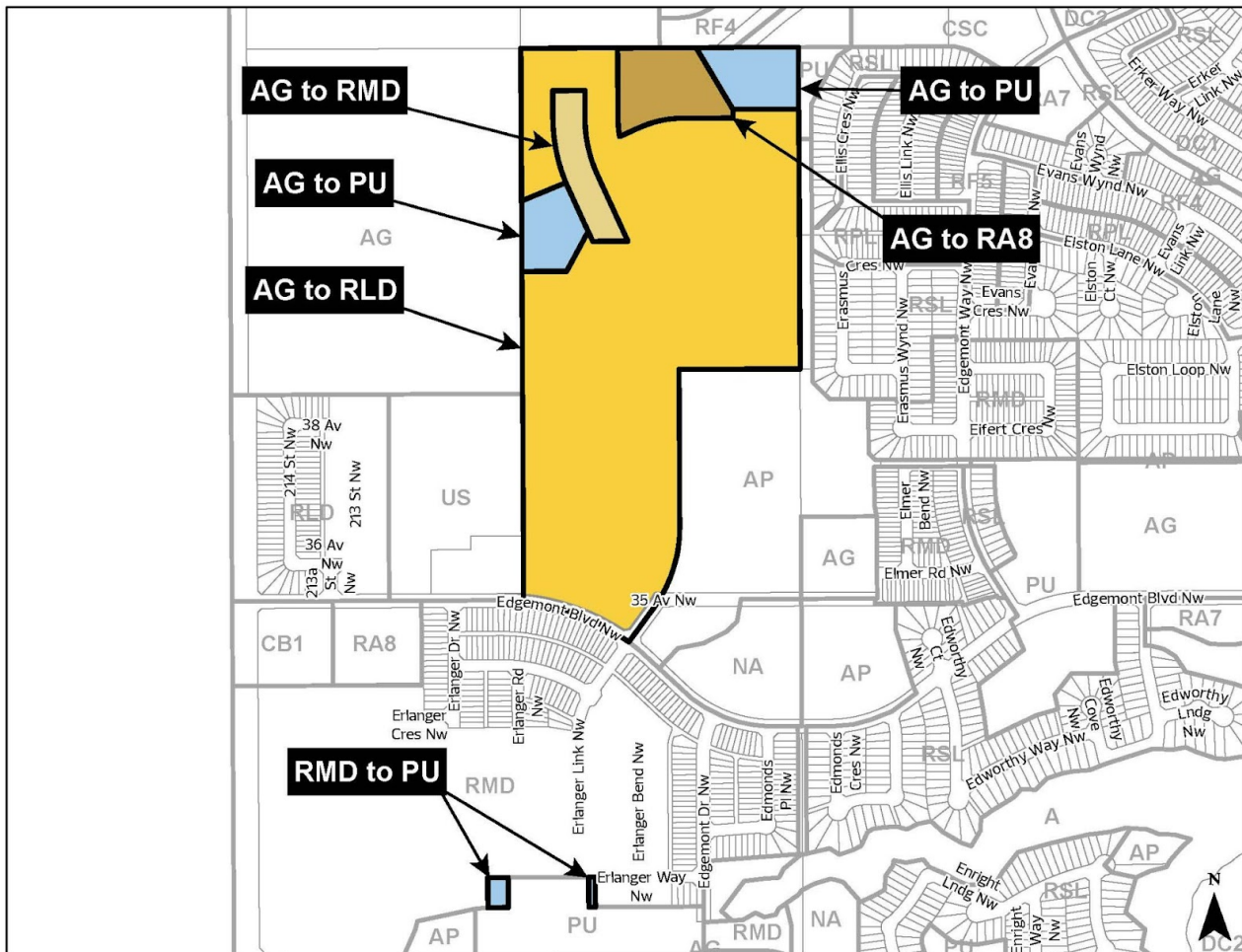


Administration Report Edgemont

Edmonton

3215 - Winterburn Road NW, 5240 - Edgemont Boulevard NW, 420 - Edgemont Drive NW

To allow for a variety of low density residential uses, mid-rise Multi-unit Housing and stormwater management facilities.



Recommendation: That Bylaw 20423 to amend the Edgemont Neighbourhood Area Structure Plan and Charter Bylaw 20424 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, (RA8) Medium Rise Apartment Zone, and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will contribute towards residential densification and increased housing choice.
- Will utilize land and infrastructure more efficiently.

- Is compatible with existing and planned surrounding land uses.
- Aligns with objectives of The City Plan by increasing residential density in proximity to a Secondary Corridor.

Application Summary

BYLAW 20423 will amend the Edgemont Neighborhood Area Structure Plan (NASP) by reducing the size of two (2) SWMFs, and increasing the areas allocated to single detached housing and semi-detached housing, Street-Oriented Residential uses and Medium Rise Apartment uses.

CHARTER BYLAW 20424 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Density Zone, (RMD) Residential Mixed Dwelling Zone, (RA8) Medium Rise Apartment Zone, and (PU) Public Utility Zone.

The proposed rezoning to RLD and RMD is to allow for a range of low density residential uses with variation in housing types and lots sizes, including the opportunity for zero lot line development. The proposed RA8 Zone will accommodate multi-unit housing in the form of apartment housing up to a height of 23 metres / 6 storeys. The PU Zone will allow for the development of stormwater management facilities (SWMFs).

This application was accepted on July 19 2022, from Stantec Consulting on behalf of Edgemont North Group Inc.

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 by providing a variety of low and medium density housing types, as well as open space amenities. If approved, the application will facilitate compact suburban development and continue the sequential development of the neighbourhood.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the application generally conforms with the approved NASP and does not introduce additional density.

The Basic Approach included sending the advance notice to a broader catchment area to ensure logical notification boundaries.

Advance Notice, October 26, 2022

- Number of recipients: 277
- Number of responses with concerns: 0

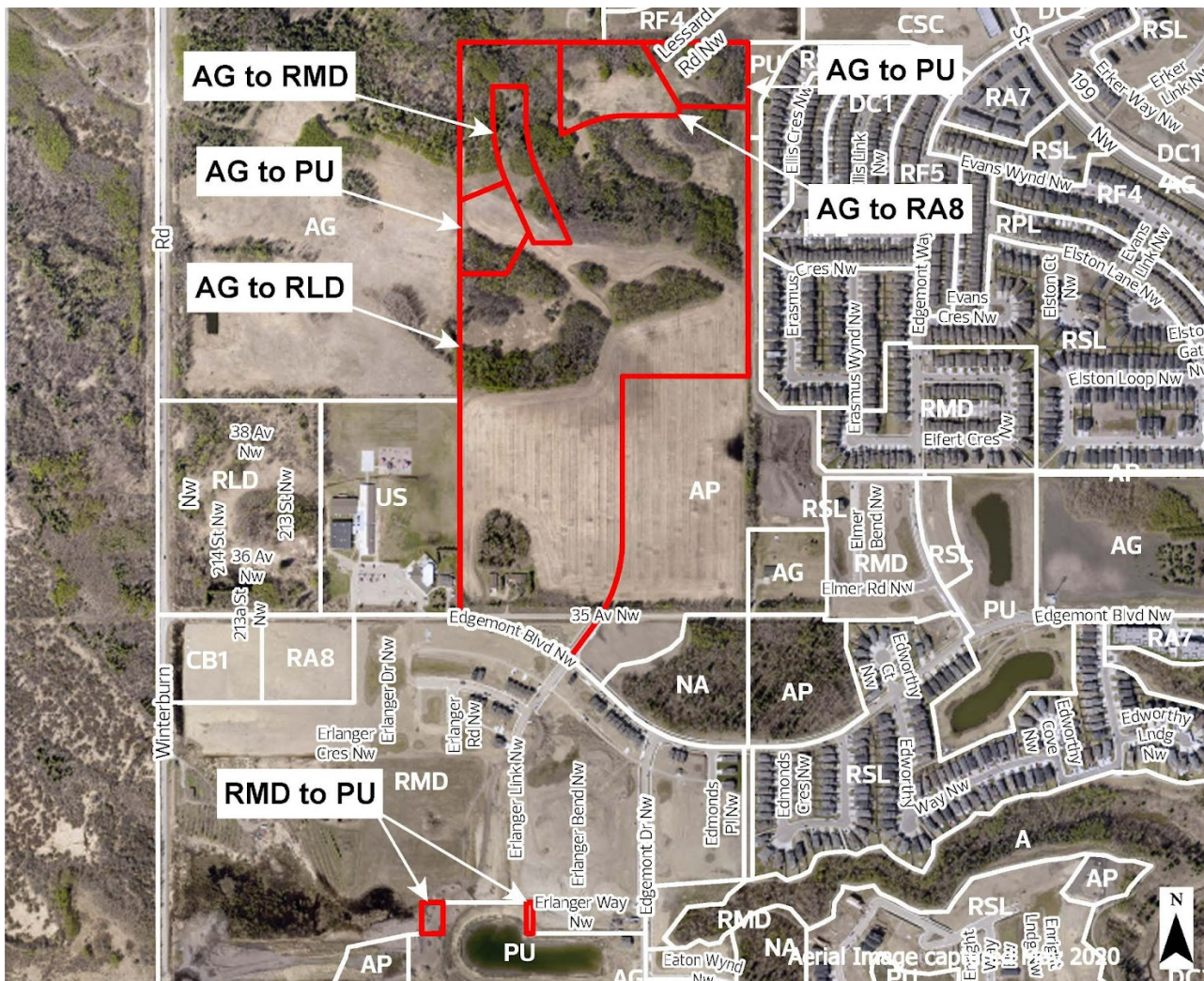
Webpage

- edmonton.ca/edgemontplanningapplications

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

Site and Surrounding Area

The rezoning area measures approximately 26.8 ha in total, with 11 ha being amended under Bylaw 20423; and is located in the northwest portion of the neighbourhood, south of Lessard Road NW and east of Winterburn Road NW. Lessard Road NW and Winterburn Road NW are arterial roadways; and Edgemont Boulevard NW is a collector roadway.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone	Vacant Vacant
CONTEXT		
North	(AG) Agricultural Zone (RF4) Semi-detached Residential Zone	Vacant Vacant
East	(RSL) Residential Small Lot Zone (RPL) Residential Planned Lot Zone (RMD) Residential Mixed Dwelling Zone (AP) Public Parks Zone (PU) Public Utility Zone	Single detached housing Single detached housing Low Density Residential housing School and Community Park Stormwater Management Facility
South	(RMD) Residential Mixed Dwelling Zone (NA) Natural Areas Protection Zone (PU) Public Utility Zone	Vacant Tree stand Stormwater Management Facility
West	(AG) Agricultural Zone (RLD) Low Density Residential Zone (US) Urban Services Zone	Vacant Vacant Religious Assembly



View of the site looking towards the north from 35 Avenue NW.

Planning Analysis

The proposed RLD and RMD zones accommodate a mixture of low density residential uses by allowing for flexibility in lot sizes and widths, and the opportunity for zero lot line development, which contributes to a compact urban form and efficient utilization of land. The proposed RA8 site is proposed south of an arterial roadway (Lessard Road NW) and east of a (future) collector roadway, which meets the location criteria of the zone.

The table below compares the proposed RLD and RMD zones to the predominant housing form (RSL) located to the east of the application area.

RSL, RLD & RMD Comparison Summary

	RSL Current (to the east)	RLD Proposed	RMD Proposed
Principal Building	Single Detached Housing Semi-detached Housing Duplex Housing	Single Detached Housing Semi-detached Housing Duplex Housing	Single Detached Housing Semi-detached Housing Duplex Housing Row Housing
Maximum Height	10.0 m	10.0 m	10.0 m 12.0 m (row housing only)
Front Setback Range	5.5 m	3.0 - 5.5 m	3.0 - 4.5 m
Minimum Interior Side Setback	1.2 m	0 - 1.2 m	1.2 - 4.5 m
Minimum Flanking Side Setback	20% of site width - 4.5 m	2.4 - 4.5 m	2.4 m
Minimum Rear Setback (Lane)	7.5 m	7.5 m	7.5 m 4.5 m (corner site only)
Maximum Site Coverage	45%	50 - 58%	45 - 55%
Minimum Site Depth	30.0 m	27.0 m	30.0 m
Minimum Site Width	10.4 m	n/a	5.0 - 7.6 m
Minimum Site Area	312 m ²	n/a	150 - 217 m ²

Land Use Compatibility

The proposed RLD and RMD zones are consistent with the RSL, RPL and RMD zoning to the east; and compatible with future residential uses to the west and the School and Community Park to the southeast. The proposed RLD and RMD zones are compatible with existing lands zoned RSL, RLD and RMD in terms of:

- The listed use classes
- Maximum allowable height for single detached and semi-detached housing (10.0 m)
- Flexibility in lot sizes and widths
- Setback and yard requirements

The proposed RPL Zone allows for shallower lots (27.0 m) compared to the RSL and RMD zones (30.0 m); while the RMD Zone allows for the development of (limited) row housing dwellings up to a maximum height of 12.0 m, whereas the RPL and RSL zones do not. The proposed RA8 site is separated from (future) low density residential uses to the west by a collector roadway. Impacts related to height and density on residential lots to the south will be reduced through front setback requirements and landscaping, in accordance with the regulations of the RA8 Zone.

Edgemont NASP

Bylaw 20423 proposes to amend the Edgemont NASP to align the plan with proposed Charter Bylaw 20424 by updating relevant figure's and the land use and population statistics. Bylaw 20423 proposes to amend the Edgemont NASP by:

- Reducing the size of two (2) Stormwater Management Facilities
- Increasing Single / Semi-detached Residential uses
- Increasing Street Oriented Residential uses
- Increasing Medium-Rise Apartment uses
- Decreasing Low Rise / Medium Density Residential Housing uses

The table below summarizes the proposed land use changes under Bylaw 20423.

	Approved (ha)	Proposed (ha)	Difference (ha)
Single / Semi-detached Residential	155.30	158.99	+3.69
Street Oriented Row Housing	11.12	11.68	+0.56
Low Rise/Medium Rise Residential	20.64	15.49	-5.15
Medium Rise Residential	2.56	3.82	+1.56
Stormwater Management Facilities	19.70	19.38	-0.32
School/Park (Municipal Reserve)	8.46	8.43	-0.03
Circulation (roads)	63.86	63.85	-0.01

The overall residential density will decrease slightly from the current 36.4 units per net residential hectare (upnrha) to 36 upnrha with this application.

Pedestrian Connectivity

Administration supports this application as its land uses are compatible with planned and surrounding land uses. Despite the Edgemont NASP's policies related to minimizing walking distances by providing walkways (where sidewalk and shared use paths connection is not feasible), the Plan area, and this amendment area have ongoing challenges with incorporating overall neighbourhood level connectivity. This is specifically found in a lack of east-west walkway connections, especially where long block faces such as those in this application exist. Administration feels that this concern has not not been adequately addressed with this application; however, further opportunities to address this concern will be addressed at the subdivision design stage of review.

The City Plan

The application meets the applicable policies of CityPlan (MDP) by aligning it with the goals and policies to accommodate all future growth for an additional 1 million population. To do this, 50% of new residential units are intended to be created at infill locations, like Edgemont.

The application will provide a variety of low and medium density housing types developed at various densities. If approved, the application will facilitate the development of a compact suburban form and contribute to the sequential development of the neighbourhood. There remain challenges in achieving the intent of some of The City Plan policies as this amendment does not fully address providing safe, comfortable and direct active transportation connections within the neighbourhood.

Technical Review

Transportation

Through the review of the application, Administration identified the need for improved walking and cycling connections within the amendment area. Given the anticipated traffic volumes along the roadway as well as the adjacent land-uses, including a school site, Edgemont Link between Lessard Road and Edgemont Boulevard will require higher order bicycle facilities. The design of these facilities will be reviewed at the subdivision stage and are anticipated to be provided as a shared pathway.

