

215 Hays Ridge Boulevard SW and 3115 Hays Ridge Drive SW

Position of Administration: Support



Summary

Charter Bylaw 20823 proposes a rezoning from the (AG) Agricultural Zone & (FD) Future Urban Development Zone to the (RSM h14.0) Small-Medium Scale Transition Residential Zone & (PS) Parks and Services Zone to allow for small to medium scale residential housing and for a park and school site.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Two people were heard from, they were both in opposition. Most concerns were related to the potential apartment form of development decreasing property values in contrast to single and semi-detached residential buildings.

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 Melcor. A subdivision application (LDA24-0138) is currently under review by Administration.

The proposed (RSM h14.0) Small-Medium Scale Transition Residential Zone which would allow small to medium scale residential housing with the following key characteristics:

- A range of small to medium scale housing.
- A maximum height of 14.0 metres.
- A maximum site coverage of 60%.

The (PS) Parks and Services Zone would allow for larger scale parks and amenities, including the development of a school site.

Site and Surrounding Area

The proposed RSM h14 site is approximately 1.4 hectares in size, and the proposed PS site is approximately 7.4 hectares in size. The subject sites are located to the north of 28 Avenue SW and to the west of 114 Street SW. The site is bordered on the west by an Altalink Utility corridor.

	Existing Zoning	Current Development
Subject Sites	(AG) Agricultural Zone & (FD) Future Urban Development Zone	Undeveloped Land
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RM h16.0) Medium Scale Residential Zone 	<ul style="list-style-type: none"> • Existing golf course • Undeveloped Land
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (CG) General Commercial Zone 	<ul style="list-style-type: none"> • Undeveloped Land • Commercial Buildings
South	<ul style="list-style-type: none"> • (RSF) Small Scale Flex Residential Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Small Scale Residential Housing • Stormwater Management Facility

West	● (PU) Public Utility Zone	Altalink Utility Corridor
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Photo 1: Looking northwest from Hays Ridge Boulevard, across the proposed RM h16 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, February 23, 2024 and March 13, 2024¹

- Notification radius: 60 metres
- Recipients: 115
- Responses: 2
 - In support: 0
 - In opposition: 2
 - Mixed/Questions only: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Chappelle Community League
- Windermere Community League

Common comments heard:

- Concerns related to the potential apartment form of development decreasing property values in contrast to single and semi-detached residential buildings.
- Concern the apartment form would diminish the “upscale vision” of surrounding properties

¹ The second mailed advance notification included the proposed PS site, in addition to the proposed RM h16 site. Following advance notification of the file, the proposed zone changed from RM h16 to RSM h14.
Attachment 2 | File: LDA24-0044 | Hays Ridge

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 one 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 generally aligns with the draft Southwest District Plan, which designates the RSM h14 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. The proposed PS site is shown as a Large "Open Space Planned" site of over 5.0 ha.

Neighbourhood Area Structure Plan

This application conforms with the Hays Ridge Neighbourhood Area Structure Plan (NASP), which designates the proposed RSM h14 site for medium density residential uses (Row Housing, at an average density of 45 units/ha). It also aligns with the objectives of the NASP by providing a

variety of housing types that serve a diverse range of needs. The proposed PS site conforms to the Hays Ridge NSAP which designates the site as a “School/Park Site”.

Land Use Compatibility

This application conforms with the Hays Ridge Neighbourhood Area Structure Plan (NASP), which designates the site for ‘Row Housing’ residential uses. It also aligns with the objectives of the NASP by providing a variety of housing types to serve a diverse range of needs. Planned residential development to the east of the proposed RSM h14 site is designated for ‘row housing’ residential uses and zoned RM h16, and is being developed with row housing. The proposed PS site will provide a school use as well as amenity space for area residents. The rezoning will allow for the development of a Kindergarten to Grade 9 Edmonton Catholic School Site.

Mobility

ETS operates the local route 719 near the rezoning site at Chappelle Road and 28 Avenue SW. This service connects residents to the Heritage Valley Transit Centre and the Century Park LRT Station and Transit Centre.

To support this development, the owner will be required to construct several shared pathways around the site, safe crossings at intersections along Hays Ridge Drive, and a public access easement to connect the subdivision to the North. Traffic signals are also required at the intersections 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. 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.

Open Space

The PS zoning will allow for the development of a newly funded K-9 Edmonton Catholic School Site. The school site is located near the entrance of the neighbourhood with access to collector road, walkways and transit facilities. The school site will also provide sports fields and parks space for residents within the neighbourhood.

Utilities

The proposed rezoning conforms to the Hays Ridge Stage 12 Engineering Drawing, which identifies sanitary and stormwater servicing plans for the subject area. Sewer services are available by connecting to the existing system located within Hays Ridge Drive. 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 infrastructure improvements required by this application.

Appendices

- 1. Context Plan Map

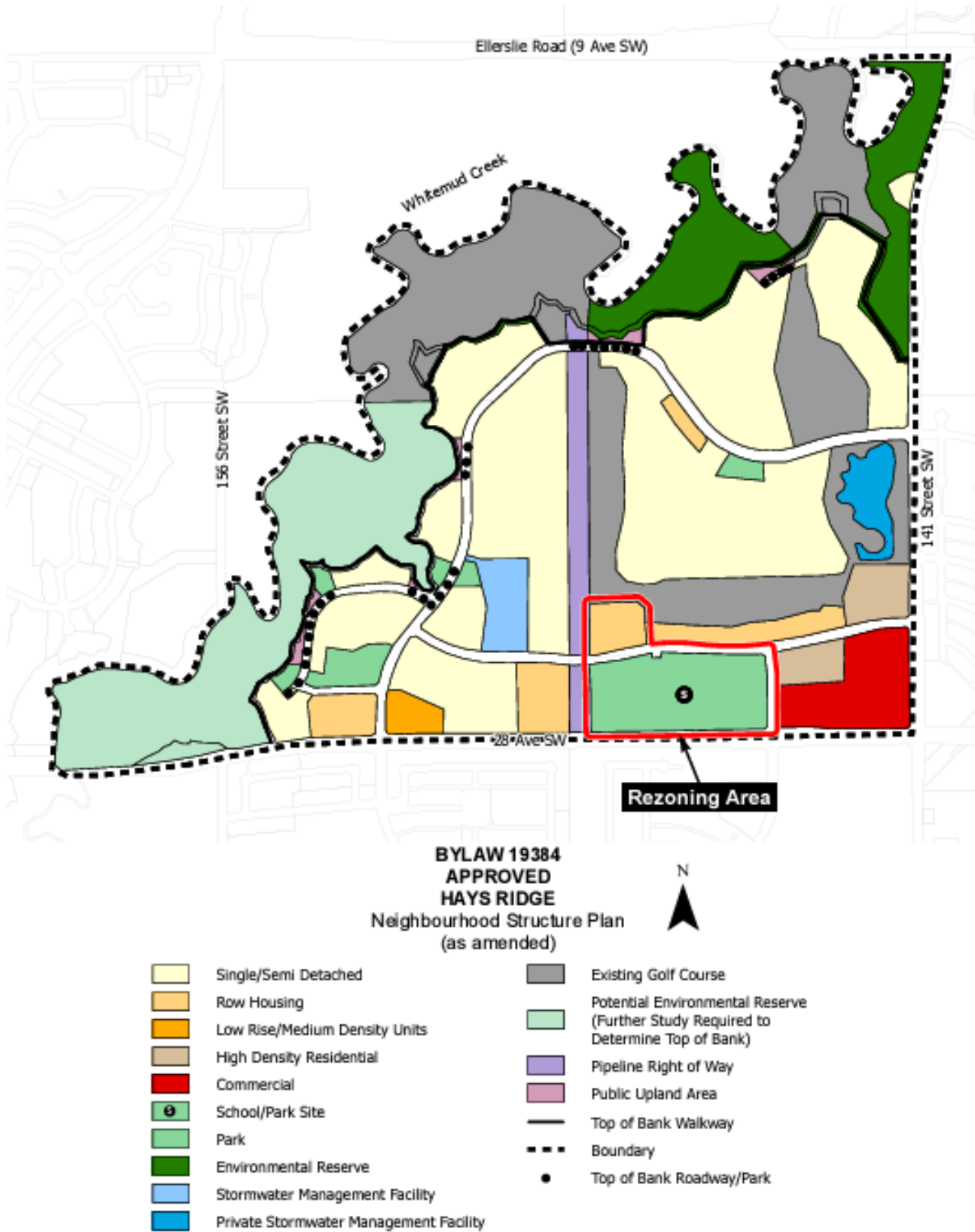
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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Context Plan Map



Land Use Concept Map - Hays Ridge Neighbourhood Area Structure Plan