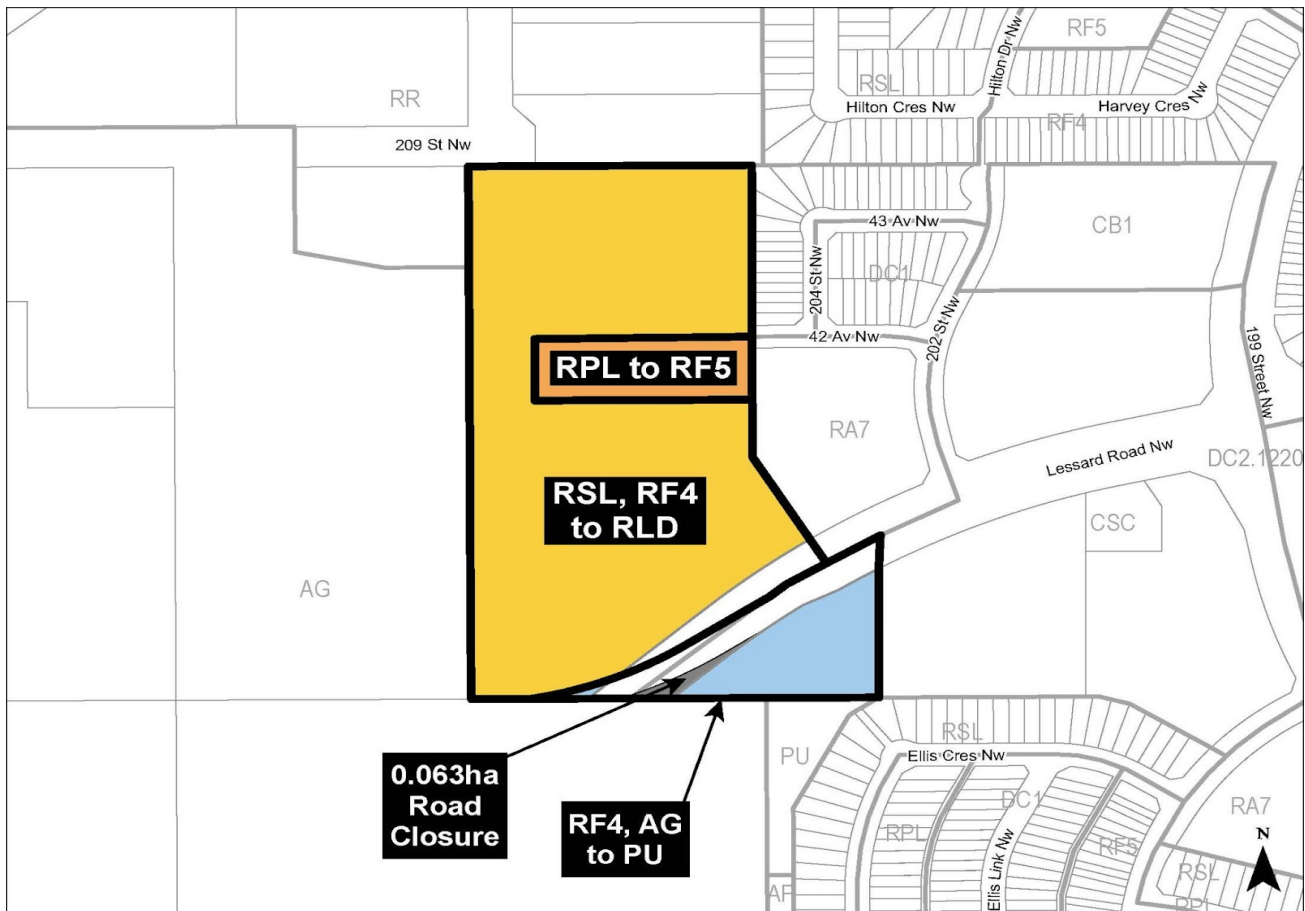


20204 - Lessard Road NW

To close a portion of road right-of-way on Lessard Road NW and rezone the subject site to allow for development of a stormwater management facility and for a variety of housing choices, Edgemont.



Recommendation: That Bylaw 20414 to close a portion of Lessard Road NW road right-of-way and Charter Bylaw 20415 to amend the Zoning Bylaw from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (PU) Public Utility Zone, (RLD) Residential Low Density Zone and (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will provide for infrastructure to support the development of the neighbourhood.
- Allows for the ongoing development of the Edgemont neighbourhood.
- Will allow for a range of housing choices.
- Conforms to the Edgemont Neighbourhood Area Structure Plan and aligns with The City Plan.

Application Summary

1. **BYLAW 20414** proposes to close a portion of Lessard Road NW road right-of-way west of 199 Street NW.
2. **CHARTER BYLAW 20415** will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone & (RSL) Residential Small Lot Zone to (PU) Public Utility Zone, (RLD) Residential Low Density Zone & (RF5) Row Housing Zone in conformance with the Edgemont Neighbourhood Area Structure Plan (NASP).

This application was accepted on September 15, 2017, from Qualico Communities Inc. on behalf of Hampton Estates Ltd. & Edgemont North GP Inc.

This proposal aligns with the goals and policies of The City Plan by providing a mix of land uses that will allow residents to meet their daily needs.

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 proposed change is compatible with surrounding land uses, and the proposal conforms to The City Plan and planning policies.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website;
- Neighbourhood Advance Notice postcards were sent to the affected Community Leagues and surrounding property owners.

Further details of the Advance Notice and website are below;

1st Advance Notice, November 20, 2017

- Number of recipients: 74
- Number of responses with concerns: 0

2nd Advance Notice, November 8, 2022

- Number of recipients: 72
- Number of responses with concerns: 0

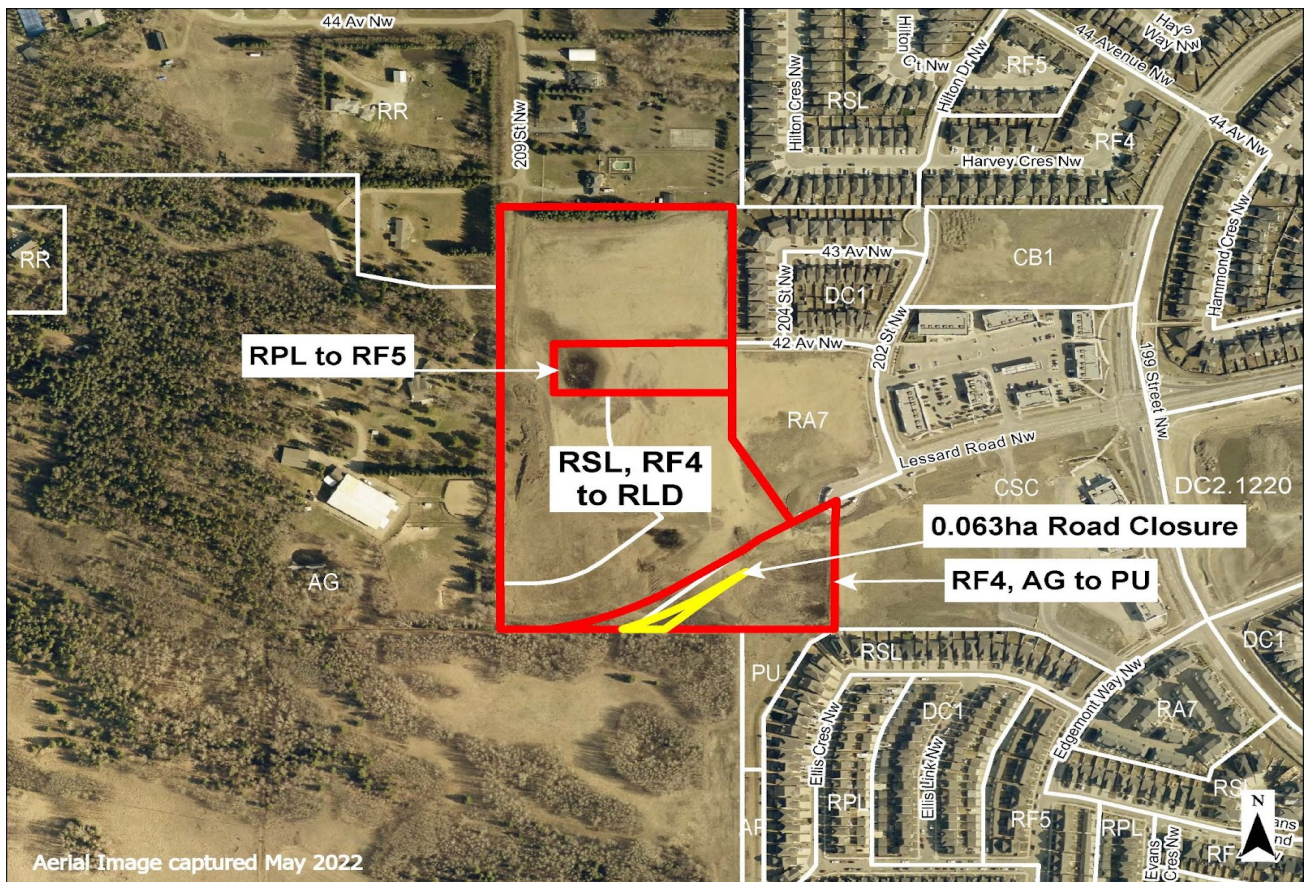
Webpage, November 10, 2022

- edmonton.ca/edgemontplanningapplications

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

Site and Surrounding Area

The subject site is located south of 45 Avenue NW and west of 199 Street NW within the west central portion of the Edgemont Neighbourhood Area Structure Plan (NASP). The surrounding area is designated for a mixture of low and medium density residential uses with a planned major commercial site at the south west corner of 199 Street NW and Lessard Road NW. Transit access is available at the corner of 199 Street NW and Lessard Road NW approximately 200 m from the subject site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RF4) Semi-detached Residential Zone (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone	Undeveloped Undeveloped Undeveloped Undeveloped
CONTEXT		
North	(RR) Rural Residential	Single Detached House
East	(RSL) Residential Small Lot Zone (RA7) Low Rise Apartment Zone (CSC) Shopping Centre Zone	Single Detached Housing Undeveloped Undeveloped
South	(AG) Agricultural Zone (PU) Public Utility Zone	Undeveloped Undeveloped
West	(AG) Agricultural Zone (RR) Rural Residential Zone	Undeveloped / Single Detached House Single Detached House

Planning Analysis

Land Use Compatibility

The application proposes to close a portion of Lessard Road NW road right-of-way and rezone the site from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (PU) Public Utility Zone, (RLD) Residential Low Density Zone & (RF5) Row Housing Zone to allow the development of a stormwater management facility, ground oriented low density residential housing and Multi-unit housing in the form of row housing.

