

215 Hays Ridge Boulevard SW Position of Administration: Support



Summary

Charter Bylaw 20819 proposes a rezoning from the Agriculture Zone (AG) to the Medium Scale Residential Zone (RM h23) to allow for multi-unit residential development with limited opportunities for community and commercial development.

Public engagement for this application included a mailed notice and information on the City's webpage. Two people were heard from, and both were in opposition. Concerns heard were related to infrastructure being unable to support more people in the area, and devaluation of surrounding homes.

Administration supports this application because it:

- Is compatible with surrounding existing and planned land uses.
- Conforms with the Hays Ridge Neighbourhood Area Structure Plan.

- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton’s existing boundaries.

Application Details

This application was submitted by Arcadis Professional Services (Canada) Inc. on behalf of Jagare Ridge Communities Inc. A subdivision application (LDA24-0070) is currently under review by Administration.

The proposed Medium Scale Residential Zone (RM h23) would allow development with the following key characteristics:

- Multi-unit residential development
- Maximum height of 23 metres (approximately 6 storeys)
- Minimum density of 75 dwellings per hectare

Site and Surrounding Area

The subject site is approximately 1.4 hectares, and is located west of 141 Street SW and north of 28 Avenue SW. The site is bordered on the east and south by a commercial area, a future school and park is to the west, and row housing is planned to the north.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped land
North	Medium Scale Residential Zone (RM h16)	Undeveloped land
East	General Commercial (CG)	Commercial buildings
South	General Commercial (CG)	Commercial buildings
West	Future Urban Development Zone (FD)	Undeveloped land



View of the site looking southeast from Hays Ridge Drive SW and Hays Ridge Link SW



View of the site looking northwest from the abutting commercial site

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application conforms to the plan in effect, and two responses were received from the mailed notice. The basic approach included:

Mailed Notice, March 7, 2024

- Notification radius: 60 metres
- Recipients: 99
- Responses: 2
 - In support: 0
 - In opposition: 2

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Chappelle Community League Name
- Greater Windermere Community League

Common comments heard:

- The current infrastructure cannot support more people driving and living in the area.
- Concerns about condo/townhouse structures devaluing the existing homes in the area.

Application Analysis



Site analysis context

The City Plan

This proposal aligns with the goals and policies of The City Plan by encouraging the development of 15-minute districts with parks and commercial uses that are within walking distance of residential areas. It also aligns with The City Plan by diversifying housing choices, and accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Draft District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

This proposal aligns with the draft Southwest District Plan, which designates the site as Urban Mix. The draft District Policy supports a mix of housing types, shops, and services that meet the daily needs of residents through the Urban Mix land use category. In addition, this site could be considered to be part of a future Local Node, as the surrounding context includes a strong commercial element, and a future school and park site. The draft District Policy supports mid rise development along collector roadways within Local Nodes, which aligns with the location of this site.

Neighbourhood Area Structure Plan

This application conforms with the Hays Ridge Neighbourhood Area Structure Plan (NASP), which designates the site for high density residential uses. It also aligns with the objectives of the NASP by providing a variety of housing types that serve a diverse range of needs, and by locating higher density sites near the entrances to the neighbourhood, along collector roads, and in proximity to commercial opportunities.

Land Use Compatibility

The proposed RM h23 zone is compatible with surrounding existing and planned land uses. The site is buffered by two collector roads on the north and west, and a commercial development on its east and south sides. A future school and park site is located across the road to the west. Planned residential development north of the site includes row housing along Hays Ridge Drive SW, and mid rise development at the corner of Hays Ridge Drive SW and 141 Street SW under the same RM h23 zone that is proposed with this application.

Mobility

Edmonton Transit Service (ETS) operates local bus service on 141 Street SW and Hays Ridge Drive SW, east of the rezoning site. The route 719 connects transit users to Century Park LRT Station and Transit Centre.

To support the development, the owner will be required to install a marked crosswalk on Hays Ridge Drive SW at the intersection at the northeast corner of the site. This crossing will support a safe pedestrian connection to nearby active mode facilities, green spaces, as well as other key amenities in the Hays Ridge area. The owner will also be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

Traffic signals will be installed at the intersection of Hays Ridge Link SW and 28 Avenue SW, as well as at the intersection of 141 Street SW and Hays Ridge Drive SW. Timing for the installation of these signals will be at the discretion of Traffic Operations, which last assessed the intersections in 2022.

Area developers have also committed to the widening of Ellerslie Road to four lanes, from approximately the Ambleside Eco Station to Graydon Hill Boulevard. Construction is anticipated to begin in 2025.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area, and the existing service connections can continue to be utilized.

Appendices

1. Context Plan Map

Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services


















Section: Planning Coordination

Context Plan Map



**BYLAW 19384
APPROVED
HAYS RIDGE
Neighbourhood Structure Plan
(as amended)**



- | | | | |
|---|--|---|---|
|  | Single/Semi Detached |  | Existing Golf Course |
|  | Row Housing |  | Potential Environmental Reserve
(Further Study Required to
Determine Top of Bank) |
|  | Low Rise/Medium Density Units |  | Pipeline Right of Way |
|  | High Density Residential |  | Public Upland Area |
|  | Commercial |  | Top of Bank Walkway |
|  | School/Park Site |  | Boundary |
|  | Park |  | Top of Bank Roadway/Park |
|  | Environmental Reserve | | |
|  | Stormwater Management Facility | | |
|  | Private Stormwater Management Facility | | |

Land Use Concept Map - Hays Ridge Neighbourhood Area Structure Plan