

## 1301, 1550 - Grant Way NW and 1080 Grantham Drive NW Position of Administration: Support



### Summary

Charter Bylaw 20661 proposes a rezoning from the (AG) Agricultural Zone and (RPL) Planned Lot Residential Zone to the (RF1) Single Detached Residential Zone, (AP) Public Parks Zone and (PU) Public Utility Zone to allow for the development of low density residential housing, open space and a shared use path and the protection of a pipeline utility corridor.

Public engagement for this application included a mailed notice and information on the City's webpage, and no responses were received.

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood.
- Is compatible with the existing and planned land uses.
- Allows the opportunity for active and passive recreational opportunities to meet the needs of the surrounding neighbourhood.
- Conforms with the Glastonbury Neighbourhood Structure Plan (NSP) and aligns with the goals and policies of The City Plan.

## Application Details

This application was submitted by Arcadis Professional Services (Canada) Inc. on behalf of Carma Ltd and Emi Developments Ltd.

The proposed (RF1) Single Detached Residential Zone, (AP) Public Parks Zone and (PU) Public Utility Zone would allow development with the following key characteristics:

- RF1 Zone:
  - A range of low density housing forms
  - Maximum height of 10.0 metres
  - Maximum site coverage between 40-42 percent
- AP Zone
  - An area of public land for active and passive recreational uses
- PU Zone
  - Essential utility services in the form of utility corridors and/or stormwater management facilities
  - An opportunity for active modes connections in the form of a shared use path

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(AG) Agricultural Zone (RPL) Planned Lot Residential Zone	Undeveloped
<b>North</b>	(RPL) Planned Lot Residential Zone	Single detached housing
<b>East</b>	(RPL) Planned Lot Residential Zone (AP) Public Parks Zone	Single detached housing Glastonbury Park
<b>South</b>	(RLD) Residential Low Density Zone (PU) Public Utility Zone (AP) Public Parks Zone	Undeveloped Utility right-of-way Glastonbury Park
<b>West</b>	(PU) Public Utility Zone	Utility right-of-way



*Street view of the site looking northwest from Grantham Drive NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area in conformance with the statutory plan. The basic approach included:

### **Mailed Notice, October 18, 2022**

- Notification radius: 60 metres
- Recipients: 57

### **Webpage**

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

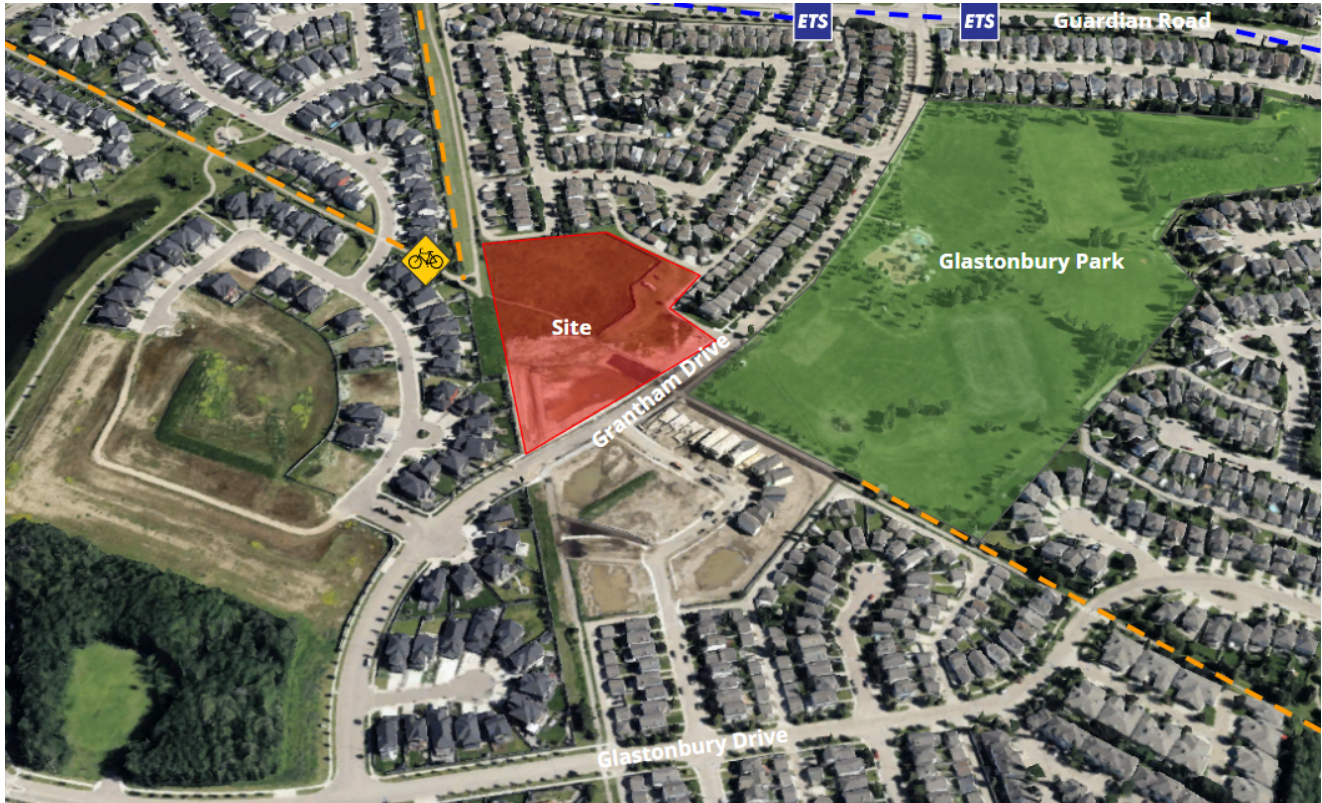
### **Notified Community Organizations**

- Glastonbury Community League

## **Application Analysis**

The site is undeveloped and approximately 1.5 hectares in size located in the northwest portion of the Glastonbury neighbourhood. The neighbourhood is 90% developed and is primarily a residential neighbourhood with commercial sites at the north and south of the neighbourhood providing for the needs of the residents. A large school/park is central to the area, providing active

and passive use opportunities with a shared use path on the western edge. A school drop-off bay will be provided to ensure student safety and to relieve traffic congestion around the site during busy periods.



*Site analysis context*

## The City Plan

The subject property is located within the West Henday District of The City Plan is identified as Urban Mix and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. The City Plan envisions an additional 1 million people within Edmonton's existing boundaries. This proposal will contribute to this vision by allowing for the ongoing development of the neighbourhood, contributing to a variety of housing options. In addition it proposes to provide additional open space, a place for active and passive recreation, and the protection of a pipeline corridor, offering opportunities for active modes of transportation for residents.

This proposal aligns with the City Plans by Big City Move, *A Community of Communities*, by providing additional local opportunities for active modes of transportation. These help increase the number of trips made by transit and active transportation to access local open space.

## Neighbourhood Structure Plan

The rezoning area is located within the Glastonbury Neighbourhood Structure Plan (NSP) and designates the site as Low Density Residential and Pedestrian Linkage. The proposed zones conform to the Glastonbury NSP by allowing for the development of low density residential housing and a shared use path. In addition, the proposed rezoning conforms to the NSP by completing the remaining portion of residential land and shared use path, allowing for active

modes of transportation within and the neighbourhood and beyond, adding to a safe pedestrian environment and a complete community.

The proposed open space results from an undevelopable remnant parcel and is being transferred to the City as a non-credit Municipal Reserve park. Though the open space is identified as low density residential within the Glastonbury NSP, it is 0.15 ha in size, well under the 0.5 ha size specifications to be considered a pocket park, therefore a plan amendment was not required and the rezoning generally aligns with the intent of the NSP. In addition, further to this point, the proposed open space aligns with Policy 4.2.5 of the Glastonbury NSP, which encourages pocket parks within the plan to provide residents with an alternative open space to the larger neighbourhood park sites.

### **Impact of Zoning Bylaw Renewal**

At the time of writing this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20661 is approved, the RF1, AP and PU Zones would be effective until December 31, 2023, while the RS, PSN and PU Zones would become effective January 1, 2024.

### **Land Use Compatibility**

The proposed RF1 Zone will allow for the development of low density residential housing, while the proposed AP Zone will allow for the development of open space and the proposed PU Zone will allow for the development of a shared use path and protection of a utility (pipeline) right-of-way. The proposed zones will be compatible with the existing and future uses and regulations surrounding them.

When the new Zoning Bylaw 20001 takes effect, the proposed RF1 Zone will become the Small Scale Residential Zone (RS). When compared to the RF1 Zone, the RS Zones built form will allow an increase in the maximum height from 10.0 m to 10.5 m, a reduced minimum flanking side setback from 3.0 m to 1.5 m and an increase to the rear setback from 7.5 m to 10.0 m. The overall site coverage will also be increased from 42% to 45%. The table below summarizes the comparisons.

	<b>RF1 Proposed</b>	<b>RS Proposed ZBR Equivalent</b>
<b>Typical Uses</b>	Single Detached Housing Semi-detached Housing Secondary Suites	Residential uses Limited Commercial uses Limited Community uses
<b>Maximum Height</b>	10.0 m	10.5 m
<b>Front Setback Range</b>	4.5 m - 3.0 m	4.5 m
<b>Minimum Interior Side Setback</b>	1.2 m	1.2 m
<b>Minimum Flanking Side Setback</b>	3.0 m	1.5 m
<b>Minimum Rear Setback (Lane)</b>	7.5 m	10.0 m
<b>Maximum Site Coverage</b>	42%	45%

When the new Zoning Bylaw 20001 takes effect, the proposed AP Zone will become the (PSN) Neighbourhood Parks and Services Zone. When compared to the AP Zone, the PSN Zone will allow a more limited number of but similar uses, a higher maximum height from 10 m to 14 m, and a lowered setback range. The table below summarizes the comparisons.

	<b>AP Proposed</b>	<b>PSN Proposed ZBR Equivalent</b>
<b>Typical Uses</b>	Public Park Child Care Services Community Recreation Service	Public Park Child Care Services Community Service Special Event
<b>Maximum Height</b>	10.0 m	14.0 m
<b>Setback Range</b>	4.5 m - 7.5 m	4.5 m - 6.0m

When the new Zoning Bylaw 20001 takes effect, the proposed PU Zone will become the Zoning Bylaw 20001 (PU) Public Utility Zone. Compared to each other, the converted PU Zone will allow for a more limited number of but similar uses, a higher maximum height of 12 m for sites lesser than 0.7 ha in size and a greater setback range. The table below summarizes the comparisons.

	<b>PU Proposed</b>	<b>PU Proposed ZBR Equivalent</b>
<b>Typical Uses</b>	Major Impact Utility Service Minor Impact Utility Service Market Public Park	Major Utility Minor Utility Transit Facility Park
<b>Maximum Height</b>	10.0 m - 18.0 m*	12.0 m - 18.0 m* *
<b>Setback Range</b>	4.5 m - 7.5 m	4.5 m - 10.0 m

\* Maximum building height on sites 0.75 ha in size or greater

\* \*Maximum building height on sites 0.7 ha in size or greater

## **Mobility**

The proposed rezoning and transportation network plans are in alignment with the Glastonbury Neighbourhood Structure Plan. With subdivision, the owner will be required to construct a missing shared pathway connection within the land being rezoned. Curb extensions and curb ramps are in place to provide safe pedestrian crossing on Grantham Drive where the proposed shared pathway meets the existing shared pathway to the south. This shared pathway connection will enhance active mode connectivity within this neighborhood and provide access to the greater active mode network.

Local and rapid bus service is available on Guardian Road NW, and the site is within 500 m walking distance to bus stops utilized by those routes.

ETS intends to operate adjacent to the site on Grantham Drive NW in the future, but service expansion depends on demand, neighbourhood build-out and available funding for transit.

## **Open Space**

The proposed AP Zone allows for a public park and open space for active and passive recreation. The park will be transferred to the City of Edmonton as a non-credit Municipal Reserve park and incorporated into the open space system. Future park program options would be further developed in consultation with the community or driven by a community proposal.

## **Utilities**

The proposed rezoning area conforms to the Glastonbury Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via extension of mains along, connecting to the existing system located within Grant Way NW. 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 providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. Context Plan Map

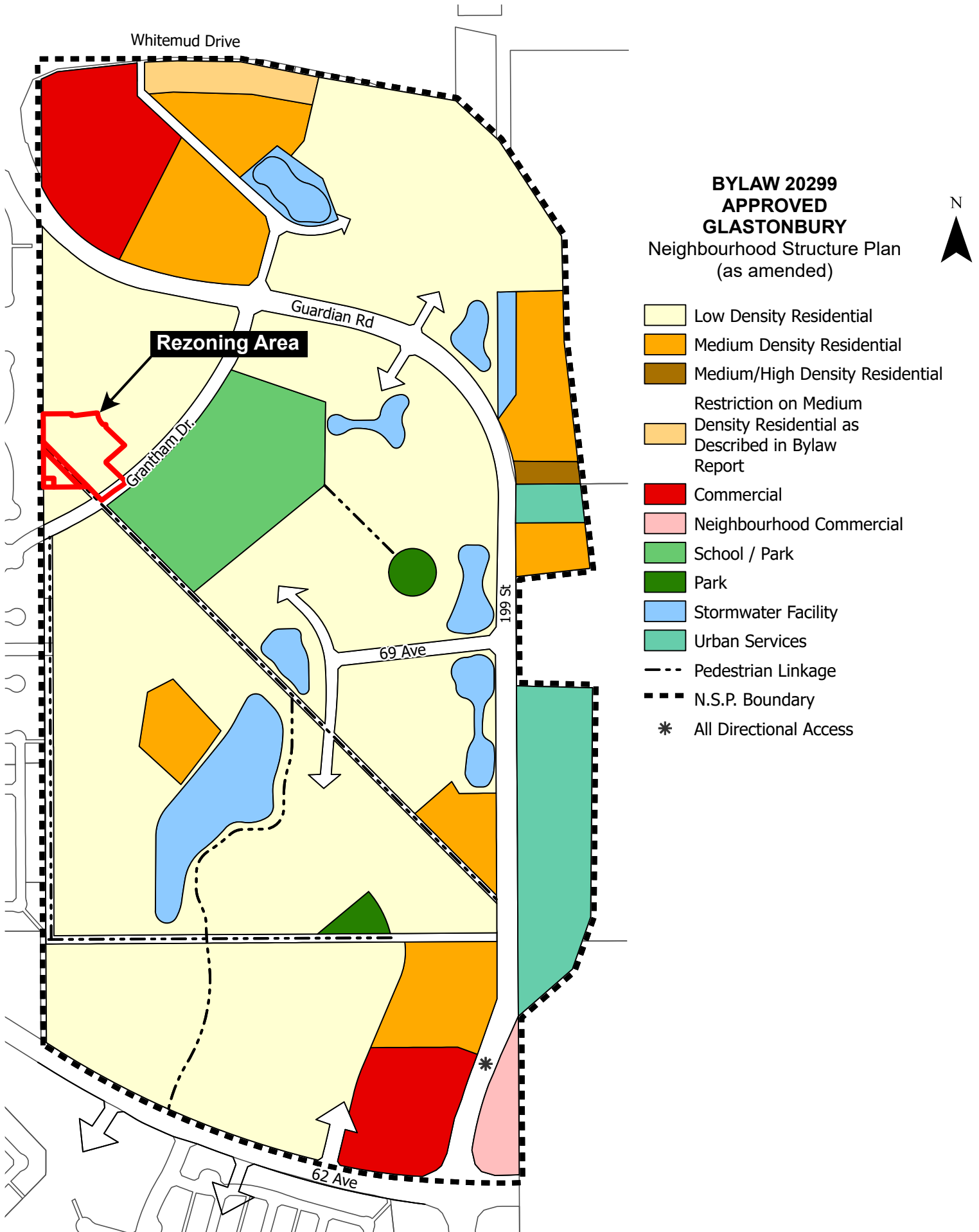
Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination





**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.