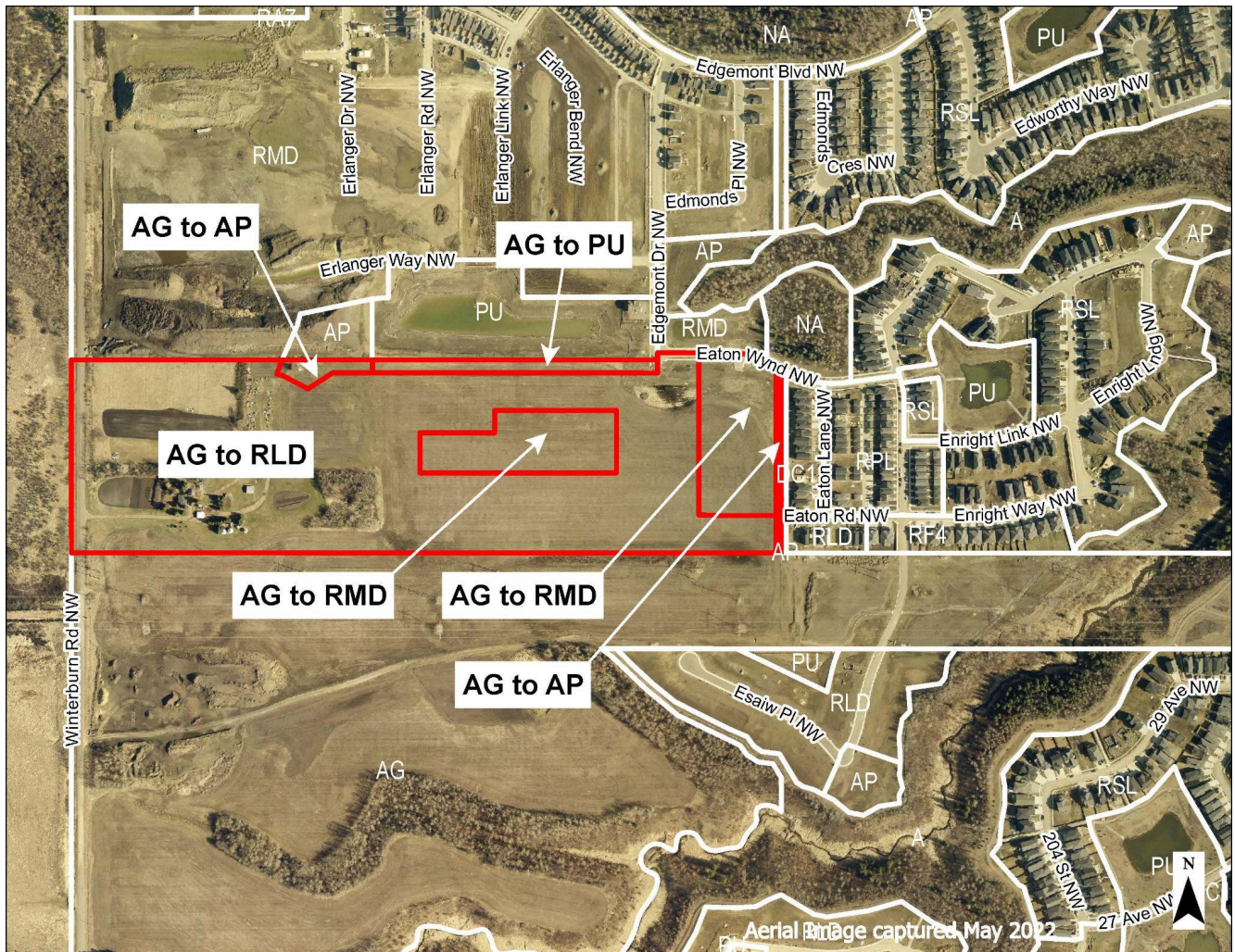


3021 - Winterburn Road NW

Position of Administration: Support



Summary

Charter Bylaw 20668 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 to allow for low density residential uses, street-oriented row housing, public parks and a stormwater management facility.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage, One (1) person responded to the notice and expressed opposition to the proposed RMD Zone (located in the eastern portion of the rezoning area) because their property was supposed to back on to single family homes. The File Planner responded by email to clarify that the area located (east and west) of the collector roadway has been identified for street-oriented residential uses since the plan was approved in 2011.

Administration supports this application because it:

- Will allow for the continued development of the neighbourhood.
- Provides open space amenities (parks and SWMF).
- Is compatible with surrounding existing and planned land uses.
- Aligns with The City Plan by providing a variety of housing options and open space amenities.

Application Details

This application was submitted by Stantec on behalf of Anthem Edgemont Developments Group Ltd.

Rezoning

The purpose of Charter Bylaw 20668 is to allow for the development of single and semi-detached housing, street oriented residential uses, parkland and a stormwater management facility. The proposed RLD, RMD, PU and AP zones would allow for development with the following key characteristics:

The RLD Zone:

- Single detached, semi-detached and duplex housing
- Maximum height of 10.0 m (approximately 2 stories)

The RMD Zone:

- A variety of built forms including single detached housing, semi-detached housing and row housing
- A maximum height of 12.0 m for row housing and 10.0 m for other uses.

The PU Zone:

- A stormwater management facility
- Maximum height of 10.0 m (approximately 2 stories)

The AP Zone:

- Area of public land for active and passive recreational uses
- Maximum height of 10.0 m (approximately 2 stories)

Plan Amendment

This Charter Bylaw is affected by a separate application (under LDA23-0060) to amend the Edgemont Neighbourhood Area Structure Plan under proposed Bylaw 20666, which is scheduled for consideration at City Council concurrently with this application.

Generally, the rezoning application conforms to the NASP, which designates this portion of Edgemont for single and semi-detached residential uses, street oriented residential uses, a stormwater management facility and parks.

Site and Surrounding Area

The site is approximately 22.8 ha in size and is located in the southern portion of the neighbourhood.

	Existing Zoning	Current Development
Subject Site	(AG) Agricultural Zone	Vacant
North	(RMD) Residential Mixed Dwelling Zone (AP) Public Parks Zone (PU) Public Utility Zone (NA) Natural Area Zone	Vacant Vacant Vacant River Valley
East	(DC1) Direct Development Control Provision (RLD) Low Density Residential Zone (NA) Natural Area Protection Zone	Single detached and semi-detached dwellings (zero lot line) Single detached dwellings Environmental reserve
South	(AG) Agricultural Zone	Vacant
West	(AG) Agricultural Zone	Vacant



Aerial view of site looking towards the west

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application generally conforms to the plan and there is no change in density with it. A separate application to amend the Edgemont NASP under proposed Bylaw 20666 must be approved prior to the approval of this Charter Bylaw.

The basic approach included:

Mailed Notice, September 27, 2023

- Notification radius: 60 metres
- Recipients: 50
- Responses: 1
 - In support: 0 (0%)
 - In opposition: 1 (100%)
 - Mixed/Questions only: 0(0%)

Site Signage, November 8, 2023

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

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Edgemont Community League
- Oak Hills Community League
- Ogilvie Ridge Community League
- The Ridge Community League
- West Edmonton Communities Area Council

Application Analysis



Site analysis context

The City Plan

The application aligns with The City Plan by providing a variety of low density housing types to accommodate Edmonton's growing population. It will facilitate the development of a compact

suburban form and contribute to the continued development of the neighbourhood. In regards to the provision of parks and the stormwater management facility, the application supports the policy to ensure opportunities for people to easily connect to open spaces through the development of a coordinated network of pathways to support active transportation and recreation with Edmonton’s river valley and open spaces.

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 (RPL) Residential Small Lot Zone, (RMD) Residential Mixed Dwelling Zone, (PU) Public Utility Zone and (AP) Public Parks Zone would be effective until December 31, 2023, while the (RSF) Small Scale Flex Residential Zone and (PSN) Neighbourhood Parks and Services Zone would become effective January 1, 2024.

Land Use Compatibility

The proposed RLD and RMD zones are compatible with existing residential development to the east and planned residential uses to the north and south. With the approval of the new Zoning Bylaw (20001), both proposed zones will become the RSF - Small Scale Flex Residential Zone. Similarly, lands to the south of the powerline corridor will be developed with low density residential uses and street-oriented row housing along the collector roadway, and will also become the RSF Zone.

Since the current zone is AG, the following table compares the proposed RPL and RMD zones to the RSF equivalent zone.

	RPL Proposed	Proposed RMD	Equivalent Zone RSF
Typical Uses	Single detached housing, semi-detached housing and duplex housing	Single detached housing, semi-detached housing, duplex housing and row housing	Detached, attached, and multi-unit residential housing
Maximum Height	10.0 m	10.0 m - 12.0 m (row housing only)	12.0 m
Front Setback Range	3.0 - 5.5 m	3.0 - 4.5 m	3.0 m - 4.5 m

Minimum Interior Side Setback	0 - 1.2 m	1.2 - 4.5 m	1.2 m - 1.5 m
Minimum Flanking Side Setback	2.4 - 4.5 m	2.4 m	2.0 m
Minimum Rear Setback	7.5 m	4.5 m - 7.5 m	1.2 m - 6.0 m
Maximum Site Coverage	50 - 58%	45 - 55%	55%

The proposed AP and PU zones will contribute towards the provision of open space amenities in this portion of the neighbourhood by establishing essential connections by way of pedestrian connections linking stormwater management facilities and park sites and other natural areas with residential areas.

Mobility

The proposed rezoning conforms to the Edgemont NSP and provides an opportunity to further develop the neighborhood’s roadway network. Traffic calming measures will be incorporated at each of the intersections along the collector roadway within the subject lands.

Development of the subject land provides several opportunities to strengthen the active mode network with a series of connections to the greenways along the eastern and southern boundaries of this development. It will also serve to connect the existing stormwater pond pathway to the north.

Administration continues to collaborate with area developers for the construction of Lessard Road and 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. 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. Upon development of the subject lands, the owner will be required to upgrade 215 Street to an urban arterial roadway, scope of the upgrades will be determined with subdivision through coordination among the area developers.

Edmonton Transit Service operates on-demand transit service within the neighbourhood of Edgemont, with plans to operate conventional bus service in the future. The site is between 400-800 metres walking distance to the nearest on-demand bus stops, located near the intersection of Edgemont Way NW and Edgemont Drive 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. Future residents living within the rezoning area are anticipated to be within 600m walking distance of bus service in the future.

Open Space

The proposed AP Zone will allow for public land for active and passive recreation opportunities by connecting the pocket park, Wedgewood Creek, the River Valley and stormwater management facility. The proposed rezoning conforms to the Edgemont NSP and Open Space Planning supports the application. The AP Zone will facilitate the assembly of a pocket park west of the SWMF and on the east it will facilitate the dedication of a greenway connecting the natural area and PUL.

Utilities

The proposed rezoning area conforms to the Edgemont Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Permanent sanitary servicing is available through connection to the existing sewers along Edgemont Drive NW. Permanent stormwater servicing is available through connection to Stormwater Management Facility 7. 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

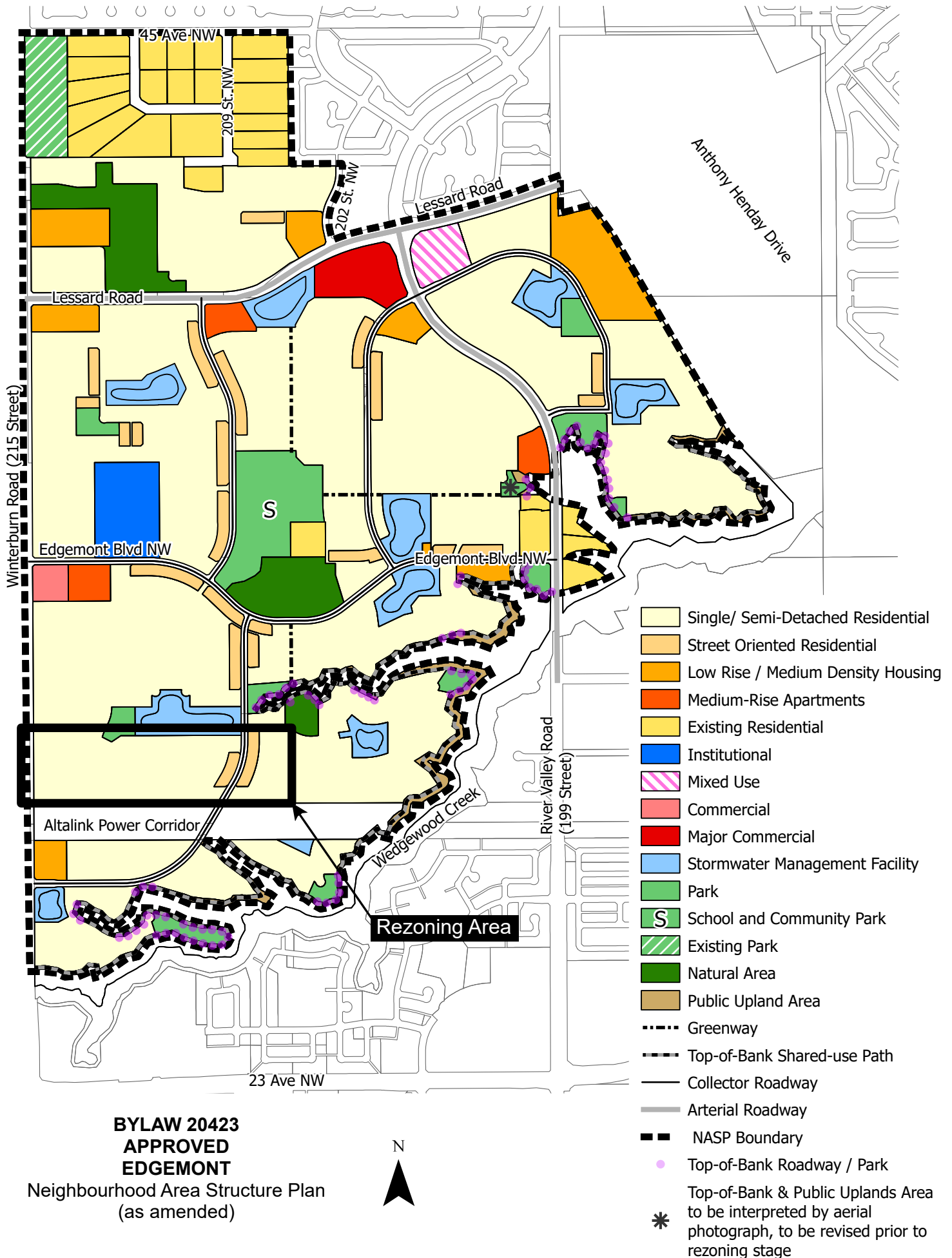
1. Context Plan Map

Written By: Carla Semeniuk

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



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.