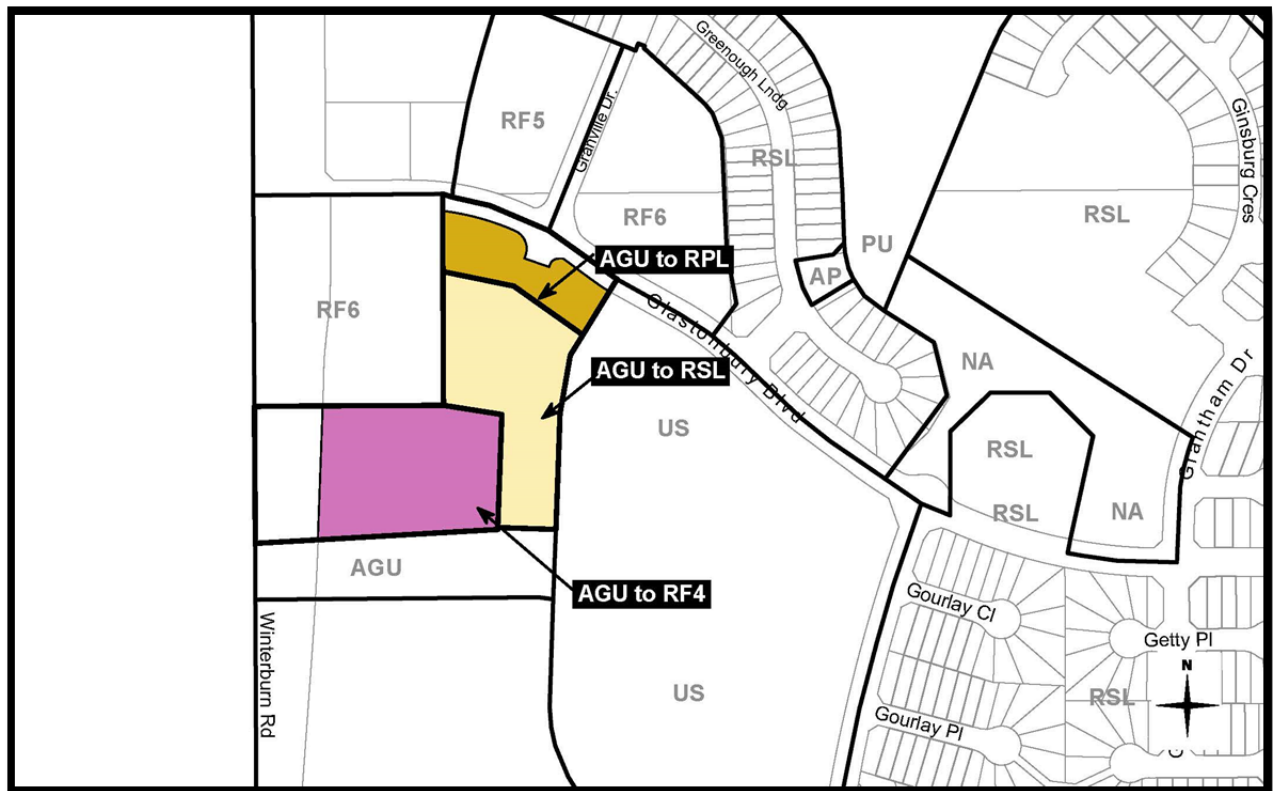




PLAN AMENDMENTS AND REZONING APPLICATION GRANVILLE

6841 – WINTERBURN ROAD NW

To allow for low density residential development.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- Low density street oriented development is an appropriate form of development for the site;
- It meets the technical requirements of City Departments and utility agencies; and
- The proposed changes will result in development that is compatible with the existing and planned development of surrounding land.

THE APPLICATION

1. BYLAW 18040 to amend the Grange Area Structure Plan (ASP) population statistics reflecting the change from medium density residential development to low density residential development.
2. BYLAW 18041 to amend the Granville Neighbourhood Structure Plan (NSP) to allow for low density residential development.
3. BYLAW 18042 to amend the Zoning Bylaw to rezone from (AGU) Urban Reserve Zone to (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone.

SITE AND SURROUNDING AREA

The site is currently undeveloped and is located east of Winterburn Road NW and north of 62 Avenue NW on the western edge of the City adjacent to Enoch Cree Nation.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGU) Urban Reserve Zone	Undeveloped
CONTEXT		
North	(RF5) Row Housing Zone (RF6) Medium Density Multiple Family Zone	Undeveloped Undeveloped
East	(US) Urban Services Zone	Undeveloped (future school/park site)
South	(AGU) Urban Reserve Zone	Undeveloped
West	(RF6) Medium Density Multiple Family Zone	Undeveloped

PLANNING ANALYSIS

The proposed plan amendments re-designate a 0.67 ha area of medium density residential to low density residential. The site's irregular shape has limited access to a collector road along its northern boundary and is more appropriately situated for low density street oriented development.

The plan amendments align with the policies of the Capital Region Growth Plan by maintaining a wide range of housing types and offering affordable housing options. The Grange ASP and Granville NSP are located within Priority Growth Area B which has a density target of 30-45+ units per residential hectare. The proposed amendments will decrease the density from 33 to 32.9 units per residential hectare within the Grange ASP and will decrease the density from 34 to 33.7 units per residential hectare with the Granville NSP, both still within the growth targets.

TECHNICAL REVIEW

Transportation Planning and Engineering has reviewed the proposed application and has commented that at the time of subdivision upgrades along Winterburn Road NW are required in the form of a 1 m berm and 1.83 m noise attenuation fence for all lots backing on to or flanking Winterburn Road NW.

This application was circulated to Parkland County and Enoch Cree Nation. No concerns were expressed.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE February 17, 2017	<ul style="list-style-type: none">• Number of recipients: 772• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 16283
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18040
- 3 Approved NSP Land Use and Population Statistics – Bylaw 16087
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 18041
- 5 Approved ASP – Bylaw 16283
- 6 Approved NSP – Bylaw 15754
- 7 Proposed NSP – Bylaw 18041
- 8 Application Summary

THE GRANGE AREA STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYLAW 16283

	<u>Area (ha)</u>	<u>% of GA</u>
GROSS AREA	598.32	100.0%
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
GROSS DEVELOPABLE AREA	543.19	100.0%
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	19.06	3.51%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92% K-8
Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	16.75	3.08%
TOTAL Non-Residential Area	231.84	42.68%
Net Residential Area (NRA)	311.35	57.32%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	252.1	25	6,303	2.8	17,648	80.97%
Medium Density Residential (MDR)						
Row Housing	33.9	45	1,526	2.8	4,273	10.89%
Low-rise/Medium Density Housing	24.11	90	2,170	1.8	3,906	7.74%
Medium to High Rise	1.24	225	279	1.5	419	0.40%
Total Residential	311.35		10,278		26,246	100.0%

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	84.2
Units Per Net Residential Hectare (upnrha)	33.0
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	61% / 39%
Persons per Gross Developable Hectare	48.3

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).

STUDENT GENERATION COUNT

Public School Board		2,183
Grades K-8	1,457	
Grades 9-12	726	
Separate School Board		1,913
Grades K-8	1,434	
Grades 9-12	479	
Total Student Population		4,095

TABLE 2
THE GRANGE AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18040

	Area (ha)	% of GA
GROSS AREA	598.32	100.0%
Arterial Roads	48.50	8.1%
Resource Pipelines and Facilities	6.63	1.1%
GROSS DEVELOPABLE AREA	543.19	100.0%
Commercial		
Commercial Shopping Centre	11.04	2.03%
Commercial Other	19.06	3.51%
Parkland, Recreation, School (Municipal Reserve)		
District Campus Site and K-8 Public School	19.10	3.52%
K-8 Public and K-9 Separate Schools and Neighbourhood Park (2 sites)	15.84	2.92% K-8
Public School and Neighbourhood Park (1 site)	7.90	1.45%
Winterburn Woodlot	6.45	1.19%
Oblate Mission Site Park	0.22	0.04%
Dispersed Parks	4.90	0.90%
Transportation		
Circulation	88.93	16.37%
Infrastructure / Servicing		
Stormwater Management Facilities	41.65	7.67%
Urban Services	16.75	3.08%
TOTAL Net Non-Residential Area	231.84	42.68%
Residential Area (NRA)	311.35	57.32%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	252.77	25	6,320	2.8	17,696	61.70%
Medium Density Residential (MDR)						
Row Housing	33.9	45	1,526	2.8	4,273	14.90%
Low-rise/Medium Density Housing	23.44	90	2,110	1.8	3,798	20.60%
Medium to High Rise	1.24	225	279	1.5	419	1.5%
Total Residential	311.35		10,235		26,246	100.0%

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	84.1
Units Per Net Residential Hectare (upnrha)	32.9
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	62% / 38%
Persons per Gross Developable Hectare	48.3

For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 10,278 units divided by 311.35 hectares of Net Residential Area).

STUDENT GENERATION COUNT

Public School Board	2,183
Grades K-8	1,457
Grades 9-12	726
Separate School Board	1,913
Grades K-8	1,434
Grades 9-12	479
Total Student Population	4,095

GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYAW 16087

						<u>AREA (ha)</u>
GROSS AREA*						136.22
Arterial Roadways						
Whitemud Drive						7.25
215 Street (includes widening)						7.98
207 Street (Guardian Road)						1.50
62 Avenue						1.70
						18.43
Resource Pipelines and Facilities						
Chevron Canada Resources Ltd.						1.02
Northwestern Utilities Limited						0.79
Plan 0321752 (Glastonbury Commercial)						0.43
GROSS DEVELOPABLE AREA						115.55
Stormwater Management Facilities						6.85
Municipal Reserve						
School / Park						8.67
Dispersed Parks						3.04
Non-Residential Land Uses						
Commercial / Mixed Use*						3.17
Neighbourhood Commercial						0.81
Commercial – 215 Street						11.25
Circulation (Collector, Local Roads and Walkways – 18% of GDA)						20.80
Sub-Total						55.19
NET RESIDENTIAL AREA						60.36
RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	46.35	25	1,159	2.80	3,245	58.78% LDR 41.23% MDR
Medium Density Res. (MDR)	10.91	45	491	2.80	1,375	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	143	2.80	400	34 upnrha
Low-rise/Medium Density	3.1	90	279	1.8	502	
TOTAL	60.36		2,072		5,522	Persons per Gross Developable Hectare 48

STUDENT GENERATION STATISTICS

LEVEL	Public	Separate	Total
Grades K-8	312	94	406
Grades 9-12	156	46	202
	468	140	608

* Percentage for Low Density Residential (LDR) and Medium Density Residential (MDR) are based on the number of residential units

**The 3.17 ha of Mixed Use was counted above as commercial land use and is only used in the Residential Land Use Analysis for calculating population and number of units.

GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN PROPOSED LAND USE AND POPULATION STATISTICS BYAW 18041

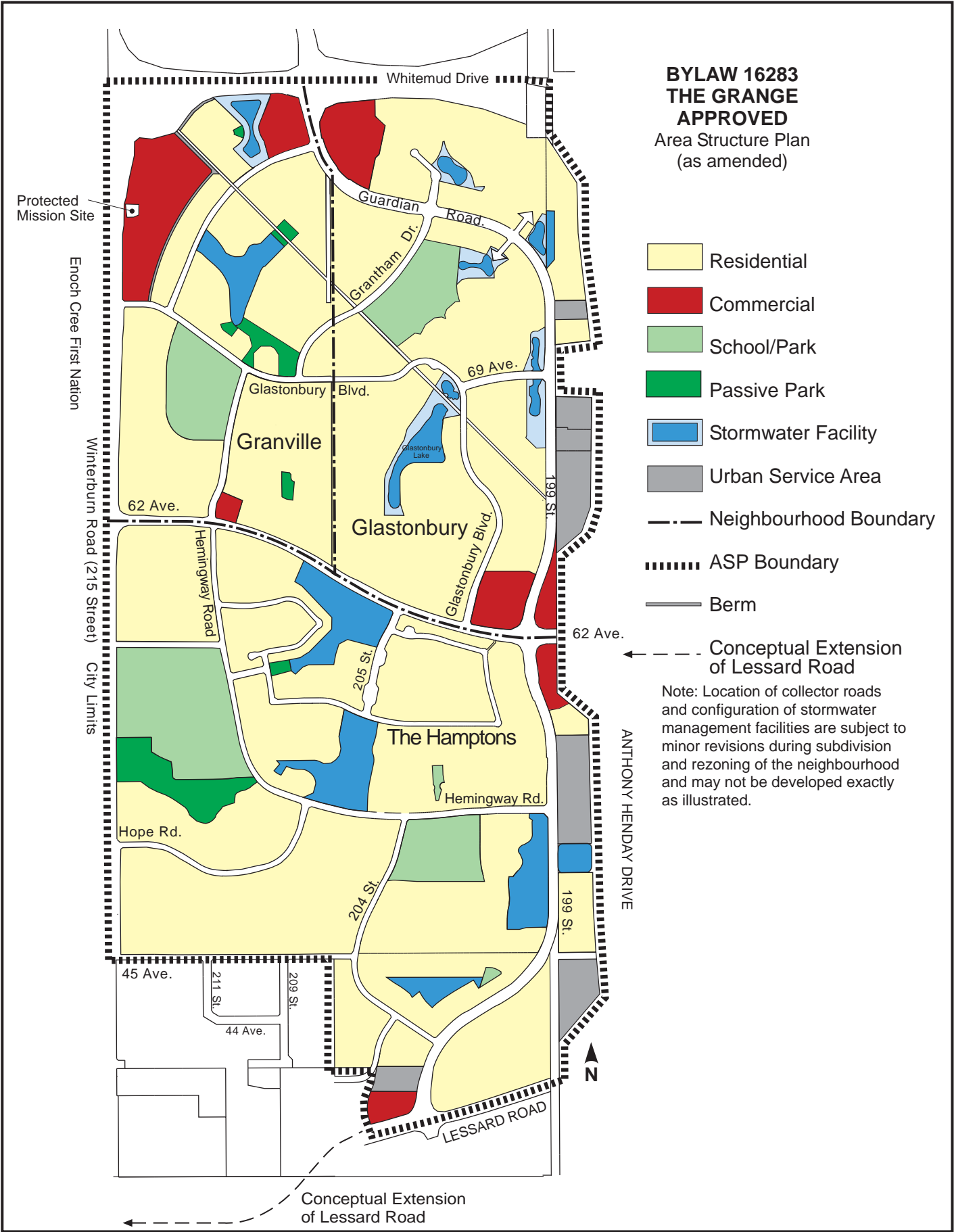
						<u>AREA (ha)</u>
GROSS AREA*						136.22
Arterial Roadways						
Whitemud Drive						7.25
215 Street (includes widening)						7.98
207 Street (Guardian Road)						1.50
62 Avenue						1.70
						18.43
Resource Pipelines and Facilities						
Chevron Canada Resources Ltd.						1.02
Northwestern Utilities Limited						0.79
Plan 0321752 (Glastonbury Commercial)						0.43
						0.43
GROSS DEVELOPABLE AREA						115.55
Stormwater Management Facilities						6.85
Municipal Reserve						
School / Park						8.67
Dispersed Parks						3.04
						11.71
Non-Residential Land Uses						
Commercial / Mixed Use*						3.17
Neighbourhood Commercial						0.81
Commercial – 215 Street						11.25
						15.83
Circulation (Collector, Local Roads and Walkways – 18% of GDA)						20.80
Sub-Total						54.59
NET RESIDENTIAL AREA						60.96
RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	47.02	25	1,175	2.80	3,290	57.1% LDR 42.90% MDR
Medium Density Res. (MDR)	10.24	45	460	2.80	1288	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	143	2.80	400	33.7 upnrha
Low–rise/Medium Density	3.1	90	279	1.8	502	
TOTAL	60.36		2,057		5,480	Persons per Gross Developable Hectare 48

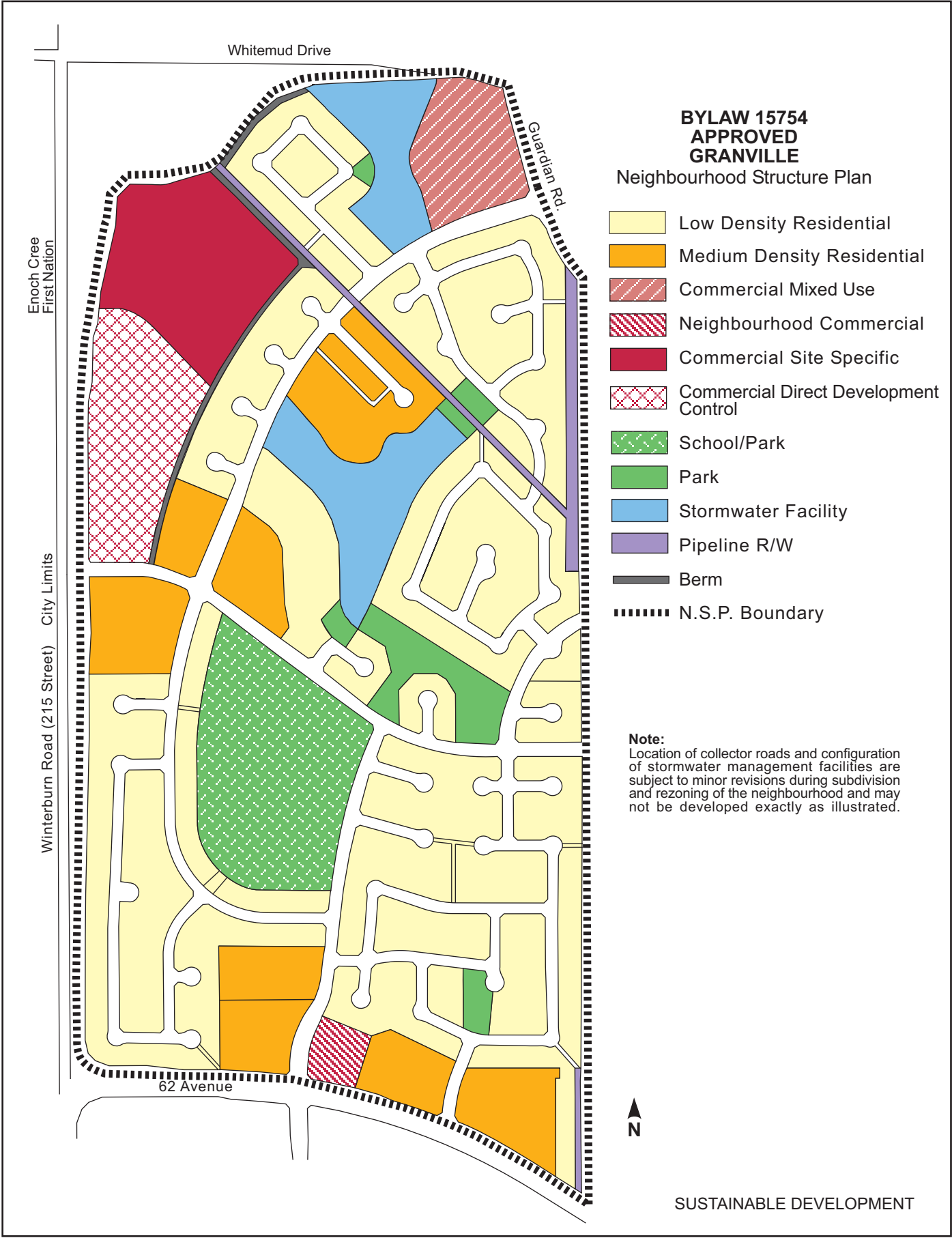
STUDENT GENERATION STATISTICS

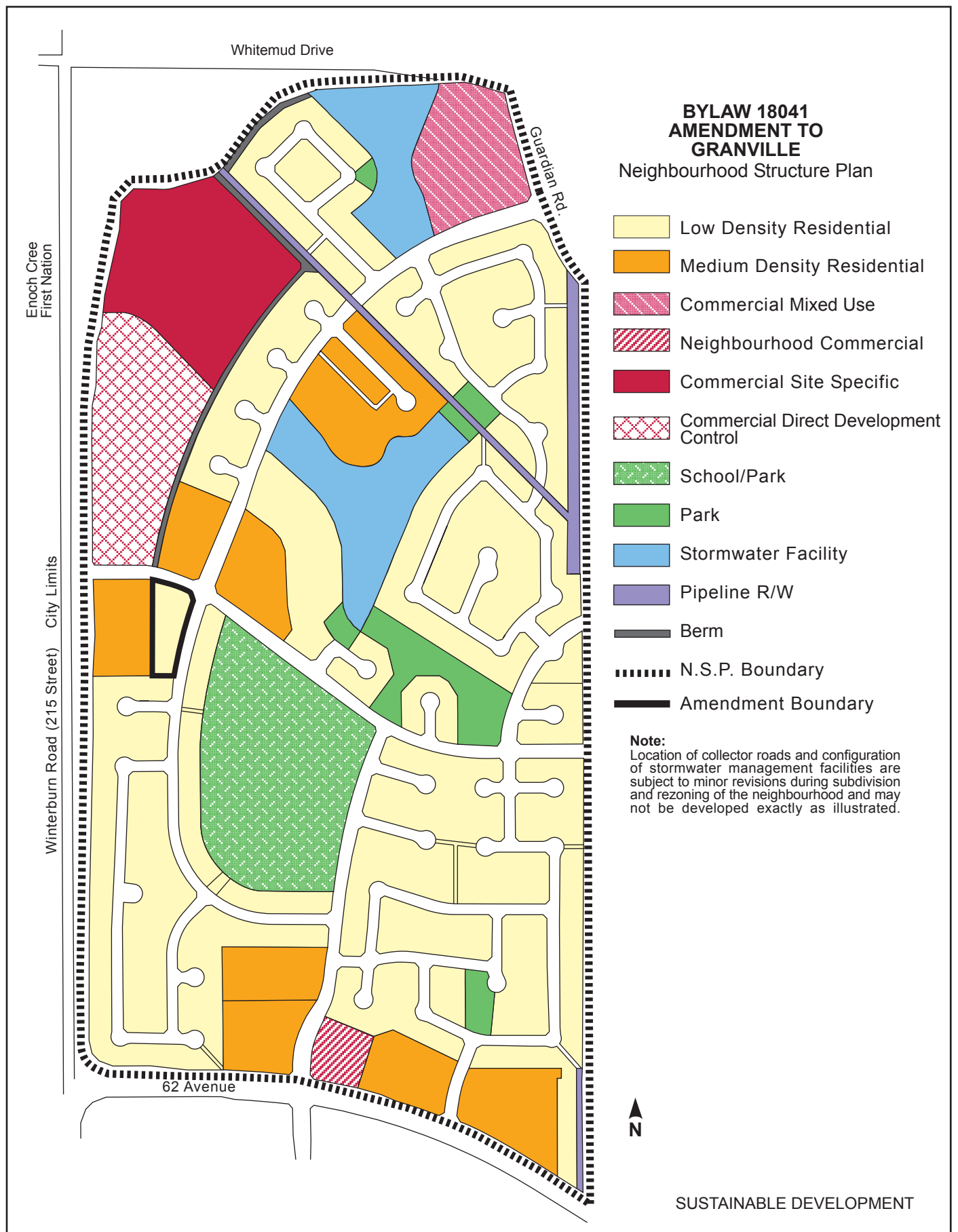
LEVEL	Public	Separate	Total
Grades K-8	312	94	406
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* Percentage for Low Density Residential (LDR) and Medium Density Residential (MDR) are based on the number of residential units

**The 3.17 ha of Mixed Use was counted above as commercial land use and is only used in the Residential Land Use Analysis for calculating population and number of units.







APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments, Rezoning
Bylaw(s):	18040, 18041 and 18042
Location:	North of 62 Avenue NW and east of Winterburn Road NW
Address(es):	6841 – Winterburn Road NW
Legal Description(s):	Portions of SW-19-52-25-4
Site Area:	N/A
Neighbourhood:	Granville
Ward - Councillor:	5 – Michael Oshry
Notified Community Organization(s):	Glastonbury Community League West Edmonton Communities Council Area Council
Applicant:	IBI Group Inc. - Mark Michniak

PLANNING FRAMEWORK

Current Zone and Overlay(s):	(AGU) Urban Reserve Zone
Proposed Zone(s) and Overlay(s):	(RF4) Semi-detached Residential Zone (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone
Plan(s) in Effect:	Grange Area Structure Plan Granville Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination