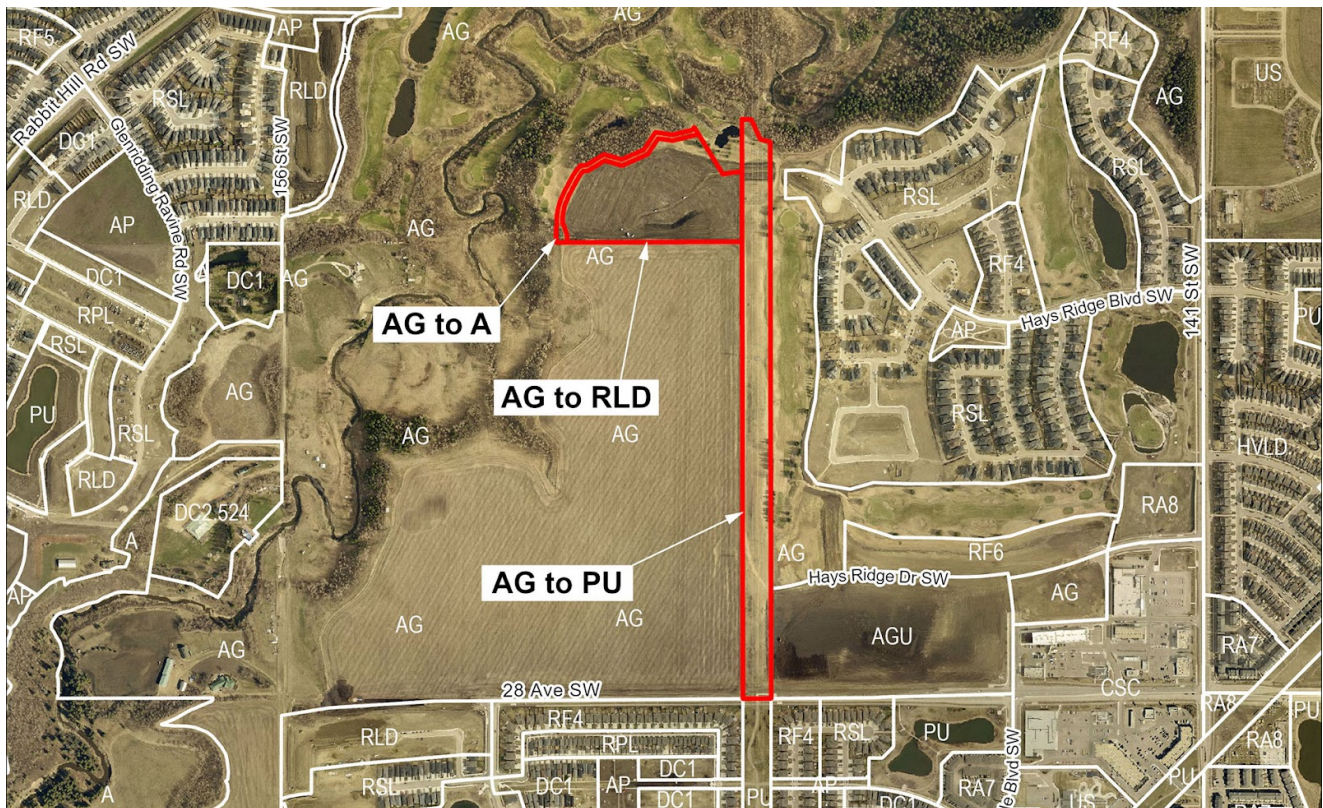


## 215 Hays Ridge Boulevard SW and 14931 Ellerslie Road SW Position of Administration: Support



### Summary

Charter Bylaw 20549 proposes a rezoning from the (AG) Agricultural Zone to the (RLD) Residential Low Density Zone, (A) Metropolitan Recreation Zone, and (PU) Public Utility Zone to allow a range of ground-oriented housing forms, a top-of-bank walkway, and a utility right-of-way. Bylaw 20548 proposes an amendment to the Hays Ridge Neighbourhood Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice and information on the City's webpage. One response was received and no concerns were raised.

Administration supports this application because it:

- Facilitates planned urban development and completion of the neighbourhood.
- Is compatible with existing and surrounding planned land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

## **Application Details**

This application was submitted by IBI Group on behalf of Jagare Ridge Communities Inc.

### **Rezoning**

The proposed (RLD) Residential Low Density Zone, (A) Metropolitan Recreation Zone, and (PU) Public Utility Zone would allow development with the following key characteristics:

- RLD Zone:
  - A range of ground-oriented housing forms, including single detached, semi-detached, and duplex housing
  - Maximum height of 10.0 metres
  - Maximum site coverage between 50-58 percent
- A Zone:
  - Preserves natural areas and parkland along the river, creeks, and ravines
- PU Zone:
  - Essential utility services in the form of utility corridors and/or stormwater management facilities

### **Plan Amendment**

The proposed amendment is an administrative update to reflect the correct top-of-bank walkway alignment (Figures 12, 13, and 15-17) and to designate land as a golf course where it currently operates (Figure 12). Storm and sanitary servicing details have been updated to reflect approved plans (Figures 14 and 15). The remainder of the figures have been updated with a consistent, modern layout.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(AG) Agricultural Zone	Undeveloped agricultural land Utility corridor
<b>North</b>	(AG) Agricultural Zone	Jagare Ridge Golf Course
<b>East</b>	(AG) Agricultural Zone (AGU) Urban Reserve Zone	Jagare Ridge Golf Course Undeveloped (future school and park)
<b>South</b>	(AG) Agricultural Zone  (PU) Public Utility Zone	Undeveloped agricultural land Utility corridor
<b>West</b>	(AG) Agricultural Zone	Jagare Ridge Golf Course Undeveloped agricultural land



View of the site looking southwest from Hays Ridge Boulevard SW

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because little response was received from the mailed notice, and the plan amendment is an administrative update. The basic approach included:

## **Mailed Notice, March 1, 2023**

- Notification radius: 120 metres
- Recipients: 106
- Responses: 1
  - In support: 0 (0%)
  - In opposition: 0 (0%)
  - Mixed/Questions only: 1 (100%)

## **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## **Notified Community Organizations**

- Chappelle Community League
- Greater Windermere Community League

## Application Analysis



Site analysis context

### The City Plan

The subject site is located in a developing area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. This proposal aligns with the goals and policies of The City Plan by contributing to the development of a coordinated network of pathways that support active transportation and recreation in connection with Edmonton's ravine system and open spaces. It also accommodates growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

### Hays Ridge Neighbourhood Area Structure Plan (NASP)

This application conforms with the goals and objectives of the Hays Ridge NASP, and through updates to the figures, it takes the opportunity to reflect the correct top-of-bank walkway alignment, designate land as an existing golf course, and update storm and sanitary servicing plans. The approved concept map and neighbourhood statistics (Bylaw 19384) are not changing through this application.

## Land Use Compatibility

The proposed zones are compatible with existing surrounding planned land uses. The RLD zone facilitates a mix of ground-oriented housing types with flexibility of lot sizes and widths, which allows for more efficient use of land. The A zone allows for separation space between the Whitemud Creek Ravine and urban development, and a top-of-bank walkway will run along the edge of this site. The PU zone accommodates a utility right-of-way, and a shared pathway will be constructed through this north-south corridor.

## Mobility

The proposed rezoning conforms with the transportation and land use plans in the Hays Ridge NASP. A top-of-bank walkway is available east of the subject site. The owner will be required to construct the following improvements, which will provide additional connections to the east and the south:

- The top-of-bank walkway within the proposed “A” zone as well as publicly accessible walkway connections at 120 m intervals as per policy C542A.
- The north-south shared pathway along the public utility corridor, including a pedestrian crosswalk where it intersects Hays Ridge Boulevard.
- The east-west shared pathway along Hays Ridge Boulevard.

There is currently no conventional bus service operating within Hays Ridge. Edmonton Transit Service intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

On demand transit is currently provided to Hays Ridge. Bus stops utilized by on demand transit are roughly 400 m walking distance from the rezoning site, and the service takes residents to either Century Park LRT Station / Transit Centre or Leger Transit Centre to connect to the larger city-wide transit network.

## Utilities

The proposed rezoning area conforms to the Hays Ridge Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by extension of mains, connecting to the existing system located within Hays Ridge Boulevard. 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 infrastructure improvements required by this application.

