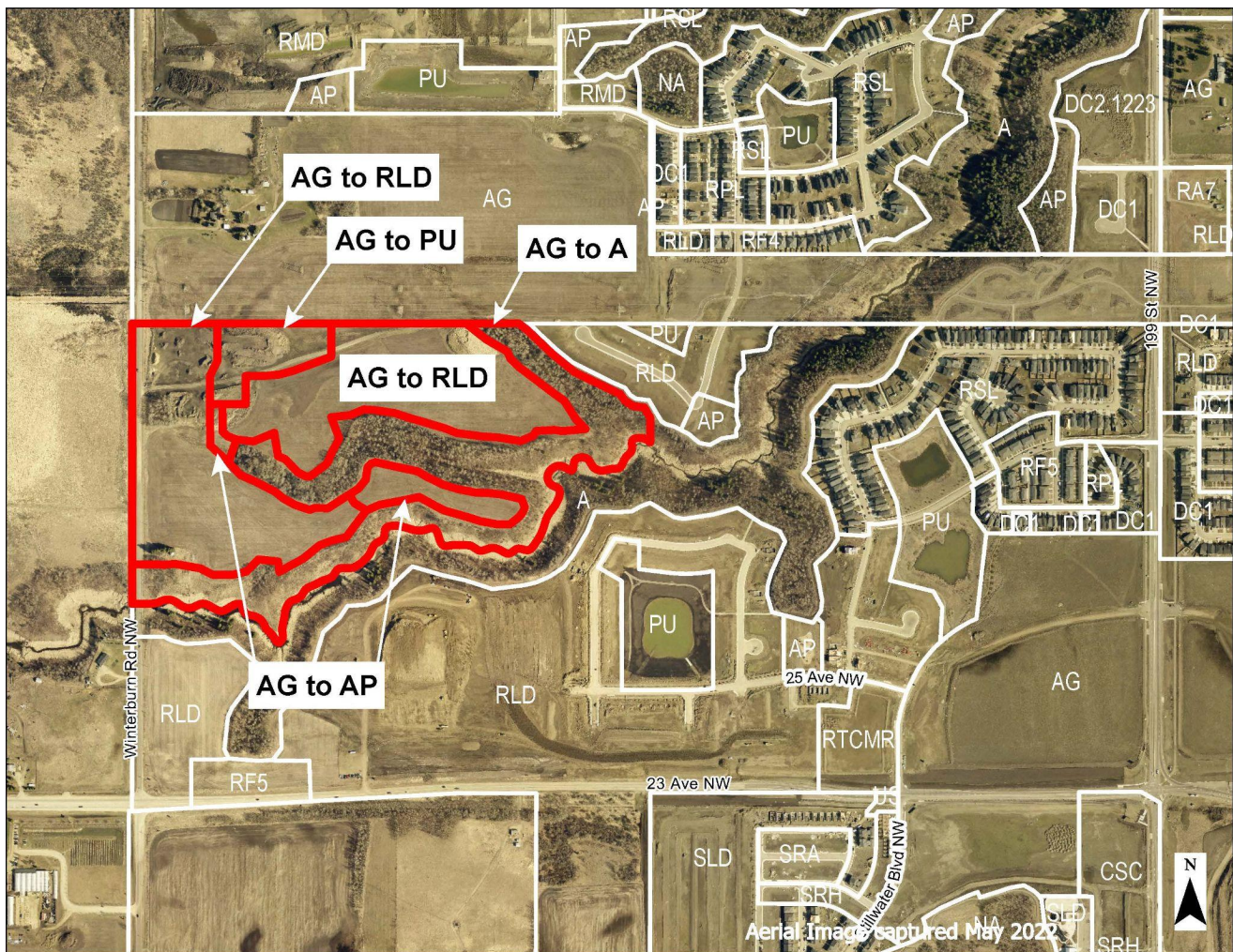


## 2675 and 2703 - Winterburn Road

### Position of Administration: Support



### Summary

Bylaw 20666 proposes to amend the Edgemont Neighbourhood Structure Plan (NASP) to reconfigure land uses and the collector roadway alignment in the southern portion of the neighbourhood. Figures 6-13 and the land use and population statistics will be amended to align the plan with the proposed changes.

Charter Bylaw 20667 proposes a rezoning from the (AG) Agricultural Zone to the (RLD) Residential Low Density Zone, (PU) Public Utility Zone, (A) Metropolitan Recreation Zone and (AP) Public Parks Zone. The proposed RLD Zone will allow for low density residential housing. The PU Zone will allow for the development of a stormwater management facility. The A and AP Zones will allow for the protection of and preservation of natural areas and public park uses.

The application includes an administrative amendment to amend the southern neighbourhood boundary to the midpoint of Wedgewood Creek and assign an Environmental Reserve (ER) land use designation to these lands.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage,

Administration supports this application because it:

- Protects and conserves natural areas.
- Facilitates the assembly of park sites.
- Will utilize land and infrastructure efficiently.
- Is compatible with existing and planned surrounding land uses.
- Aligns with the objectives of The City Plan by maintaining a system of conserved natural areas and contributing to the ecological network.

## **Application Details**

This application was submitted by Stantec Consulting Ltd. on behalf of Rohit Land At Woodhaven Ltd.

## **Rezoning**

Charter Bylaw proposes to amend portions of the Edgemont Neighbourhood Structure Plan from (RLD) Residential Low Density Zone, (PU) Public Utility Zone, (A) Metropolitan Recreation Zone and (AP) Public Parks Zone, which will allow development with the following key characteristics:

- RLD Zone
  - Single detached, semi-detached and duplex housing
  - Maximum height of 10.0 m (approximately 2 stories)
- (PU) Zone
  - Stormwater Management Facilities
  - Maximum height of 10.0 m (approximately 2 stories)

- (A) Zone
  - To preserve natural areas and parkland along the river, creeks, and ravines
  - Maximum height of 10.0 m (approximately 2 stories)
- (AP) Zone
  - To provide an area of public land for active and passive recreational uses
  - Maximum height of 10.0 m (approximately 2 stories)

## **Plan Amendment**

Bylaw 20666 proposes to amend the Edgemont Neighbourhood Area Structure Plan, to adjust and reconfigure the land uses and collector roadways, add pocket parks along the top-of-bank to align with the proposed rezoning. The following key changes to the NASP is as follows:

- Reconfiguration of the Collector Roadway.
- Reconfiguration of Stormwater Management Facilities.
- Updates the Stormwater Management Facility (SWMF) location and size.
- Increases Street Oriented Residential uses.
- Updates Municipal Reserve (MR) and ER locations.
- Updates the statistics and figures to include the proposed changes.

## **Site and Surrounding Area**

The proposed amendment area encompasses approximately 16.5 ha of land located north of 23 Avenue NW and east of Winterburn Road NW. Currently, the build-out of the neighbourhood is approximately 50%, and the neighbourhood is planned for residential, commercial, institutional, open space, and natural area uses, contributing to a complete community. Wedgewood Creek is within the site, which offers residents access to open space and natural area amenities.



Aerial view of application area

	Existing Zoning	Current Development
<b>Subject Site</b>	(AG) Agricultural Zone	Undeveloped
<b>North</b>	(AG) Agricultural Zone	Undeveloped
<b>East</b>	(A) Metropolitan Recreation Zone	Undeveloped
<b>South</b>	(A) Metropolitan Recreation Zone	Undeveloped
<b>West</b>	N/A	City Boundary

## Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application proposes amendments to the Edgemont NASP.

### Mailed Notice, March 3, 2023

- Notification radius: 120 metres

- Recipients: 10
- Responses: 0
  - In support: 0
  - In opposition: 0
  - Mixed/Questions only: 0

### Site Signage, May 9, 2023 & November 8, 2023

- One (1) rezoning information signs was placed on the property facing Winterburn Road NW

### Webpage

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

### Notified Community Organizations

- Edgemont Community League

### Application Analysis



Site analysis context

## The City Plan

Edgemont is identified within The City Plan as a developing neighbourhood with anticipated growth between the 1 and 1.25 million population markers. The proposed rezoning aligns with The City Plan's Big City Move, *Greener As We Grow*, by strengthening and improving access to our natural systems by protecting a healthy and sustainable urban forest and open spaces supporting biodiversity while connecting communities to nature and natural areas.

The proposal helps achieve the following Big City Moves and their targets as follows:

- Provide opportunities for people to access, enjoy and connect to open space and the North Saskatchewan River Valley and Ravine System.
- Manage stormwater runoff and improve water quality by designing and developing the built environment.
- Protect, restore, and maintain a system of conserved natural areas within a functioning and interconnected ecological network.
- Expand and enhance a healthy and sustainable urban forest.

## Neighbourhood Structure Plan

The proposed amendment to the Edgemont NASP will result in Land Use and Population Statistics changes. Figures 6- 13 will be revised to align with the proposed land use changes. Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Low Rise / Medium Density Housing	20.64 ha	19.44 ha	-1.2 ha
Street Oriented Residential	11.12 ha	11.69 ha	+0.57 ha
Single / Semi-Detached	155.30 ha	155.1 ha	-0.19 ha
Lands between the Urban Development Line and Top-of-Bank Roadway	0.17 ha	0.26 ha	+0.09 ha
Environmental Reserve (Public Upland)	10.33 ha	10.45 ha	+0.12 ha
Pocket and Top-of-Bank Park	7.67 ha	8.09 ha	+0.42 ha
Arterial Roads	13.09 ha	13.15 ha	+0.06 ha

Stormwater Management Facility	19.70 ha	23.32 ha	+0.62 ha
Density (upnrha)	36	36	0

This proposed amendment reduces the amount of low rise / medium density housing and single / semi-detached land uses and increases the number of street-oriented residential land uses.

Street-oriented will include row housing, stacked row housing, single detached, semi-detached and zero lot line housing types with an average density of 35 dwelling units per net residential ha (du/nrha). Front driveways and front garages are prohibited under this designation and are located along local and major roads with lane access. This will allow for more efficient land use and create an uninterrupted, pedestrian-friendly streetscape that contributes to a compact urban form.

This amendment will increase Top-of-Bank Pocket Parks by 0.42 ha, the Environmental Reserve by 0.12 ha and a stormwater management facility by 0.62 ha. The parks and open space system, including the stormwater management facilities, will be connected through active modes, including multi-use paths and sidewalks along streets.

The amendment proposed to adjust a portion of the Collector Road by removing the curve and providing a linear road pattern. This will add to the Arterial Road dedication and result in a slight increase of 0.09 hectares of land between the Urban Development Line and the Top-of-Bank Roadway and a minor increase of 0.06 hectares in Arterial Road.

Overall, the plan amendment maintains the intent of the policies and objectives of the Edgemont NASP by providing for residential, parks and natural areas uses, contributing to a well-balanced and complete neighbourhood.

The administrative amendment will adjust the southern neighbourhood boundary to the midpoint of Wedgewood Creek and assign Environmental Reserve land use designation to these lands. As a result, the amendment will revert to the original Edgemont NASP approved under Bylaw 15717.

Furthermore, this will create consistency between all the NASP figures and align with the North Saskatchewan River Valley Area Redevelopment Plan.



Land Use Concept: Images comparing the approved Development Concept Map (left) with the proposed map (right) portion of the Edgemont Neighbourhood Area Structure Plan





## Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20668 is approved, the (RLD) Residential Low Density Zone will become the (RSF) Small Scale Flex Residential Zone; the (PU) Public Utility Zone will become (PU) Public Utility Zone; the (A) Metropolitan Recreation Zone will become (A) the River Valley Zone, and the (AP) Public Parks Zone will become the (PSN) Neighbourhood Parks and Services Zone on January 1, 2024.

## Land Use Compatibility

The RLD Zone facilitates a mix of ground-oriented housing types with flexible lot sizes and widths and a minimum density of 25 upnrha, allowing for a mix of housing choices and more efficient land use.

The AP and Zones will provide for the parks and the preservation and protection of natural areas and the North Saskatchewan River Valley and Ravine System.

The PU Zone will provide for infrastructure in the form of a stormwater management facility to support the serving required for development.

All the proposed zones are compatible with the site's existing and planned area for their development regulations and land uses and conform to the proposed NASP amendments.

## Mobility

The amendment adjusts the collector road network in the southwest portion of the Edgemont NSP to facilitate design considerations within the amendment area, including Wedgewood Creek and the pipeline right-of-way. Additionally, the proposed new alignment of the collector roadway allows additional lots for development by maximizing the land use opportunities and allocating the land more effectively.

Administration and the applicant reviewed several opportunities to improve the pedestrian experience through traffic calming measures, accessibility and connectivity. Traffic calming measures will be incorporated for the intersections proposed in the amendment area. Additionally, the new collector roadway alignment includes several new active mode connections to the greenway within the pipeline right-of-way and to Wedgewood Creek providing connections to the River Valley and broader active mode network.

There is ongoing coordination underway between Administration and area developers for the construction staging of 215 Street south of Lessard Road. Currently, Lessard Road is experiencing large traffic volumes to the east since the roadway network to the west is incomplete. Therefore, it is anticipated that the remaining section of Lessard Road will be

conditioned in the near future. As such, this will require upgrades along 215 Street to support the arterial roadway network to stage the construction in an orderly manner and assign developer responsibilities accordingly.

On-demand transit service is currently provided to the Edgemont neighbourhood, with the nearest in-use bus stops located along Edgemont Boulevard NW. Residents using on-demand transit in Edgemont are taken to the Lewis Farms Transit Centre / future LRT stop to connect to the larger city-wide transit network.

Edmonton Transit Service intends to provide conventional fixed-route bus service in the future. Implementation depends on demand, neighbourhood build-out and available funding for transit.

## **Open Space**

The proposed Plan amendment and rezoning was reviewed with respect to open space considerations. Pocket park placement is balanced throughout the neighbourhood, and situated to provide public access and visibility to the ravine and future top-of-bank trail network. The proposed pocket park north of the ravine finger helps maintain the ecological connection between the ravine and stormwater management facility.

The top-of-bank trail will be developed with later development stages. Walkways will be included, in accordance with the Top-of-bank Policy, to provide public access throughout the neighbourhood.

## **Utilities**

As part of the application, an amendment to the Edgemont Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed plan amendment and rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

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

## Appendices

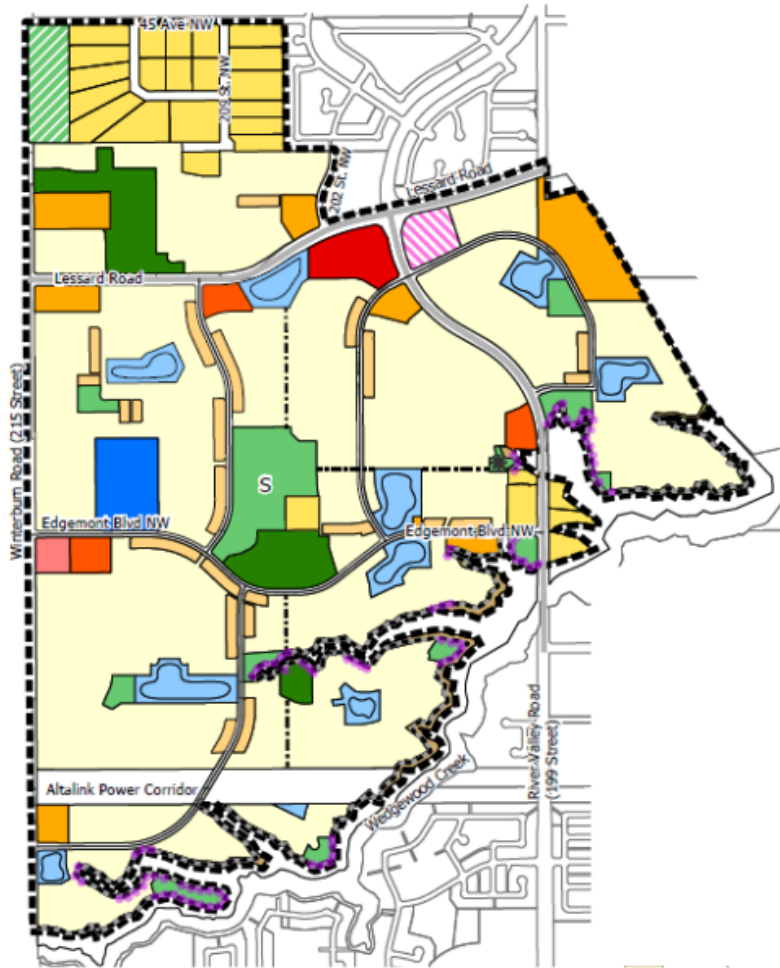
1. NASP Land Use Comparison
2. Approved NASP Land Use and Population Statistics Bylaw #20423
3. Proposed NASP Land Use and Population Statistics Bylaw #20666
4. Proposed NASP - Bylaw #20666
5. Approved NASP - Bylaw #20423

Written By: Vivian Gamache and Carla Semeniuk

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



- |                                   |                                |                             |
|-----------------------------------|--------------------------------|-----------------------------|
| Single/ Semi-Detached Residential | Commercial                     | Public Upland Area          |
| Street Oriented Residential       | Major Commercial               | Environmental Reserve       |
| Low Rise / Medium Density Housing | Stormwater Management Facility | Greenway                    |
| Medium-Rise Apartments            | Park                           | Top-of-Bank Shared-use Path |
| Existing Residential              | School and Community Park      | Collector Roadway           |
| Institutional                     | Existing Park                  | Arterial Roadway            |
| Mixed Use                         | Natural Area                   | 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

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

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>420.29</b>	<b>100.00%</b>	
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%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.09	3.1%	
<b>Subtotal</b>	<b>102.69</b>	<b>24.4%</b>	
<b>Gross Developable Area</b>	<b>317.60</b>		<b>100.00%</b>
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***	7.50		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%
<b>Total Non-Residential Area</b>	<b>126.82</b>		<b>39.9%</b>
<b>Net Residential Area</b>	<b>190.78</b>		<b>60.1%</b>

**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%
<b>Total Residential</b>	<b>190.78</b>		<b>6,876</b>		<b>16,506</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Density	87
Units Density	36
LDR/MDR/HDR Ratio:	65% / 35%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

**STUDENT GENERATION COUNT**

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

\*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.

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

\*\*\* NW318 shall be acquired through combination of MR dedication, purchase, land 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

## Proposed NASP Land Use and Population Statistics – Bylaw 20666

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>420.29</b>	<b>100.00%</b>	
<b>Environmental Reserve</b>			
<i>Environment Reserve (Existing)</i>	4.13	1.0%	
<i>Environmental Reserve</i>	26.83	6.4%	
<i>Public Upland Area (ER)</i>	10.45	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.26	0.1%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.15	3.1%	
<b>Subtotal</b>	<b>102.96</b>	<b>24.5%</b>	
<b>Gross Developable Area</b>	<b>317.33</b>		<b>100.00%</b>
<b>Municipal Reserve (MR)**</b>			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	8.09		2.6%
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%
<b>Total Parkland</b>	<b>31.43</b>		<b>9.9%</b>
<b>Commercial</b>			
Major Commercial	3.96		1.2%
Convenience Commercial (CNC)	1.42		0.4%
Mixed Use****	1.80		0.6%
<b>Institutional****</b>	<b>5.43</b>		<b>1.7%</b>
<b>Transportation</b>			
Circulation	63.47		20.0%
<b>Infrastructure / Servicing</b>			
Stormwater Management Facility	20.32		6.4%
<b>Total Non-Residential Area</b>	<b>127.83</b>		<b>40.3%</b>
<b>Net Residential Area</b>	<b>189.50</b>		<b>59.7%</b>

### RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	155.01	25	3875	2.8	10,851	81.8%
Street Oriented Residential	11.69	40	468	2.8	1,309	6.2%
Low Rise / Medium Density Housing	19.44	90	1750	1.8	3,149	10.3%
Medium-Rise Apartments	2.56	225	576	1.5	864	1.4%
Mixed Use *****	0.80	225	180	1.5	270	0.4%
<b>Total Residential</b>	<b>189.50</b>		<b>6,849</b>		<b>16,443</b>	<b>100.0%</b>

### SUSTAINABILITY MEASURES

Population Density	87
Units Density	36
LDR/MDR/HDR Ratio:	63% / 37%
Population (%) within 500m of Parkland	100%
Population (%) within 600m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

### STUDENT GENERATION COUNT

<b>Public School Board</b>	<b>952</b>
Elementary School	635
Junior / Senior High	317
<b>Separate School Board</b>	<b>476</b>
Elementary School	317
Junior / Senior High	159
<b>Total Student Population</b>	<b>1,428</b>

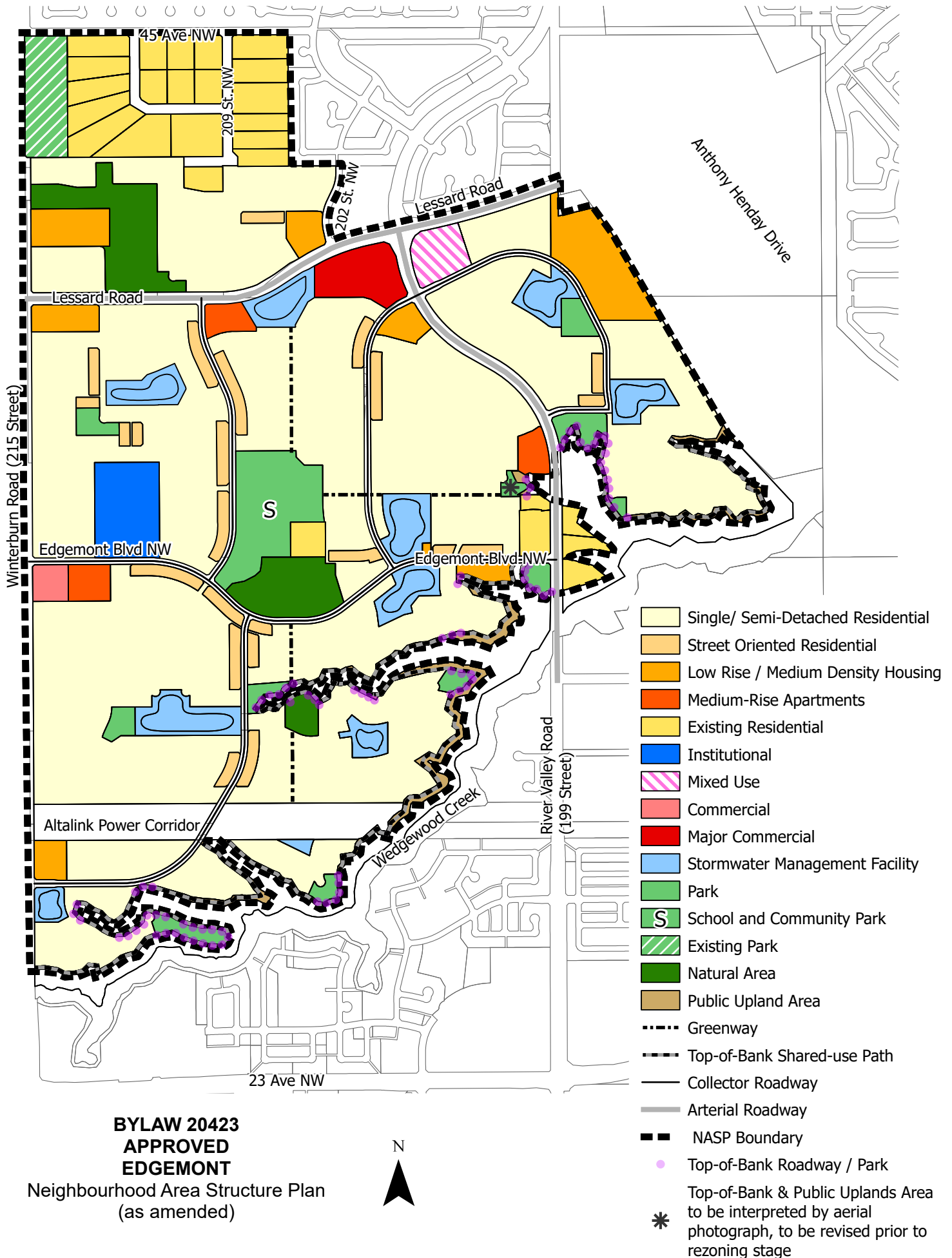
\*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

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

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

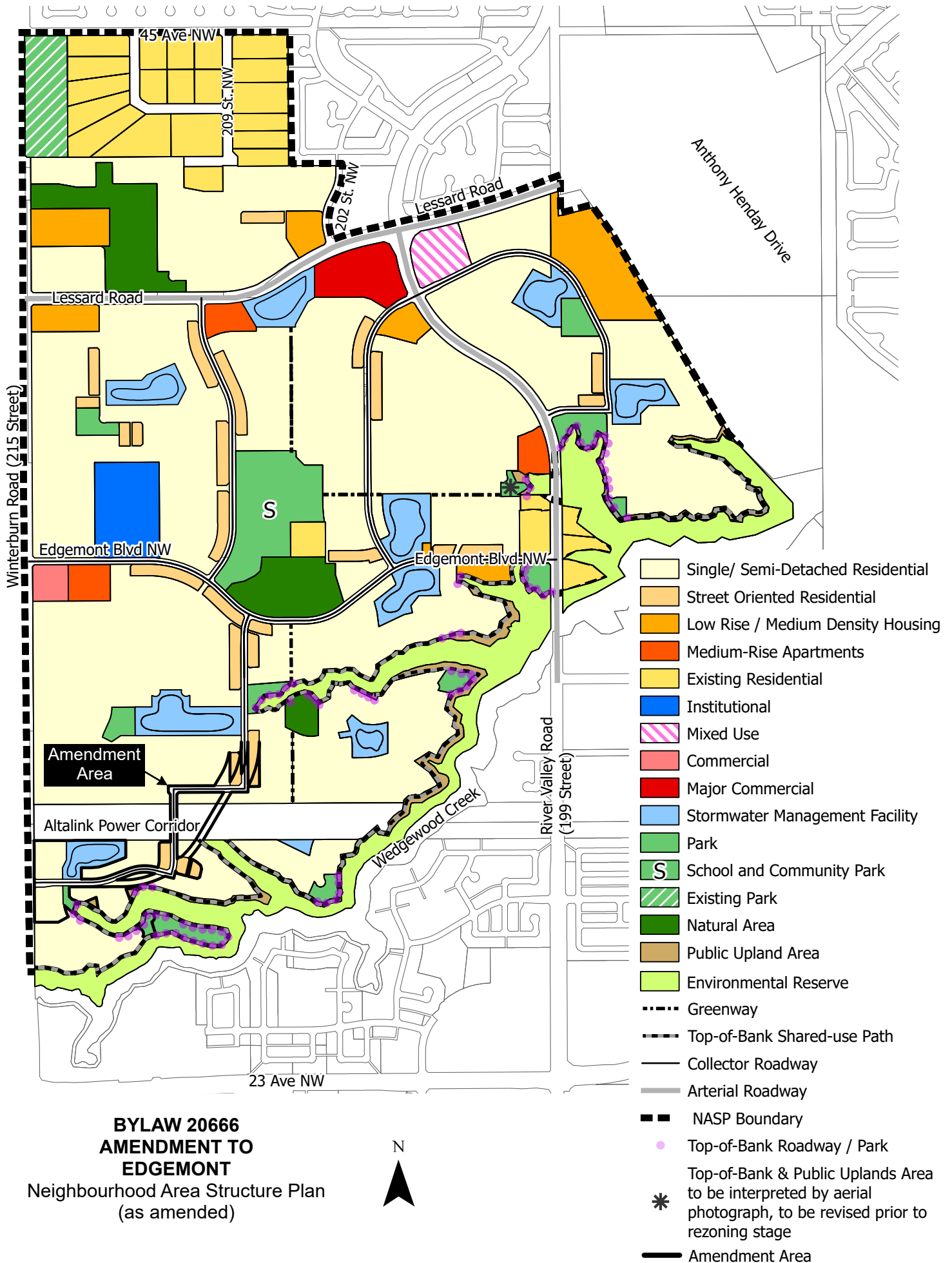
\*\*\*\* Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

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



**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.