The RLD Zone allows for a range of low-density housing and lot sizes to accommodate a mix of low density housing types. This zone is typically used in new and developing neighbourhoods and provides flexibility in the form of various lot sizes and configurations including zero lot line development. The RF5 Zone is the City's standard row housing zone used in new and developing neighbourhoods and allows for ground oriented multi-unit housing in the form of row housing with a maximum height of 10 metres in height. If approved, the proposed rezoning will be compatible with surrounding existing and planned low and medium density residential land uses and will allow for a range of housing choices to facilitate the ongoing development of the Edgemont neighbourhood.

The RLD and RF5 zones include regulations which create appropriate transitions to and from one another as outlined in the Proposed Zoning Comparison Summary Table below.

Proposed Zoning Comparison Summary

	RLD Zone	RF5 Zone
Principal Building	Single Detached, Semi-detached, Duplex Housing	Multi-unit Housing
Maximum Height	10.0 m	10.0 m
Site Area	n/a	Min 125 m ²
Maximum Site Coverage/FAR	50% - 55%	50%
Minimum Front Setback¹	3.0 - 5.5 m	3.0 - 4.5 m
Minimum Interior Side Setback²	0.0 - 1.2 m	1.2 m
Minimum Flanking Side Setback³	2.4 - 4.5 m	3.0 m
Minimum Rear Setback⁴	4.5 - 7.5 m	5.5 - 7.5 m

Plans in Effect

The subject site is within the Edgemont Neighbourhood Areas Structure Plan (NASP) which designates the area as Single/Semi-Detached Residential, Street Oriented Residential and a Stormwater Management Facility. The proposed zones conform with the intent of the NASP.

The City Plan

The City Plan is a high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. This application will accommodate new housing development within the city's developing areas allowing for a variety of housing in which Edmontonians can live locally, with access to diverse and affordable housing options in communities that support their daily needs.

¹ Setbacks in the RLD, and RF5 Zones vary depending on street typology and if there is a lane adjacent to the site.

² Zero lot line development is permitted within the RLD Zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.

³ Flanking side setbacks in the RLD Zone vary depending on street typology and building orientation.

⁴ Rear setback in the RLD Zone may be reduced to 4.5 metres on corner sites. Rear setbacks in the RF5 Zone vary depending on building typology.

Technical Review

Transportation

A road closure has been submitted with this application to close a portion of the proposed right-of-way (ROW) of the former alignment for Lessard Road and realign Lessard Road based on the current concept. The portion of ROW to be closed will become a part of the stormwater management facility area.

Transit

Edmonton Transit Service currently operates On Demand service in Edgemont, with stops located at the intersection of Lessard Road NW and 199 Street NW and will be taken to Lewis Farms Transit Centre to connect to the wider City-wide transit network. As Edgemont develops, conventional transit service may be introduced to the neighbourhood.

Drainage

The proposed rezoning area conforms to the Edgemont Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via extension of mains, connecting to the existing system located within Lessard Road. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with any infrastructure improvements required by this application.