## **Appendices**

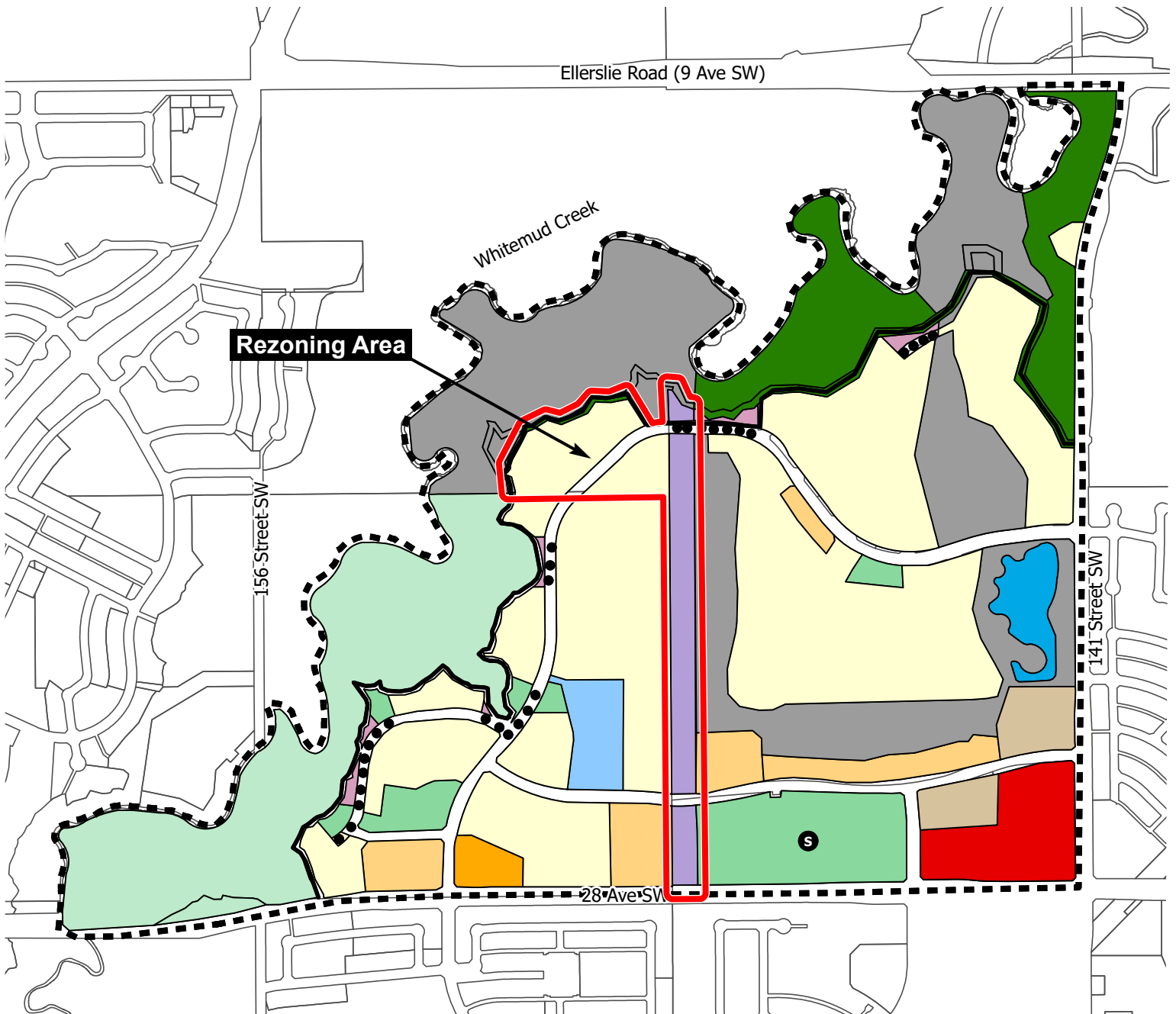
### 1. Context Plan Map

Written By: Andrea Wadsworth

Approved By: Tim Ford


















Branch: Development Services

Section: Planning Coordination



**BYLAW 19384  
APPROVED  
HAYS RIDGE  
Neighbourhood Structure Plan  
(as amended)**



- |   |  |   |   |
|---|--|---|---|
|  | Single/Semi Detached                   |  | Existing Golf Course  |
|  | Row Housing                            |  | Potential Environmental Reserve<br>(Further Study Required to<br>Determine Top of Bank) |
|  | Low Rise/Medium Density Units          |  | Pipeline Right of Way   |
|  | High Density Residential               |  | Public Upland Area  |
|  | Commercial                             |  | Top of Bank Walkway   |
|  | School/Park Site                       |  | Boundary  |
|  | Park                                   |  | Top of Bank Roadway/Park  |
|  | Environmental Reserve                  |   |   |
|  | Stormwater Management Facility         |   |   |
|  | Private Stormwater Management Facility |   |   |

**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.