

ATTACHMENT 2
BYLAW 17676
BYLAW 17677
FILE: LDA15-0637
WALKER

DESCRIPTION: AMENDMENT TO THE SOUTHEAST AREA STRUCTURE PLAN

AMENDMENT TO THE WALKER NEIGHBOURHOOD STRUCTURE PLAN

LOCATION: North of realigned 25 Avenue SW between 66 Street SW and 50 Street SW

LEGAL DESCRIPTION: Portions of SE-23-51-24-4

APPLICANT: Mark Michniak
IBI Group
300 – 10830 Jasper Avenue
Edmonton, AB T5J 2B3

OWNER: United Acquisition II Corporation
503, 10109 – 106 Street NW
Edmonton, AB
T5J 3L7

SE Ellerslie Granite Developments Ltd.
3203 – 93 Street
Edmonton, AB
T6N OB2

ACCEPTANCE OF APPLICATION: February 27, 2015

EXISTING DEVELOPMENT: Undeveloped

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17676 to amend the Southeast Area Structure Plan be APPROVED.

That Bylaw 17677 to amend the Walker Neighbourhood Structure Plan be APPROVED.

DISCUSSION

1. The Application

The application contains two components:

1. The first component is an amendment to the Southeast Area Structure Plan (ASP), Bylaw 17676, to relocate the alignment of 25 Avenue SW to the south to align with the collector road east of 50th Street in the Decoteau Area Structure Plan, redesignate the Natural Area to Municipal Reserve/School/Park Site to retain a tree stand, and reconfigure the Stormwater Management Facility (SWMF) and shared use paths, located within the southeast portion of the Walker Neighbourhood. Text, figures, and the Land Use and Population Statistics are amended to add 11.62 hectares into the Gross Developable Area of the Walker Neighbourhood resulting in an increase to Municipal Reserve/School/Park Site and SWMF uses; a decrease in Medium Density Residential (MDR) uses; and an increase to Row Housing and Low Density Residential (LDR) uses.
2. The second component is an amendment to the Walker Neighbourhood Structure Plan (NSP), Bylaw 17677, to relocate 25 Avenue SW to the south to align with 25 Avenue SW east of 50th Street in the Decoteau Area Structure Plan, add a School/Park Site for Municipal Reserve (MR) to retain a tree stand, remove the Potential Wetland designation from the Walker NSP, and reconfigure the Stormwater Management Facility (SWMF) and multi-use trails within the southeast portion of the Walker Neighbourhood. An administrative amendment to include a multi-use trail and modify the shape of the SWMF located south of and adjacent to the Pipeline Right-of-Way is also proposed to be consistent with previously approved Bylaws for the Walker NSP. Text, figures, and the Land Use and Population Statistics are amended to reflect an increase of 11.62 hectares into the Gross Developable Area of the Walker Neighbourhood resulting in an increase to Municipal Reserve Parks/School and SWMF uses; a decrease in Medium Density Residential (MDR) uses, and an increase to Row Housing and Low Density Residential (LDR) uses.

Summary of Changes to NSP Statistics

Land Use Designation	Area (ha)
SWMF	+ 0.09
Municipal Reserve (MR)	+ 2.8
Total Non-Residential Area	+3.79

	Area (ha)	Units	People
Low Density Residential	+ 6.02	+151	+423
Medium Density Residential	- 23.13	- 2082	-3748
Row Housing	+ 22.30	+ 1003	2808
Total Residential Change	+3.39	-974	-644

- Overall there is a slight decrease from 35.5 to 35.3 in units per net residential hectare (upnrha). This decrease in density is a result of the additional land added to the Walker Neighbourhood as a result of the realigned 25 Avenue SW right-of-way.

2. Site and Surrounding Area

The application area is located north of 25 Avenue SW and 22 Avenue SW between Watt Drive SW and 50 Street SW, is undeveloped, and is primarily zoned (AG) Agricultural Zone.

Land north of the amendment area is undeveloped, zoned (AG) Agricultural Zone, and is designated for Neighbourhood Commercial, Medium Density Residential, and Low Density Residential uses. Land east across 50 Street SW is the undeveloped Decoteau Area Structure Plan, with land zoned (AG) Agricultural Zone. Land south in Southeast Neighbourhood 3 is undeveloped and zoned (AG) Agricultural Zone. Land west of the amendment area is undeveloped, zoned (AG) Agricultural Zone, and is designated for Low Density Residential, a District Park Campus, and a Storm Water Management Facility.



View of the site looking north from realigned 25 Avenue SW.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

Walker Neighbourhood Structure Plan (NSP)

The proposed amendments conform to the goals of the Walker NSP, particularly the following development objectives:

- *Objective 3 – Incorporate existing natural features and sites where possible.* The amendment proposes additional open space as a park for the neighbourhood where a tree stand currently exists.
- *Objective 4 – Establish residential densities and population densities through the development of a range of housing choices that support a more compact urban form.* The proposed amendment allows maintains a wide range of housing types ranging from LDR to MDR. These designations will allow for a wide range of housing products.
- *Objective 7 – Establish an integrated and walkable suburban residential community.* The proposed extension and realignment of the multi-use trail through the district campus and east across Watt Drive provides a connection to the residents in the area to the district campus establishing greater connectivity in the community.

Southeast Area Structure Plan (ASP)

The proposed amendments conform to the goal, objectives, and development principles of the Southeast ASP:

- Goal 4.1 – To create a vibrant and sustainable suburban residential community in southeast Edmonton where people have options to live, learn, work, and play throughout the course of their life in the community.
- Objectives, 4.2 (1) – Develop the Plan area in a manner consistent with the direction of Plan Edmonton and other applicable City of Edmonton policies and guidelines.
- Objectives, 4.2 (2) – Establish residential dwelling and population densities reflective of a more compact city form and a range of choice in housing types.
- Development Principles 4.3 (1) – Provide a variety of housing options to accommodate a range of income levels.
- Development Principles 4.3 (2) – Create pedestrian-friendly communities.

The Way We Grow

The proposed plan amendments support *The Way We Grow*, Edmonton's Municipal Development Plan by accommodating growth in an orderly and economic fashion, providing broad and varied housing choice, and integrating parks.

2. Commenting Agencies

Civic Departments and utility agencies have reviewed the proposed amendments and all comments have been addressed.

3. Environmental Review

A Phase I Environmental Site Assessment (ESA) was not required with this application.

4. Public Consultation

An advance notification letter was sent on February 8, 2015 to surrounding property owners and the Summerside Community League of Edmonton. Sustainable Development received no responses to the notification.

JUSTIFICATION

Sustainable Development recommends that Bylaw 17676 to amend the Southeast Area Structure Plan be APPROVED; that Bylaw 17677 to amend the Walker Neighbourhood Structure Plan be APPROVED; on the basis that the application meets the technical requirements of Civic Departments and utility agencies, will result in development that is compatible with the surrounding existing and planned land uses.

ATTACHMENTS

- 2a Approved South East Area Structure Plan Land Use and Population Statistics – Bylaw 17608
- 2b Proposed South East Area Structure Plan Land Use and Population Statistics – Bylaw 17676
- 2c Approved Walker Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 16251
- 2d Proposed Walker Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17677
- 2e Approved South East Area Structure Plan – Bylaw 17608
- 2f Proposed South East Area Structure Plan – Bylaw 17676
- 2g Approved Walker Neighbourhood Structure Plan – Bylaw 17609
- 2h Proposed Walker Neighbourhood Structure Plan – Bylaw 17677
- 2i Surrounding Land Use Map

Written by: Sean Conway
Approved by: Tim Ford
Sustainable Development
June 27, 2016

TABLE 1
SOUTHEAST AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17608

	Area (ha)	% GA	Charlesworth	Walker	Nbhd 3
GROSS AREA	796.07	100%	261.83	272.13	262.11
Natural Area (Environmental Reserve)	2.21	0.3%	2.21	0.00	0.00
Pipeline	9.33	1.2%	3.09	4.83	1.41
Arterial Road Right-of-Way	29.98	3.8%	9.77	10.71	9.50
Existing Ellerslie Campus Schools	8.78	1.1%	8.78	0.00	0.00
GROSS DEVELOPABLE AREA	745.77	93.7%	237.98	256.59	251.20
		% GDA			
Commercial	40.40	5.4%	14.64	18.09	7.67
Existing Religious Assembly Parcels	3.64	0.5%	3.64	0.00	0.00
Municipal Reserve Parks/Schools	56.87	7.6%	13.50	25.68	17.69
City Level Park	46.61	6.2%	46.61	0.00	0.00
Institutional / City Level Park	7.95	1.1%	7.95	0.00	0.00
Stormwater Management Facilities	50.21	6.7%	22.66	16.29	11.26
Circulation	113.11	15.2%	29.24	38.49	45.38
Transit Centre	1.24	0.2%	0.00	1.24	0.00
Park and Ride Facility	4.19	0.6%	0.00	4.19	0.00
Total Non-Residential Area	324.22	43.5%	138.24	103.98	82.00
Net Residential Area	421.55	56.5%	99.74	152.61	169.20
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT					
Land Use		ASP	Charlesworth	Walker	Nbhd 3
Single/Semi-detached	Area (ha)	313.70	55.08	111.42	147.20
25 du/nrha	Units	7,843	1,377	2,786	3,680
2.8 p/du	Population	21,961	3,856	7,801	10,304
Mixed Residential	Area (ha)	32.79	32.79	0	0
30 du/nrha	Units	984	984	-	-
2.8 p/du	Population	2,755	2,755	-	-
Row Housing	Area (ha)	4.66	1.07	3.59	0
45 du/nrha	Units	210	48	162	-
2.8 p/du	Population	588	134	452	-
Mixed Use	Area (ha)	0.69	0.69	0	0
90 du/nrha	Units	62	62	-	-
1.8 p/du	Population	112	112	-	-
Low-rise/Medium Density Housing	Area (ha)	67.54	9.02	36.52	22
90 du/nrha	Units	6,079	812	3,287	1,980
1.8 p/du	Population	10,942	1,462	5,917	3,564
Medium to High Rise Housing	Area (ha)	2.17	1.09	1.08	
225 du/nrha	Units	488	245	243	
1.5 p/du	Population	733	368	365	
Total Residential	Area (ha)	421.55	99.74	152.61	169.20
	Units	15,666	3,528	6,478	5,660
	Population	37,089	8,687	14,535	13,868

SUSTAINABILITY MEASURES				
	ASP	Charlesworth	Walker	Nbhd3
Population Per Net Residential Hectare (p/nha)	88.0	87.10	95.24	81.96
Dwelling Units Per Net Residential Hectare (du/nrha)	37.16	35.37	42.44	33.45
Population (%) within 500m of Parkland	100	100	0	0
Population (%) within 400m of Transit Service	100	100	0	0
Population (%) within 600m of Commercial Service	0	0	0	0
Presence/Loss of Natural Areas				
Protected as Environmental Reserve	2.5	2.2	0	0
Conserved as Naturalized Municipal Reserve (ha)	2.5	2.5	0	0
Protected through other means (ha)	0	0	0	0
Lost to Development (ha)	0	0	0	0
STUDENT GENERATION COUNT				
	ASP	Charlesworth	Walker	Nbhd 3
Public School Board				
Elementary School	1,492	476	513	502
Junior High	746	238	257	251
Senior High	746	238	257	251
Separate School Board				
Elementary School	746	238	257	251
Junior High	373	119	128	126
Senior High	373	119	128	126
Total Student Population	4,475	1,428	1,540	1,507

TABLE 2
SOUTHEAST AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17676

	Area (ha)	% GA	Charlesworth	Walker	Nbhd 3
GROSS AREA	796.07	100%	261.83	283.05	251.19
Natural Area (Environmental Reserve)	2.21	0.3%	2.21	0.00	0.00
Pipeline	9.33	1.2%	3.09	4.83	1.41
Arterial Road Right-of-Way	29.98	3.8%	9.77	10.71	10.20
Existing Ellerslie Campus Schools	8.78	1.1%	8.78	0.00	0.00
GROSS DEVELOPABLE AREA	745.77	93.7%	237.98	268.21	239.58
		% GDA			
Commercial	40.40	5.4%	14.64	18.09	7.67
Existing Religious Assembly Parcels	3.64	0.5%	3.64	0.00	0.00
Municipal Reserve Parks/Schools	60.72	8.1%	13.50	29.53	17.69
City Level Park	46.61	6.2%	46.61	0.00	0.00
Institutional / City Level Park	7.95	1.1%	7.95	0.00	0.00
Stormwater Management Facilities	52.23	7.0%	22.66	17.85	11.26
Circulation	115.47	15.5%	29.24	40.85	45.38
Transit Centre	1.24	0.2%	0.00	1.24	0.00
Park and Ride Facility	4.19	0.6%	0.00	4.19	0.00
Total Non-Residential Area	332.45	44.6%	138.24	111.75	82.00
Net Residential Area	413.32	55.4%	99.74	156.46	157.72
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT					
Land Use		ASP	Charlesworth	Walker	Nbhd 3
Single/Semi-detached	Area (ha)	306.44	55.08	116.1	135.72
25 du/nrha	Units	7,661	1,377	2,891	3,393
2.8 p/du	Population	21,451	3,856	8,095	9,500
Mixed Residential	Area (ha)	32.79	32.79	0	0
30 du/nrha	Units	984	984	-	-
2.8 p/du	Population	2,755	2,755	-	-
Row Housing	Area (ha)	26.96	1.07	25.89	0
45 du/nrha	Units	1213	48	1165	-
2.8 p/du	Population	3396	134	3262	-
Mixed Use	Area (ha)	0.69	0.69	0	0
90 du/nrha	Units	62	62	-	-
1.8 p/du	Population	112	112	-	-
Low-rise/Medium Density Housing	Area (ha)	44.41	9.02	13.39	22
90 du/nrha	Units	3,997	812	1,205	1,980
1.8 p/du	Population	7,195	1,462	2,169	3,564
Medium to High Rise Housing	Area (ha)	2.17	1.09	1.08	0
225 du/nrha	Units	488	245	243	0
1.5 p/du	Population	733	368	365	0
Total Residential	Area (ha)	413.46	99.74	156.00	157.72
	Units	14,405	3,528	5,504	5,373
	Population	35,642	8,687	13,891	13,064

SUSTAINABILITY MEASURES				
	ASP	Charlesworth	Walker	Nbhd3
Population Per Net Residential Hectare (p/nha)	86.23	87.10	89.04	82.83
Dwelling Units Per Net Residential Hectare (du/nrha)	34.85	35.37	35.28	34.07
Population (%) within 500m of Parkland	100	100	0	0
Population (%) within 400m of Transit Service	100	100	0	0
Population (%) within 600m of Commercial Service	0	0	0	0
Presence/Loss of Natural Areas				
Protected as Environmental Reserve	2.5	2.2	0	0
Conserved as Naturalized Municipal Reserve (ha)	2.5	2.5	0	0
Protected through other means (ha)	0	0	0	0
Lost to Development (ha)	0	0	0	0
STUDENT GENERATION COUNT				
	ASP	Charlesworth	Walker	Nbhd 3
Public School Board				
Elementary School	1,492	476	513	502
Junior High	746	238	257	251
Senior High	746	238	257	251
Separate School Board				
Elementary School	746	238	257	251
Junior High	373	119	128	126
Senior High	373	119	128	126
Total Student Population	4,475	1,428	1,540	1,507

TABLE 3
WALKER NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16931

				Area (ha)	% of GDA	
Gross Area				272.13		
Arterial Roadways				10.71		
Pipeline Right-of-Ways				4.83		
Gross Developable Area				256.59	100.00	
Community Commercial				15.85	6.2	
Neighbourhood Commercial				2.24	0.9	
Municipal Reserve Parks / School				26.73	10.4	
District Park Campus – 17.81						
School/Park Site – 7.0						
Pocket Parks – 1.92						
Stormwater Management Facilities				17.76	6.9	
Transit Centre				1.24	0.5	
Park and Ride Facility				4.19	1.6	
Circulation				39.95	15.6	
Total Non-Residential Area				107.96	42.1	
Net Residential Area				148.63	57.9	
	Area	Units		% of	People	
	(ha)	/ ha	Units	Total	/ Unit	Population
				Units		
Low Density Residential	110.08	25	2752	52.2	2.8	7,706
Medium Density Residential						
Row Housing	24.30	45	1094	20.7	2.8	3,062
Low Rise	13.17	90	1185	22.5	1.8	2,134
High Density Residential	1.08	225	243	4	1.5	365
Total Residential	148.63		5,274	100.0		13,265
Population per Net Hectare (ppnha):		89.3 population per net hectare				
Units Per Net Residential Density:		35.5 units per net residential hectare				
LDR/ MDR / HDR Ratio:		52.2% / 43.2% / 4.6%				
Student Generation Statistics						
Level	Public	Separate	Total			
Elementary	513	257	770			
Junior	257	128	385			
Senior	257	128	385			
Total	1,027	513	1,540			

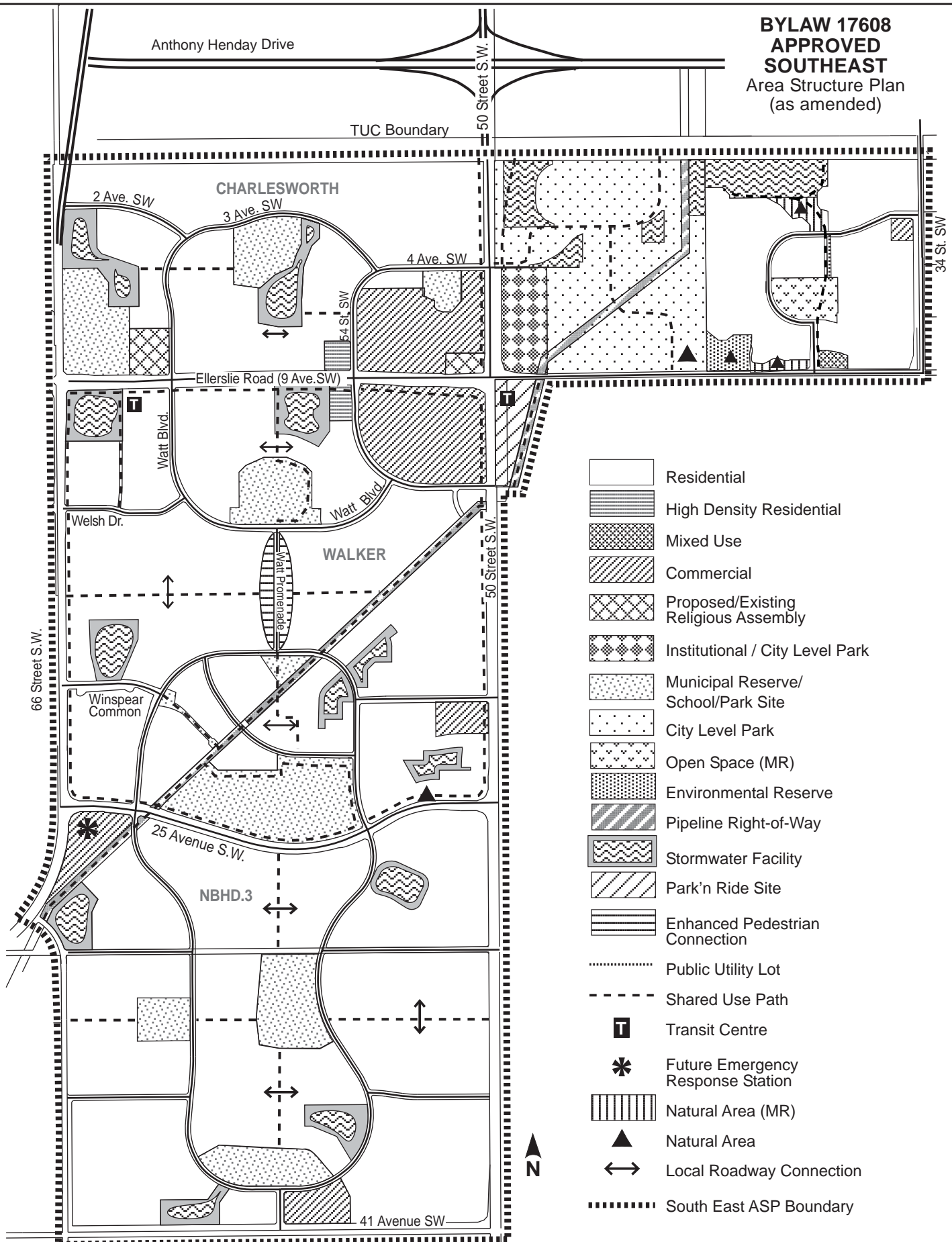
TABLE 4
WALKER NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17677

	Area (ha)		% of GDA	
Gross Area	283.05			
Arterial Roadways	10.01			
Pipeline Right-of-Ways	4.83			
Gross Developable Area	268.21		100.00	
Community Commercial	15.85		5.9	
Neighbourhood Commercial	2.24		0.8	
Municipal Reserve Parks / School	29.53		11.0	
<i>District Park Campus – 18.36</i>				
<i>School/Park Site – 7.0</i>				
<i>Pocket Parks – 4.17</i>				
Stormwater Management Facilities	17.85		6.7	
Transit Centre	1.24		0.5	
Park and Ride Facility	4.19		1.6	
Circulation	40.85		15.2	
Total Non-Residential Area	111.75		41.8	
Net Residential Area	156.46		58.3	
	Area	Units	% of	People
	(ha)	/ ha	Total	Population
			Units	/ Unit
Low Density Residential	116.1	25	2903	52.7
Medium Density Residential				
<i>Row Housing</i>	25.89	45	1165	21.2
<i>Low Rise</i>	13.39	90	1205	21.9
High Density Residential	1.08	225	243	4.4
Total Residential	156.46		5,516	100.2
Population per Net Hectare (ppnha):	89.0 population per net hectare			
Units Per Net Residential Density:	35.5 units per net residential hectare			
LDR/ MDR / HDR Ratio:	52.6% / 43.0% / 4.4%			

Student Generation Statistics

Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
Total	1,027	513	1,540

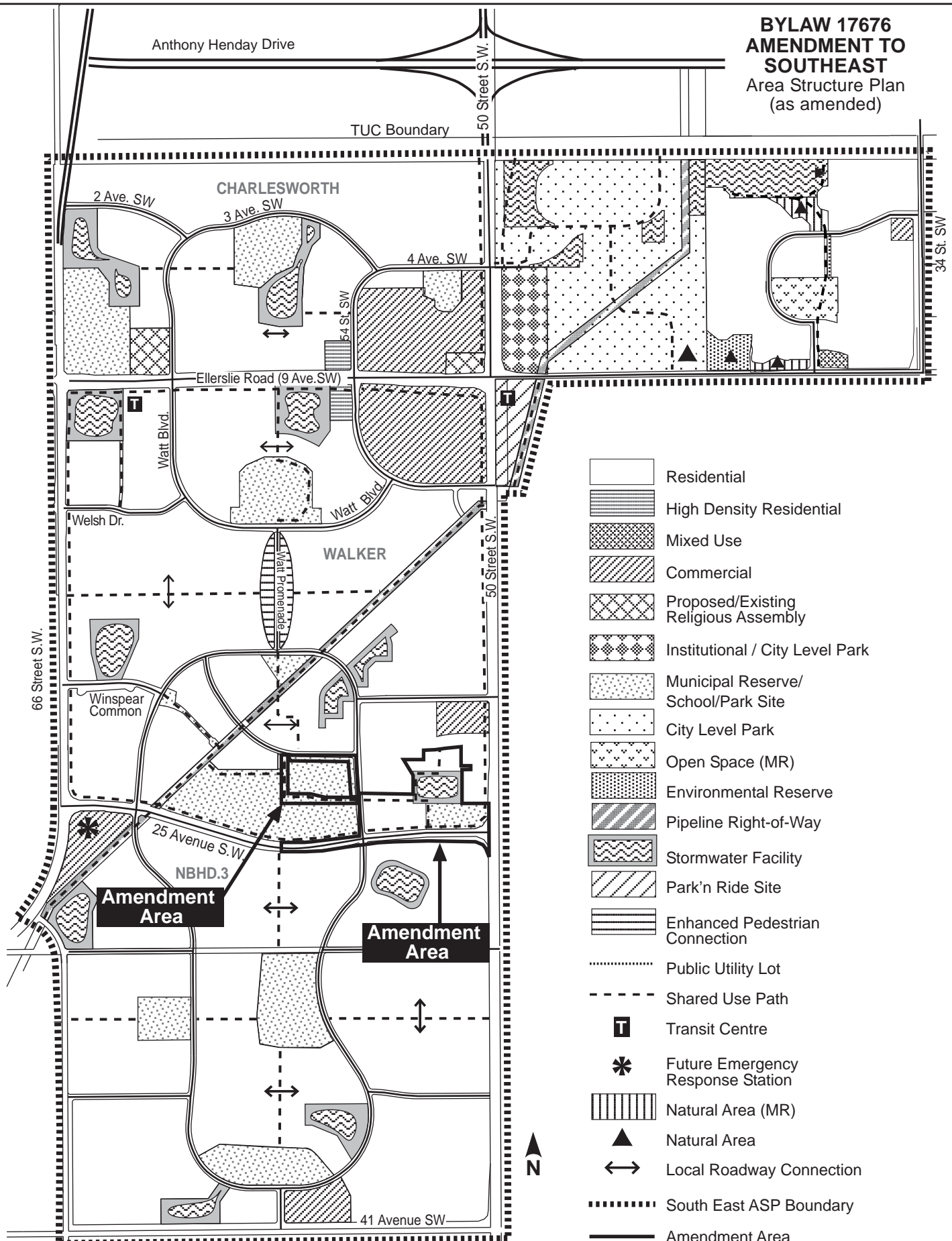
**BYLAW 17608
APPROVED
SOUTHEAST**
Area Structure Plan
(as amended)



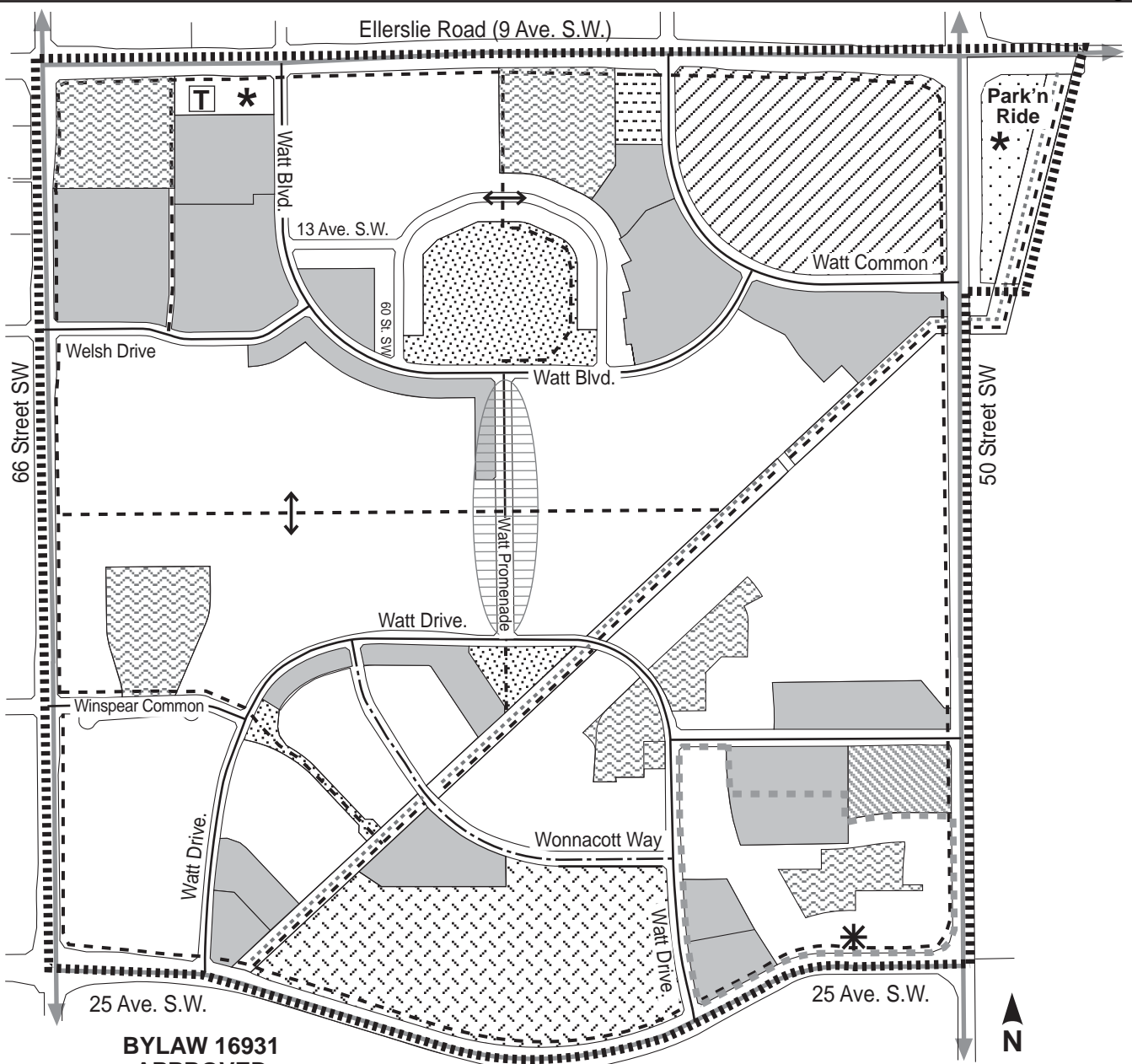
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the

SUSTAINABLE DEVELOPMENT

**BYLAW 17676
AMENDMENT TO
SOUTHEAST**
Area Structure Plan
(as amended)























SUSTAINABLE DEVELOPMENT



**BYLAW 16931
APPROVED
WALKER**

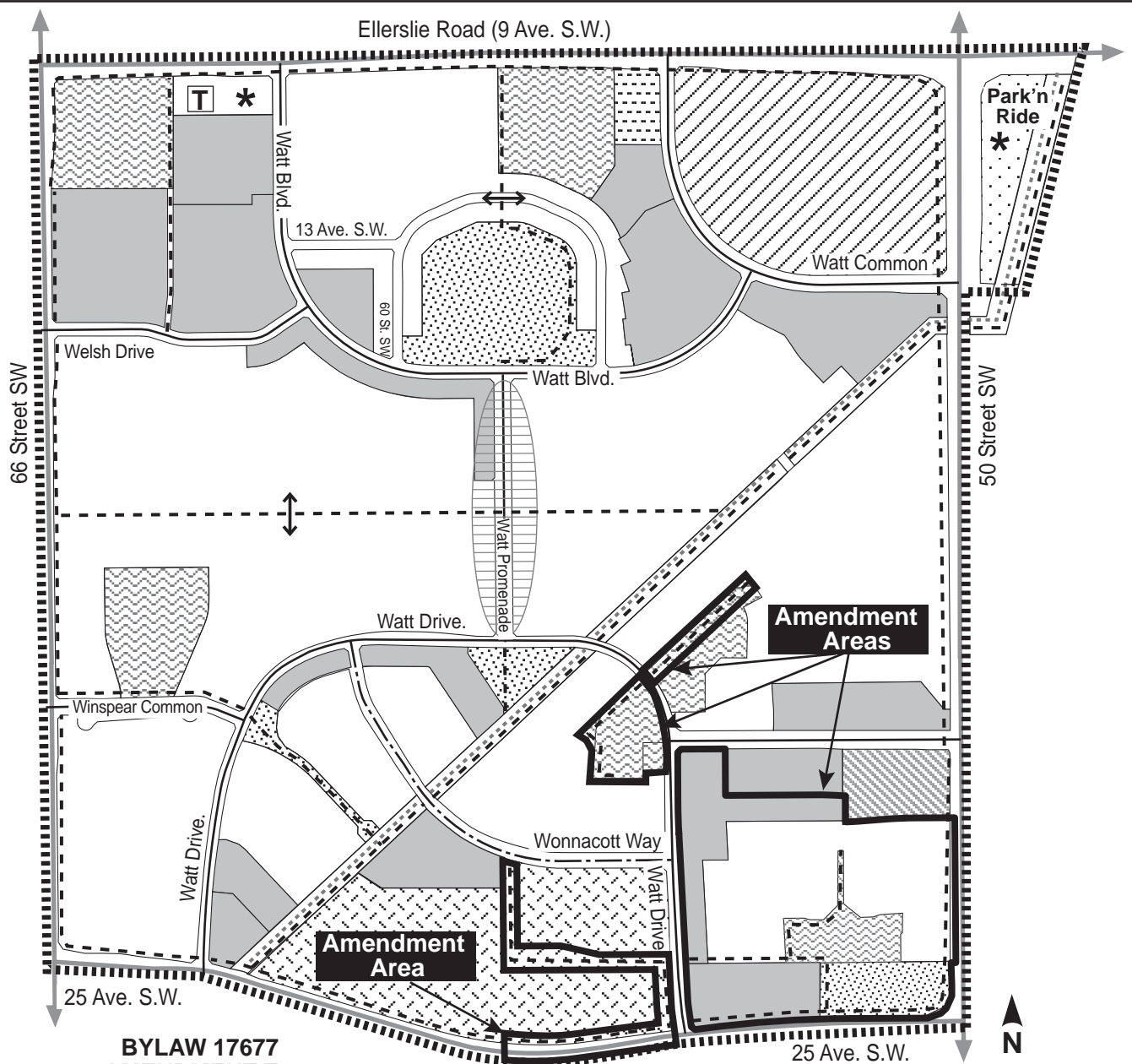
Neighbourhood Structure Plan
(as amended)

	Low Density Residential		Stormwater Management Facility		Zoning Restricted until Future of Wetland is determined
	Medium Density Residential		Pipeline Right-of-Way		Potential Wetland
	High Density Residential		Park'n Ride Site		Collector Roadway
	Community Commercial		Enhanced Pedestrian Connection		Minor Collector (Non-Transit)
	Neighbourhood Commercial		Multi-Use Trail		Arterial Roadway
	District Park Campus		Transit Center		Boundary of NSP
	School/Park		Future HST Stop		

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.

SUSTAINABLE DEVELOPMENT



BYLAW 17677 AMENDMENT TO WALKER

Neighbourhood Structure Plan
(as amended)

	Low Density Residential		Stormwater Management Facility		Collector Roadway
	Medium Density Residential		Pipeline Right-of-Way		Minor Collector (Non-Transit)
	High Density Residential		Park'n Ride Site		Arterial Roadway
	Community Commercial		Enhanced Pedestrian Connection		Boundary of NSP
	Neighbourhood Commercial		Multi-Use Trail		
	District Park Campus		Transit Center		
	School/Park		Future HST Stop		

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.

SUSTAINABLE DEVELOPMENT