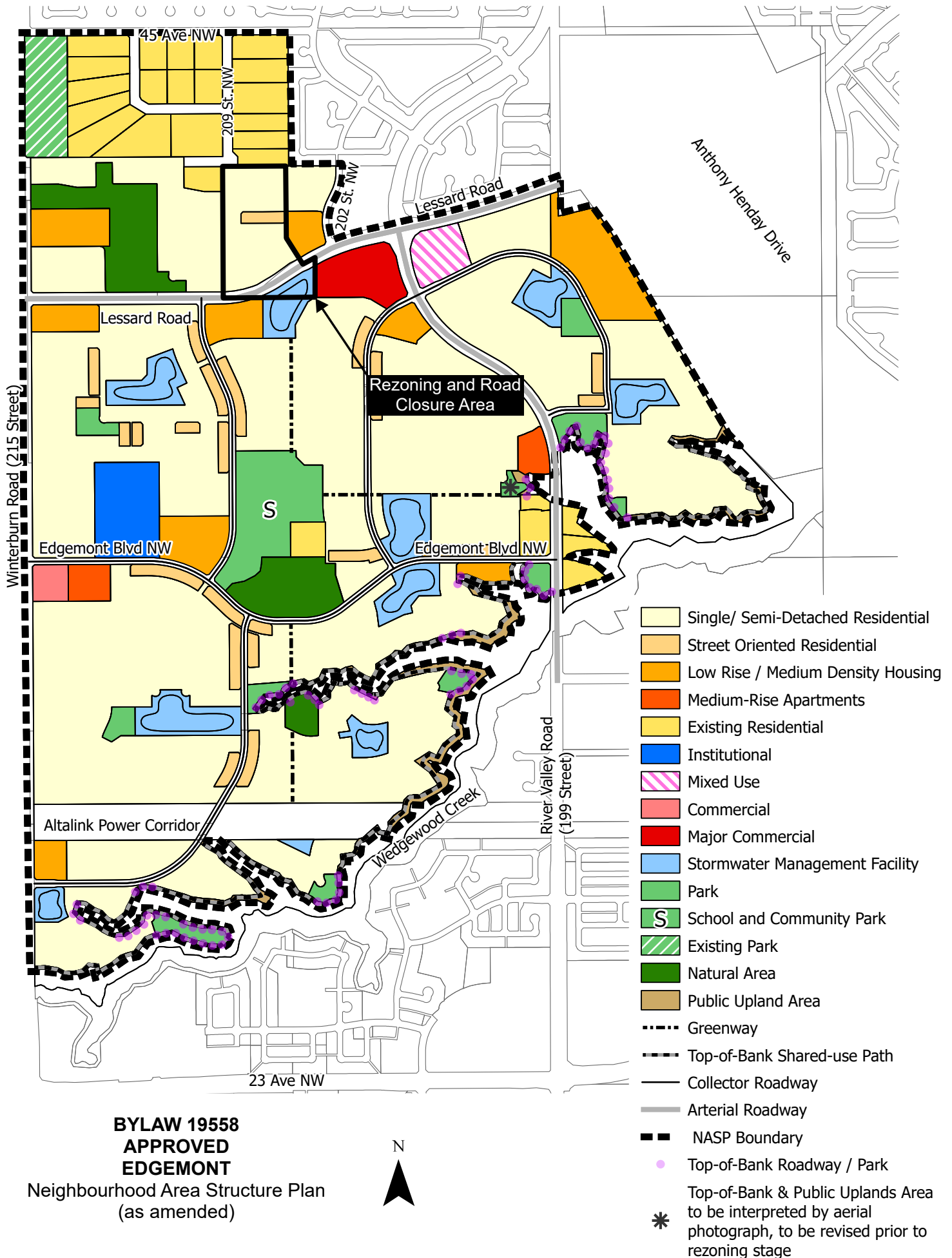
EPCOR Water

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.

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

Appendices

- 1 Context Map
- 2 Application Summary



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:	Rezoning, Road Closure
Bylaw/ Charter Bylaw:	20414, 20415
Location:	South of 45 Avenue NW and west of 199 Street NW
Addresses:	20204 - Lessard Road NW
Legal Description:	A portion of Block 3, Plan 7620329
Site Area:	81.3 ha
Neighbourhood:	Edgemont
Ward:	sipiwiyiniwak
Notified Community Organization(s):	Edgemont Community League; & The Hamptons Community League
Applicant:	Qualico Communities Inc,

Planning Framework

Current Zone(s):	(AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone & (RSL) Residential Small Lot Zone
Proposed Zone(s):	(PU) Public Utility Zone, (RLD) Residential Low Density Zone & (RF5) Row Housing Zone
Plan in Effect:	Edgemont Neighbourhood Area Structure Plan (NASP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination