

**ATTACHMENT 2**  
**BYLAW 17661**  
**FILE: LDA14-0394**  
**EDGEMONT**

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (NA) Natural Area Protection Zone, (RA7) Low Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone: EDGEMONT

**LOCATION:** 3215 – Winterburn Road NW

**LEGAL DESCRIPTION:** Portion of Lot 1, Plan 782 3334

**APPLICANT:** Stantec Consulting Ltd.  
10160 – 112 Street NW  
Edmonton AB T5K 2L6

**OWNER:** Edgemont Properties (Edmonton) Inc.  
204, 4212 Gateway Boulevard NW  
Edmonton, Alberta T6J 7K1

**ACCEPTANCE OF APPLICATION:** September 2, 2014

**EXISTING DEVELOPMENT:** Undeveloped

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17661 to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (NA) Natural Area Protection Zone, (RA7) Low Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone be APPROVED.

## **DISCUSSION**

### **1. The Application**

This application proposes to rezone a portion of the subject property from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (NA) Natural Area Protection Zone, (RA7) Low Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone. The purpose of the rezoning is to allow for the development of single and semi-detached housing, row housing, low rise apartments, parks, natural areas and storm water management facilities.

The proposed rezoning would allow the subject site to be developed primarily for low density residential uses, including single detached, semi-detached, row housing and zero lot line single detached residential uses. Other proposed uses include a low rise apartment development in the north-west corner of the subject site, a park and a storm water management facility in the southern portion of the subject site, a park and natural area protection in the south-east corner associated with a ravine feature, and a park and natural area protection in the north-east corner of the subject site.

The proposed rezoning is generally consistent with the approved Edgemont Neighbourhood Area Structure Plan (NASP) in regard to proposed densities and uses. A separate application to amend the Edgemont NASP is proceeding for Council's consideration (Bylaw #17662), that proposes to change the currently approved development concept allowing for greater flexibility in terms of row housing and street oriented development. It further proposes minor revisions to the location of a storm water management facility and park site.

### **2. Site and Surrounding Area**

The application area is located south of 35 Avenue NW and east of Winterburn Road (215 Street) NW, in the Edgemont neighbourhood. The area is currently zoned (AG) Agricultural Zone.

The site is largely undeveloped agricultural land, with a tree farm and landscaping business located on the western portion of the site with access from Winterburn Road. Treed areas are located in the north-west and south-west corners of the site.

Lands immediately adjacent to the site are primarily agricultural lands, with the exception of the lands immediately east of the site. The lands east of the application area are developed as residential use zoned (RSL) Residential Small Lot Zone and natural areas zoned (A) Metropolitan Recreation Zone, (AP) Public Parks Zone and (NA) Natural Areas Protection Zone.



*Aerial image of the subject site and surrounding area.*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

The application is in accordance with policies from *The Way We Grow*, which support diverse housing options within new neighbourhoods, promote contiguous development and infrastructure, and protect natural areas.

The proposed rezoning is generally consistent with the approved Edgemont Neighbourhood Area Structure Plan (NASP). However, the approved land use concept designates certain lands within the application area for “rowhousing” use. While rowhousing is one of the permitted uses within the (RMD) Residential Mixed Dwelling Zone, such a zoning does not guarantee that the lands will be developed as such. Further, the approved NASP shows a slightly different alignment for the park and storm water management facility than is proposed under this rezoning.

A separate application to amend the Edgemont NASP is proceeding toward Council’s consideration (Bylaw 17662) that revises the land use concept and the policy around those areas previously designated for rowhousing. This rezoning application is consistent with the proposed amendment to the NASP. As such, prior or concurrent Council

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approval of Bylaw 17662 is required to ensure consistency between this application and the Edgemont NASP.

**2. Transportation and Utilities**

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

**3. Environmental Review**

Phase I and Phase II Environmental Site Assessments provided in support of this application confirmed the site is suitable for the proposed development.

**4. Surrounding Property Owners' Concerns**

Sustainable Development sent advance notification to surrounding property owners, the Glastonbury Community League, the Wedgewood Ravine Community League and the West Edmonton Communities Council Area Council on September 23, 2014. No comments or objections were received in response to the notification.

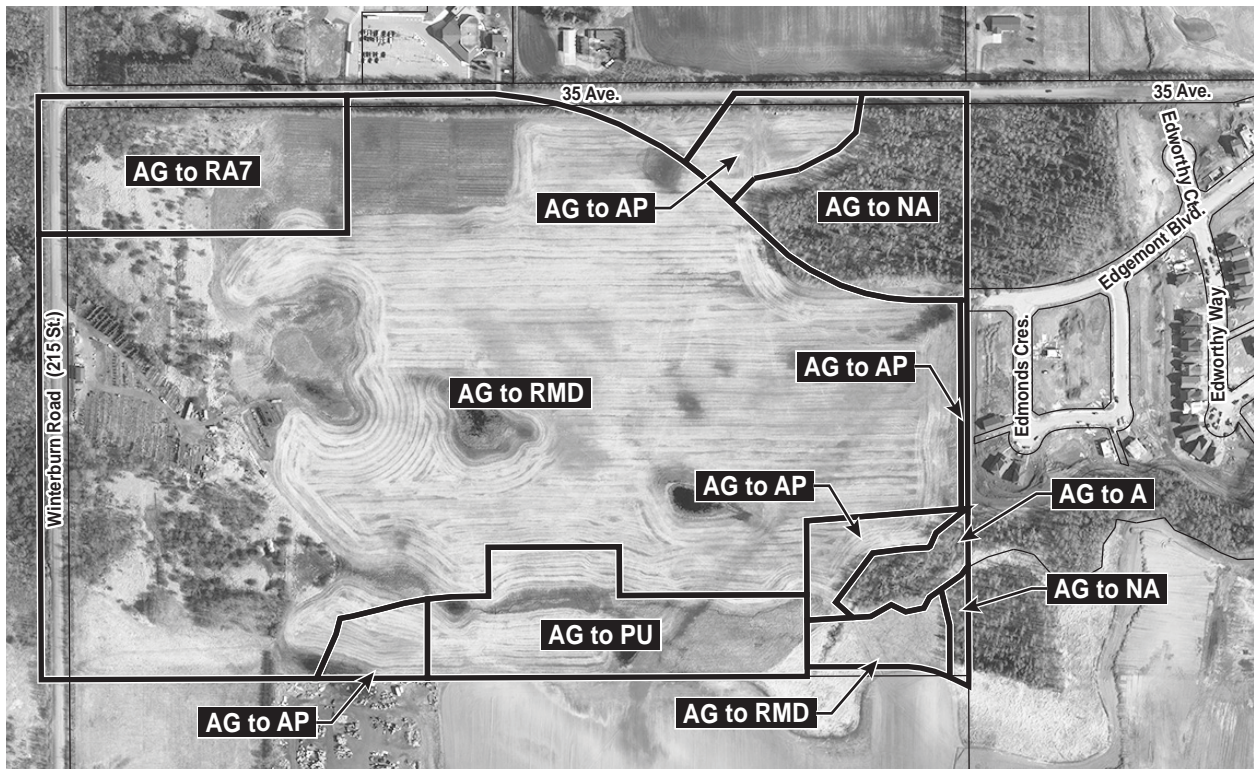
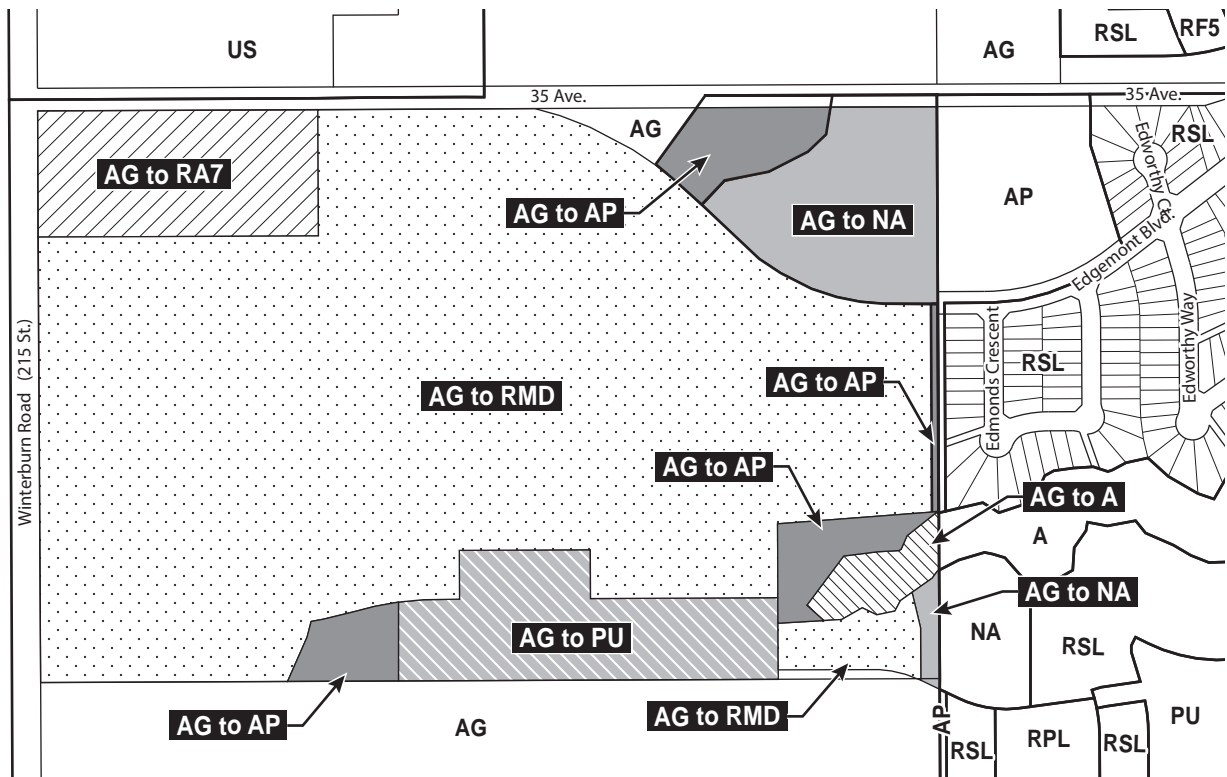
**JUSTIFICATION**

Sustainable Development recommends that Bylaw to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (NA) Natural Area Protection Zone, (RA7) Low Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone be APPROVED on the basis that the application complies with the City of Edmonton policies and guidelines, conforms to 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.

**ATTACHMENTS**

2a Maps

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



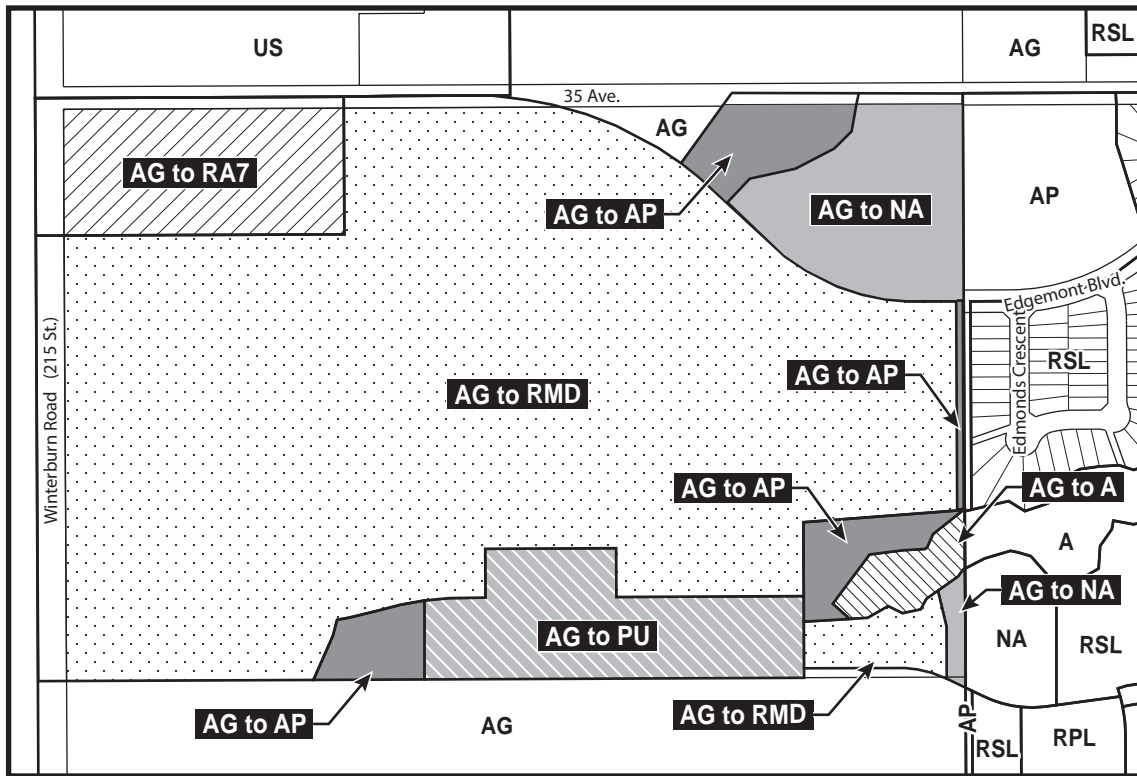
## SURROUNDING LAND USE ZONES



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# EDGEMONT, BYLAW 17661

Location: 3215 Winterburn Road NW



## Proposed Rezoning from

	AG to RMD		AG to PU
	AG to RA7		AG to NA
	AG to AP		AG to A



The purpose of proposed Bylaw 17661 is to change the Zoning Bylaw from (AG) agricultural zone to (A) metropolitan recreation zone, (AP) public parks zone, (NA) natural area protection zone, (RA7) low rise apartment zone, (RMD) residential mixed dwelling zone and (PU) public utility zone; portions of Lot 1, Plan 7823334, as shown on the attached sketch. These zones provide the opportunity for single and semi-detached housing, row housing, apartment housing, parks, open space, protected natural areas, and storm water management facilities, in conformance with the Edgemont Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

## PROPOSED REZONING

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