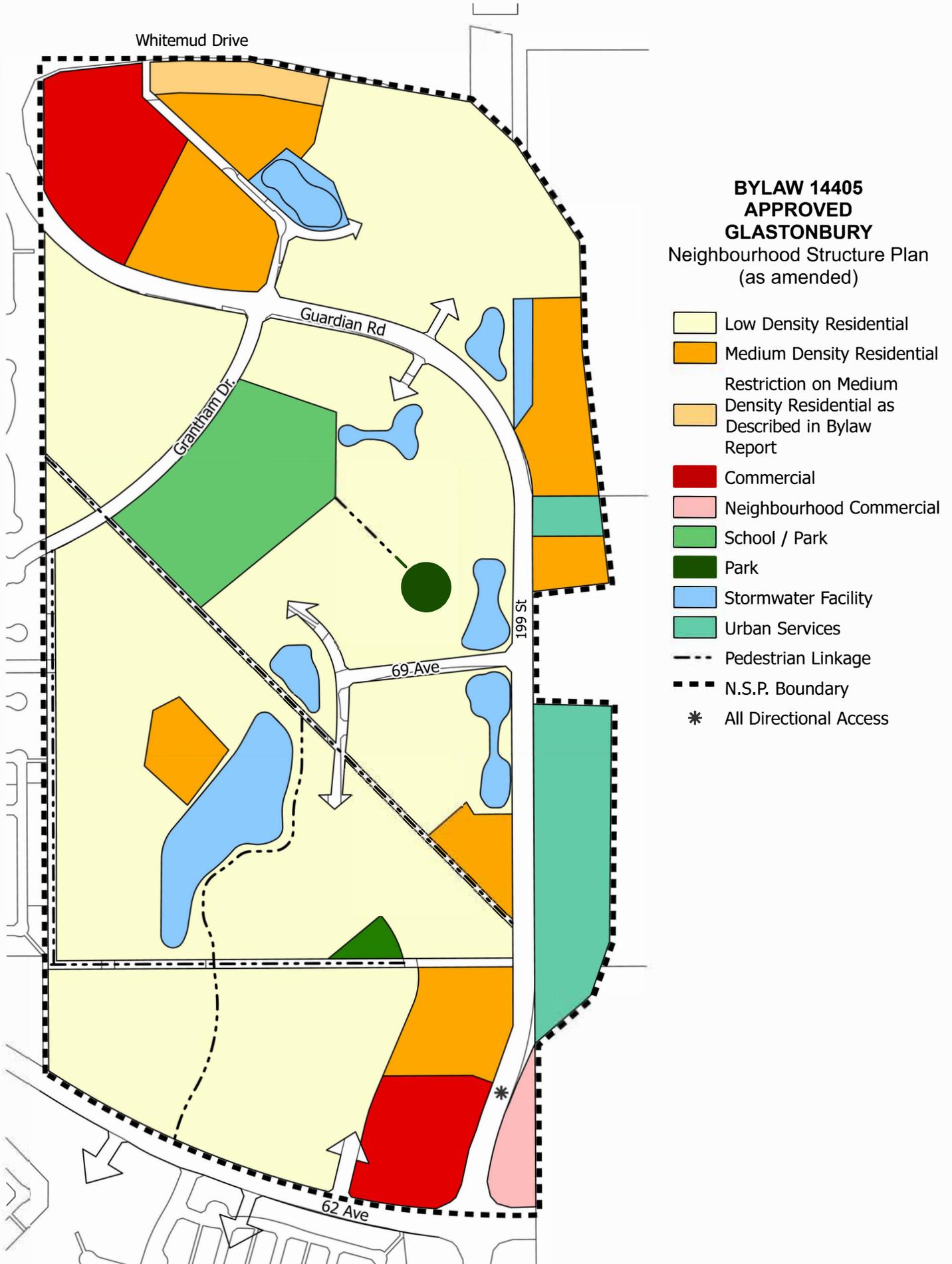
- 1 Approved NSP Land Use and Population Statistics – Bylaw #14405 (Current)
- 2 Proposed NSP Land Use and Population Statistics – Bylaw #20299 (Proposed)
- 3 Approved NSP Map – Bylaw #14405 (Current)
- 4 Proposed NSP Map – Bylaw #20299 (Proposed)
- 5 Application Summary

GLASTONBURY NEIGHBOURHOOD STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYLAW 14405

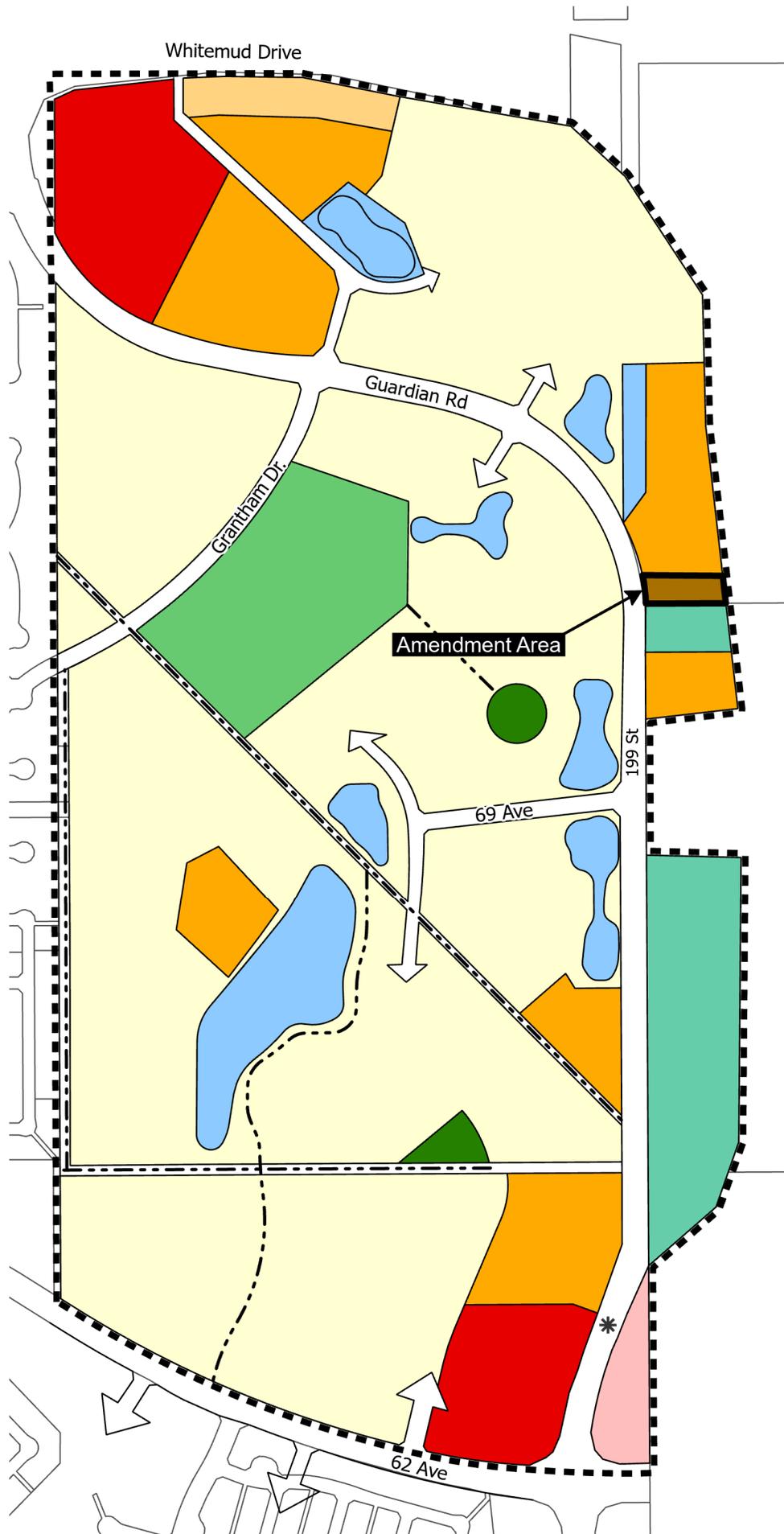
						AREA (ha)
GROSS AREA						178.76
Arterial Roadways						
	Whitemud Drive				6.92	
	207/199 Street				8.86	
	62 Avenue				<u>1.78</u>	
						17.56
Resource Pipelines and Facilities						
	Private Corporation				2.39	
	Private Corporation				2.16	
	Private Corporation				<u>0.27</u>	
						<u>4.82</u>
GROSS DEVELOPABLE AREA						156.38
Stormwater Management Facilities						12.05
Municipal Reserve						
	K-8 Public School and Neighbourhood Park			7.90		
	Dispersed Parks			<u>0.80</u>		
						8.70
Non-Residential Land Uses						
	Commercial - Shopping Centre			9.80		
	Neighbourhood Commercial			1.50		
	Urban Services			<u>7.55</u>		
						18.85
Circulation (Collector and Local Roads, and Walkways)						24.59
Sub-Total						<u>64.19</u>
NET RESIDENTIAL AREA						92.19
RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	72.71	20	1,454	3.46	5,031	60.5%/39.5%
Medium Density Res.	4.87	40	195	2.98	581	Persons per Gross
Medium Density Res.	13.51	50	676	2.98	2,014	Developable Hectare
Medium Density Res.	<u>1.1</u>	<u>70</u>	<u>77</u>	<u>2.0</u>	<u>154</u>	49.75
TOTAL	92.19		2,402		7,780	
STUDENT GENERATION STATISTICS						
LEVEL	Public	Separate	Total			
Grades K-8	417	351	768			
Grades 9-12	207	136	343			
TOTAL	624	487	1,111			

