

ATTACHMENT 2
BYLAW 17662
FILE: LDA15-0643
EDGEMONT

DESCRIPTION: AMENDMENT TO THE EDGEMONT NEIGHBOURHOOD
AREA STRUCTURE PLAN

LOCATION: 9541 – 231 Street NW

LEGAL
DESCRIPTION: Portion of North ½ SW 36-52-26-W4M

APPLICANT: Stantec Consulting Ltd.
10160 – 112 Street
Edmonton, Alberta T5K 2L6

OWNER: 300326 Alberta Ltd.
Box 7500
Drayton Valley, Alberta

Ruth M Gavin
108, 2070 Barclay Street
Vancouver, British Columbia

ACCEPTANCE OF
APPLICATION: December 21, 2015

EXISTING
DEVELOPMENT: Undeveloped land

SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION: That Bylaw 17662 to amend the Edgemont Neighbourhood Area
Structure Plan be APPROVED.

DISCUSSION

1. The Application

This application proposes to amend the Edgemont Neighbourhood Area Structure Plan (NASP) to revise the Land Use Concept to:

- a. reconfigure a storm water management facility and park spaces in the southern portion of the plan area; and
- b. replace “Row Housing” use with “Street Oriented Residential” use.

The reconfiguration of the storm water management facility will shift the facility to the east, adjacent to a collector road. A park site currently identified adjacent to the road will shift west and be consolidated with another park site, with no net loss in area.

The proposed amendments replacing Row Housing with Street Oriented Residential designation amend the Plan to allow a range of street oriented dwelling types to those areas so designated. Currently, only row housing is possible within these areas. The new designation would allow zero lot line single detached, semi-detached, row housing and stacked row housing as permissible dwelling types. As such, the proposal will allow greater diversity in housing options than is possible under the current Row Housing designation. The proposed revisions result in a very insignificant decrease in the overall neighbourhood density, from 33.0 units per net residential hectare (upnrha) to 32.8 upnrha.

2. Site and Surrounding Area

The application area is located east of 231 Street NW and north of Edgemont Road NW in the west-central portion of the Edgemont neighbourhood.

The Edgemont Neighbourhood is predominantly designated as a residential neighbourhood, with various community and institutional uses throughout, and two major commercial use areas identified along the future Lessard Road alignment. The neighbourhood is in various stages of development. Some residential development exists in the eastern portion of the Plan area, along 199 Street.

The area affected by the realignment of the storm water management facility is currently undeveloped agricultural land, zoned (AG) Agricultural Zone.

ANALYSIS

1. Compliance with Approved Plans and Policies

The application is in accordance with the City of Edmonton Municipal Development Plan, *The Way We Grow*, which supports diverse housing options within new neighbourhoods. The proposed amendment will provide broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods. The proposal further supports the provision of public infrastructure necessary to support livable neighbourhoods.

The proposed amendment is in line with the following residential goals and objectives identified in the Edgemont NASP:

Green Development

- To ensure a compact urban form that uses the land resources responsibly and efficiently;

Urban Design

- To design residential streets, which are pedestrian friendly, safe, and form an integral and attractive component of the public realm; and
- To ensure compatibility when transitioning across land uses that differ significantly in use and character.

2. Transportation and Utilities

All comments from Civic Departments and utility agencies have been addressed.

3. Environmental Review

A Phase I Environmental Site Assessment was not required. Detailed, site-specific environmental review will be undertaken at the rezoning stage.

4. Surrounding Property Owners' Concerns

Sustainable Development Department sent advance notification to surrounding property owners, the Edgemont Community League and the West Edmonton Communities Council Area Council on January 19, 2016. Two property owners responded by email. One respondent sought clarification on the proposal and potential impacts on their property. Upon clarification of the application, the owner indicated no concerns with the proposed amendment. The other respondent indicated objection to row housing development in proximity to his property. Sustainable Development followed up to clarify the purpose and impact of the proposed amendment, and no further objections were communicated by the property owner.

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JUSTIFICATION

Sustainable Development recommends that Bylaw 17662 to amend Edgemont Neighbourhood Structure Plan be APPROVED, on the basis that the application complies with the City of Edmonton policies and guidelines, conforms to the Edgemont Area Structure Plan and the intent of the Edgemont Neighbourhood Structure Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the surrounding existing and planned land uses.

ATTACHMENT

- 2a Approved Edgemont Neighbourhood Area Structure Plan Land Use and Population Statistics – Bylaw 16548
- 2b Proposed Edgemont Neighbourhood Area Structure Plan Land Use and Population Statistics – Bylaw 17662
- 2c Approved Edgemont Neighbourhood Area Structure Plan – Bylaw 16548
- 2d Proposed Edgemont Neighbourhood Area Structure Plan – Bylaw 17662

Approved by: Tim Ford
Written by: James Haney
Sustainable Development
June 27, 2016

TABLE 1
EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16548

	Area (ha)	% of GA	% of GDA			
GROSS AREA	420.29	100.00%				
Environmental Reserve						
Environmental Reserve (Existing)	4.13	1.0%				
Environmental Reserve	26.83	6.4%				
Public Upland Area (ER)	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	13.39	3.2%				
Subtotal	102.99	24.5%				
GROSS DEVELOPABLE AREA	317.30		100.0%			
Municipal Reserve (MR)**						
School/Community Park	8.46		2.7%			
Pocket and Top-of-Bank Park	7.87		2.5%			
Greenway	1.42		0.5%			
Natural Area – NW 339 (North)	4.84		1.5%			
Natural Area – NW 339 (South)	1.12		0.4%			
Natural Area – NW 318***	8.69		2.8%			
Total Parkland	32.40		10.6%			
Commercial						
Major Commercial	8.80		2.8%			
Convenience Commercial (CNC)	0.78		0.2%			
Institutional****	11.35		3.6%			
Transportation						
Circulation	63.46		20.0%			
Infrastructure / Servicing	19.78		6.2%			
Stormwater Management Facility	19.78		6.2%			
Total Non-Residential Area	136.57		43.0%			
Net Residential Area (NRA)	180.73		57.0%			
RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT						
	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single / Semi-Detached	153.91	25	3,848	2.8	10,774	85.2%
Medium Density Residential (MDR)						
Row Housing	6.55	45	295	2.8	825	3.6%
Low Rise/Medium Density Housing	20.27	90	1,824	1.8	3,284	11.2%
Total Residential	180.73		5,967		14,883	100.0%
SUSTAINABILITY MEASURES						
Population Per Net Hectare (ppnha)						82.3
Units Per Net Residential Hectare (upnrha)						33.0
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio						63.5 / 35.5
Population (%) within 500m of Parkland						100%
Population (%) within 400m of Transit service						97.0%
Population (%) within 600m of Commercial Service						63.0%
Protected as Environmental Reserve (ha) =30.96 ha						
Protected through other means (Land) (ha) = 32.34						
For purposes of the Capital Region Board Net Density is 33.0 upnrha (based on 5,950 units divided by 180.73 hectares of Net Residential Area)						
STUDENT GENERATION						
Public School Board		1,269	*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.			
Elementary	635					
Junior / Senior High	635					
Separate School Board		635	** Areas dedicated as municipal reserve to be confirmed by legal survey.			
Elementary	317		*** NW318 shall be acquired through combination of MR dedication, purchase, land/property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).			
Junior High	159		**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.			
Senior High	159					
Total Student Population		1,904				

TABLE 2
EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17662

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Medium Density Residential (MDR)						
Street Oriented Residential	6.55	40	262	2.8	734	3.6%
Low Rise/Medium Density Housing	20.27	90	1,824	1.8	3,284	11.2%
Total Residential	180.73		5,934		14,791	100.0%
SUSTAINABILITY MEASURES						
Population Per Net Hectare (ppnha)						81.8
Units Per Net Residential Hectare (upnrha)						32.8
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio						64.8 / 35.1
Population (%) within 500m of Parkland						100%
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