Additional walkway connections have been added to the amendment area. As noted above under Pedestrian Connectivity, a challenge of this application is the lack of east-west connectivity for pedestrians. As proposed under the application, connectivity to the institutional site, which may redevelop in the future, is lacking. Should this area eventually redevelop its integration with the surrounding area is likely to be constrained.

Arterial roadway construction is required to support development of the amendment area. With subdivision of these lands, the owner(s) will be required to construct the first two lanes of Winterburn Road (215 Street NW) from approximately 400 m north of Edgemont Boulevard to Lessard Road. The first two lanes of Lessard Road from Winterburn Road to 202 Street will also be required.

The development of these lands also requires the closure of a segment of 35 Avenue. An application for this road closure is currently under review by Administration.

Drainage

The Neighbourhood Design Report provides a plan for sanitary and stormwater servicing as development proceeds in the Edgemont neighbourhood. The NDR identifies infrastructure requirements and staging information to facilitate orderly development through future rezoning and subdivision approvals.

Both sanitary and stormwater servicing requires connection from the sewers along the walkway west of Erasmus Crescent, constructed as part of Edgemont Stage 4 and from the sewers along Edgemont Link, constructed as part of Edgemont Stage 18A.

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 NASP Land Use and Population Statistics – Bylaw #19558
- 2 Proposed NASP Land Use and Population Statistics – Bylaw #20423
- 3 Approved NASP – Bylaw #19558
- 4 Proposed NASP – Bylaw #20423
- 5 Application Summary

APPROVED LAND USE AND POPULATION STATISTICS BYLAW 19558

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS							
		BYLAW 19558	Area (ha)				
				% of GA			
GROSS AREA				420.29			
Environmental Reserve							
	Environmental Reserve (Existing)			4.13			
	Environmental Reserve			26.83			
	Public Upland Area (ER)			10.33			
Lands between Urban Development Line and Top-of-Bank Roadway*				0.17			
	Existing Rural Residential			31.83			
	AltaLink Power Corridor			11.44			
	Existing Municipal Reserve			4.87			
	Arterial Road			13.09			
Subtotal				102.69	24.4%		
Gross Developable Area				317.60			
Municipal Reserve (MR) **							
	School/ Community Park			8.46	2.7%		
	Pocket and Top-of-Bank Park			7.67	2.4%		
Greenway				1.42	0.4%		
	Natural Area - NW 339 (North)			4.84	1.5%		
	Natural Area - NW 339 (South)			1.12	0.4%		
	Natural Area - NW 318***			7.50	2.4%		
Total Parkland				31.01	9.8%		
Commercial							
	Major Commercial			3.96	1.2%		
	Commercial			1.42	0.4%		
	Mixed Use *****			1.80	0.06%		
Institutional ****				5.43	1.7%		
Transportation							
	Circulation			63.86	20.1%		
Infrastructure / Servicing							
	Stormwater Management Facility			19.70	6.2%		
Total Non-Residential Area				127.18	40.0%		
Net Residential Area (NRA)				190.42	60.0%		
Residential Land Use, Dwelling Unit Count and Population							
Land Use	Area (ha)	Units / ha	Units	% of NRA	People/ Unit	Population	
Single/ Semi-Detached	155.30	25	3,882	81.6%	2.8	10,869	
Street Oriented Residential	11.12	40	444	5.8%	2.8	1,243	
Low Rise/ Medium Density Housing	20.64	90	1,857	10.8%	1.8	3,342	
Medium-Rise Apartments	2.56	225	576	1.3%	1.5	864	
Mixed Use*****	0.80	225	180	0.4%	1.5	270	
Total Residential	190.42		6,939	100.0%		16,588	
Sustainability Measures							
Population Density	87.1 persons per net residential hectare		*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.				
Units Density	36.4 units per net residential hectare						
LDR/ MDR/ HDR Ratio	81%/19%		** Area dedicated as municipal reserve to be confirmed by legal survey.				
Population (%) within 500m of Parkland	100%						
Population (%) within 400m of Transit Service	97%						
Population (%) within 600m of Commercial Service	63%		*** NW318 shall be acquired through combination of MR dedication, purchase, land property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).				
Student Generation Count							
Public School Board			**** Parcels designated for institutional uses will provide municipal reserve at the time of subdivision.				
	1,293						
	647			***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential.			
	647						
Separate School Board							
	645						
	323						
	323						
Total Student Populations							
	1,939						

**EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 20423**

	Area (ha)	% of GA	% of GDA
Gross Area	420.29	100.00%	
Environmental Reserve			
<i>Environment Reserve (Existing)</i>	4.13	1.0%	
<i>Environmental Reserve</i>	26.83	6.4%	
<i>Public Upland Area (ER)</i>	10.33	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	0.0%	
Existing Rural Residential	31.83	7.6%	
Atalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.09	3.1%	
Subtotal	102.69	24.4%	
Gross Developable Area	317.60		100.00%
Municipal Reserve (MR)**			
School/Community Park	8.43		2.7%
Pocket and Top-of-Bank Park	7.67		2.4%
Greenway	1.42		0.4%
Natural Area - NW 339 (North)	4.84		1.5%
Natural Area - NW 339 (South)	1.12		0.4%
Natural Area - NW 318***	7.30		2.4%
Total Parkland	30.98		9.8%
Commercial			
Major Commercial	3.96		1.2%
Convenience Commercial (CNC)	1.42		0.4%
Mixed Use****	1.80		0.6%
Institutional****	5.43		1.7%
Transportation			
Circulation	63.85		20.1%
Infrastructure / Servicing			
Stormwater Management Facility	19.38		6.1%
Total Non-Residential Area	126.82		39.9%
Net Residential Area	190.78		60.1%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	158.99	25	3975	2.8	11,129	83.3%
Street Oriented Residential	11.68	40	467	2.8	1,308	6.1%
Low Rise / Medium Density Housing	15.49	90	1,394	1.8	2,509	8.1%
Medium-Rise Apartments	3.82	225	860	1.5	1,289	2.0%
Mixed Use *****	0.80	225	180	1.5	270	0.4%
Total Residential	190.78		6,876		16,506	100.0%

SUSTAINABILITY MEASURES

Population Density	87
Units Density	36
LDR/MDR/HDR Ratio:	63% / 35%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

STUDENT GENERATION COUNT

Public School Board		1,270
Elementary School	635	
Junior / Senior High	635	
Separate School Board		634
Elementary School	317	
Junior / Senior High	317	
Total Student Population		1,904