GLASTONBURY NEIGHBOURHOOD STRUCTURE PLAN PROPOSED LAND USE AND POPULATION STATISTICS BYLAW 20299

						AREA (ha)
GROSS AREA						178.76
Arterial Roadways						
Whitemud Drive					6.92	
207/199 Street					8.86	
62 Avenue					<u>1.78</u>	
						17.56
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Sub-Total						<u>64.19</u>
NET RESIDENTIAL AREA						92.19
RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Single/Semi-Detached	72.71	25	1,818	2.80	5,090	78.9%/21.1%
Row Housing	4.41	45	198	2.80	555	Units per Net
Low-rise/Medium Density Housing	13.51	90	1,216	1.80	2,189	Residential Hectare
Medium to High Rise Units	<u>1.53</u>	<u>225</u>	<u>344</u>	<u>1.50</u>	<u>154</u>	38.79 upn/ha
TOTAL	92.19		3,576		7,988	
STUDENT GENERATION STATISTICS						
LEVEL	Public	Separate	Total			
Grades K-8	417	351	768			
Grades 9-12	207	136	343			
TOTAL	624	487	1,111			



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 20299
AMENDMENT TO
GLASTONBURY**
Neighbourhood Structure Plan
(as amended)



- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- Restriction on Medium Density Residential as Described in Bylaw Report
- Commercial
- Neighbourhood Commercial
- School / Park
- Park
- Stormwater Facility
- Urban Services
- Pedestrian Linkage
- N.S.P. Boundary
- * All Directional Access
- Amendment Area

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 & Rezoning
Bylaw/Charter Bylaw	20299 & 20300
Location:	East side of Guardian Road NW/199 Street NW, south of Garnett Way NW
Address:	2010 - Guardian Road NW
Legal Description:	Portion of Lot 3, Block 21, Plan 0928767
Site Area:	0.46 ha
Neighbourhood:	Glastonbury
Ward:	sipiwiyiniwak
Notified Community Organizations:	Glastonbury Community League West Edmonton Council of Community Leagues
Applicant:	PK Developments Ltd.

Planning Framework

Current Zone and Overlay:	(RF5) Row Housing Zone
Proposed Zone and Overlay:	(RA8) Medium Rise Apartment Zone
Plans in Effect:	The Grange Area Structure Plan Glastonbury Neighbourhood Area Structure Plan

Written By:	Carla Semeniuk
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Branch:	Development Services
Section:	Planning Coordination