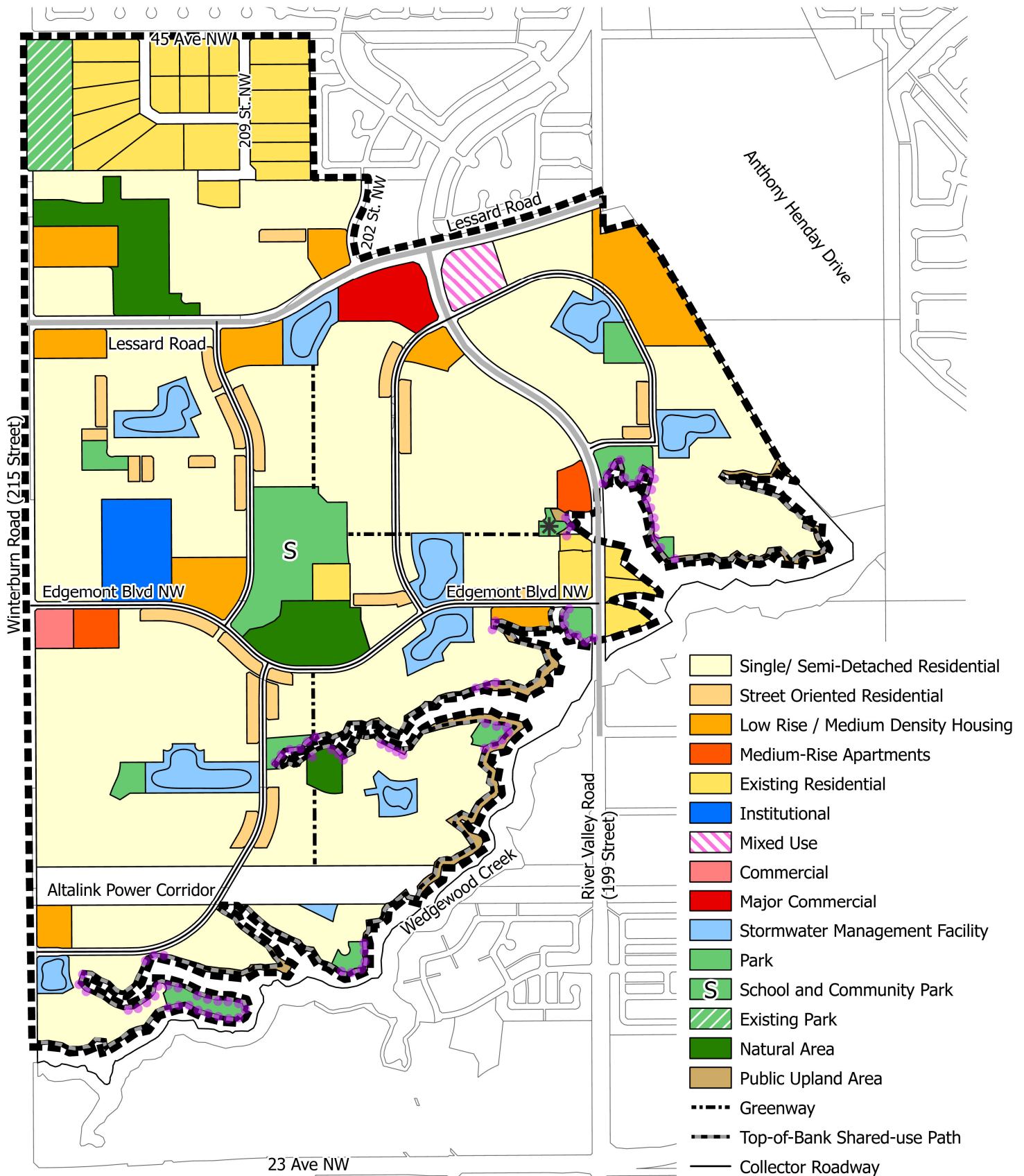
*As per TOB Policy C54, the area between the TOB midway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

** Area dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 shall be acquired through combination of MR dedication, purchase, and property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential



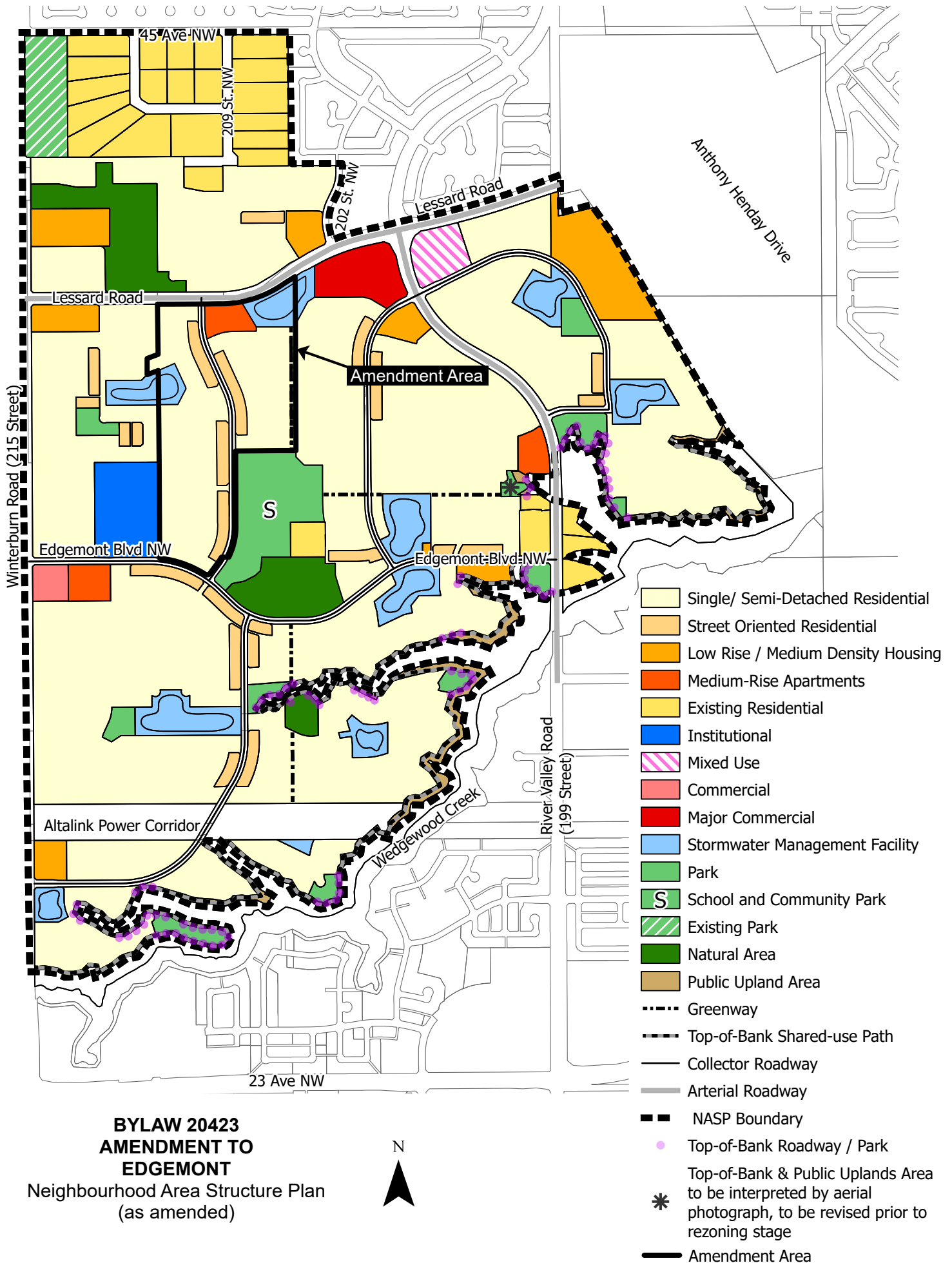
**BYLAW 19558
APPROVED
EDGEMONT
Neighbourhood Area Structure Plan
(as amended)**



- Single/ Semi-Detached Residential
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Medium-Rise Apartments
- Existing Residential
- Institutional
- Mixed Use
- Commercial
- Major Commercial
- Stormwater Management Facility
- Park
- S School and Community Park
- Existing Park
- Natural Area
- Public Upland Area
- Greenway
- Top-of-Bank Shared-use Path
- Collector Roadway
- Arterial Roadway
- NASP Boundary
- Top-of-Bank Roadway / Park
- Top-of-Bank & Public Uplands Area to be interpreted by aerial photograph, to be revised prior to rezoning stage
- *

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

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.



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

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:	20423 20424
Location:	North & south of Edgemont Boulevard NW & east of Winterburn Road NW
Addresses:	3215 - Winterburn Road NW 5240 - Edgemont Boulevard NW 420 - Edgemont Drive NW
Legal Descriptions:	Portions of: SW 7-52-25-4 Lot 2, Block 1, Plan 182 2720 Lot 16PUL, Block 9, Plan 2222393
Site Area:	26.8 ha
Neighbourhood:	Edgemont
Ward:	sipiwiyiniwak
Notified Community Organizations:	Edgemont Community League and West Edmonton Communities Council Area Council
Applicant:	Stantec Consulting

Planning Framework

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone (RLD) Residential Low Density Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone (RMD) Residential Mixed Dwelling Zone (RA8) Medium Rise Residential Zone (PU) Public Utility Zone
Plan(s) in Effect:	Edgemont Neighbourhood Area Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination