

Planning Report

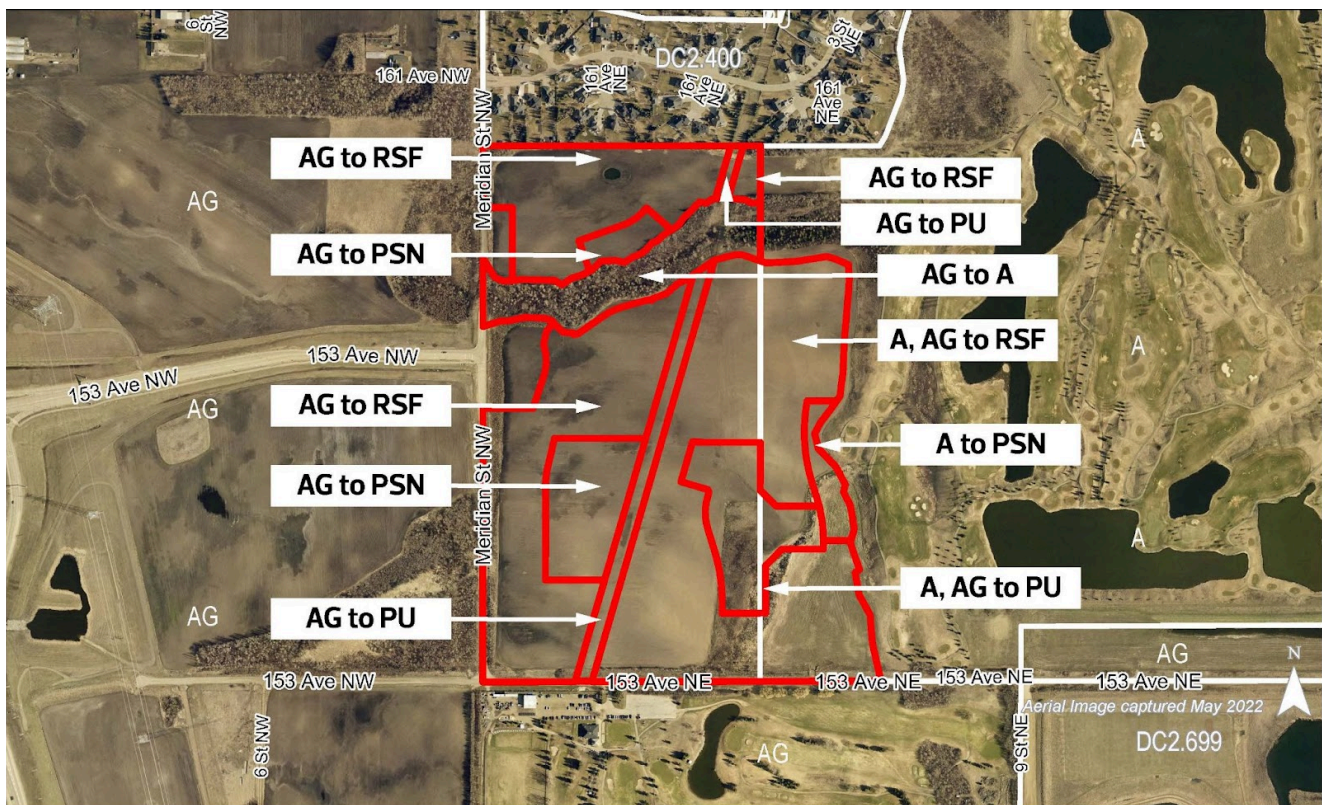
Horse Hill Neighbourhood 1A

Dene

Edmonton

15303 & 15803 - Meridian Street NE & 580 - 153 Avenue NE

Administration Recommendation: Approval



Summary

Bylaw 20846 proposes a rezoning from the Agriculture (AG) Zone to the River Valley (A), Neighbourhood Parks and Services (PSN), Public Utility (PU) and the Small Scale Flex Residential (RSF) Zones. These zones will allow for the preservation of a natural area, parkland, a stormwater management facility and a range of small scale housing. Bylaw 20846 also proposes an amendment to the North Saskatchewan River Valley and Ravine Overlay to align with the revised top-of-bank.

Bylaw 20843 and Bylaw 20844 propose amendments to the Horse Hill Area Structure Plan (ASP) and Horse Hill Neighbourhood 1A (Quarry Ridge) Neighbourhood Structure Plan to facilitate the proposed rezoning.

Bylaw 20845 and proposes an amendment to the North Saskatchewan River Valley Area Redevelopment Plan to align with the proposed NSP plan amendment and to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. At the time this report was written no response was received.

Administration supports this application because it:

- Allows for the continued development of the Horse Hill neighbourhood.
- Allows for the necessary infrastructure to support the ongoing development of the neighbourhood.
- Allows for the preservation of a portion of the North Saskatchewan River Valley and Ravine System.
- Introduces Street Oriented Residential Development to the Horse Hill area providing a wider variety of housing options.
- Supports the policies of the City Plans big city move, Greener as We Grow.

Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of Landrex Inc. and Meridian Street JV Ltd.

Rezoning

The proposed zones would allow development with the following key characteristics:

- River Valley Zone (A) allows for:
 - The preservation of natural areas and parkland along the river, creeks, and ravines.
 - Passive and active park uses.
- Neighbourhood Parks and Services Zone (PSN) allows for:
 - Active or passive recreation opportunities and features like community league buildings and playgrounds.
- Public Utility Zone (PU) allows for:
 - The development and protection of infrastructure, systems and facilities.
- Small Scale Flex Residential Zone (RSF) allows for:
 - Residential development, including detached, attached, and multi-unit housing.
 - A maximum height of 12 m (approximately 3 Storeys).
 - A maximum site coverage of 55%.

Area Structure Plan Amendment

Bylaw 20843 proposes to amend Figure 6 - Neighbourhood Units and Staging and Figure 13 - Storm Drainage Network, of the Horse Hill Area Structure Plan to facilitate the proposed rezoning.

Area Redevelopment Plan Amendment

Bylaw 20845 proposes to amend the North Saskatchewan River Valley Area Redevelopment Plan (ARP) to adjust the plan boundaries to align with the revised top-of-bank line.

Neighbourhood Structure Plan (NSP) Amendment

Bylaw 20844 proposes to amend the Horse Hill Neighbourhood 1A (Quarry Ridge) Neighbourhood Structure Plan. The proposed amendments include:

- reconfiguring of land uses
- adding a new land use category, "Street Oriented Residential"
- reclassifying a collector roadway to an enhanced local roadway
- renaming the neighbourhood/NSP to Quarry Ridge

The Land Use and Population Statistics and Figures 5-13 will be updated to align with the proposed amendments.

Site and Surrounding Area

The subject site is undeveloped and is 43.19 ha in size, located north of 153 Avenue NE and west of Meridian Street NE in the southern portion of the Horse Hill Neighbourhood 1A (Quarry Ridge) NSP. Land to the east and south is currently occupied by the Quarry Golf Course and Raven Crest Golf and Country Club, while the lands to the north are developed with country residential (Quarry Ridge) consisting of single detached dwellings. The newly opened Northeast River Valley Park is southeast, in close proximity to the subject site. There are bike paths along 153 Avenue NW and within a stormwater management facility providing an active mode of transportation.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG) River Valley Zone (A)	Undeveloped Undeveloped
Context		
North	Direct Control Zone (DC2.400)	Single Detached Housing
East	River Valley Zone (A)	The Quarry Golf Course

South	Agriculture Zone (AG)	Raven Crest Golf & Country Club
West	Agriculture Zone (AG)	Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice received minimal response from the public. The basic approach included:

LDA23-0202 Mailed Notice, July 17, 2023

- Notification radius: 121 metres
- Recipients: 27
- Responses: 0

LDA23-0202 Mailed Notice, October 3, 2023

- Notification radius: 121 metres
- Recipients: 49
- Responses: 2

1st Site Signage, July 31, 2023 (combined LDA23-0189 & LDA23-0202)

- One rezoning information sign was placed on the property facing Meridian Street NE and 153 Avenue NE

2nd Site Signage, February 9, 2024 (combined LDA23-0189 & LDA23-0202)

- One rezoning information sign was placed on the property facing Meridian Street NE and 153 Avenue NE

Webpage

- edmonton.ca/rezoningapplications

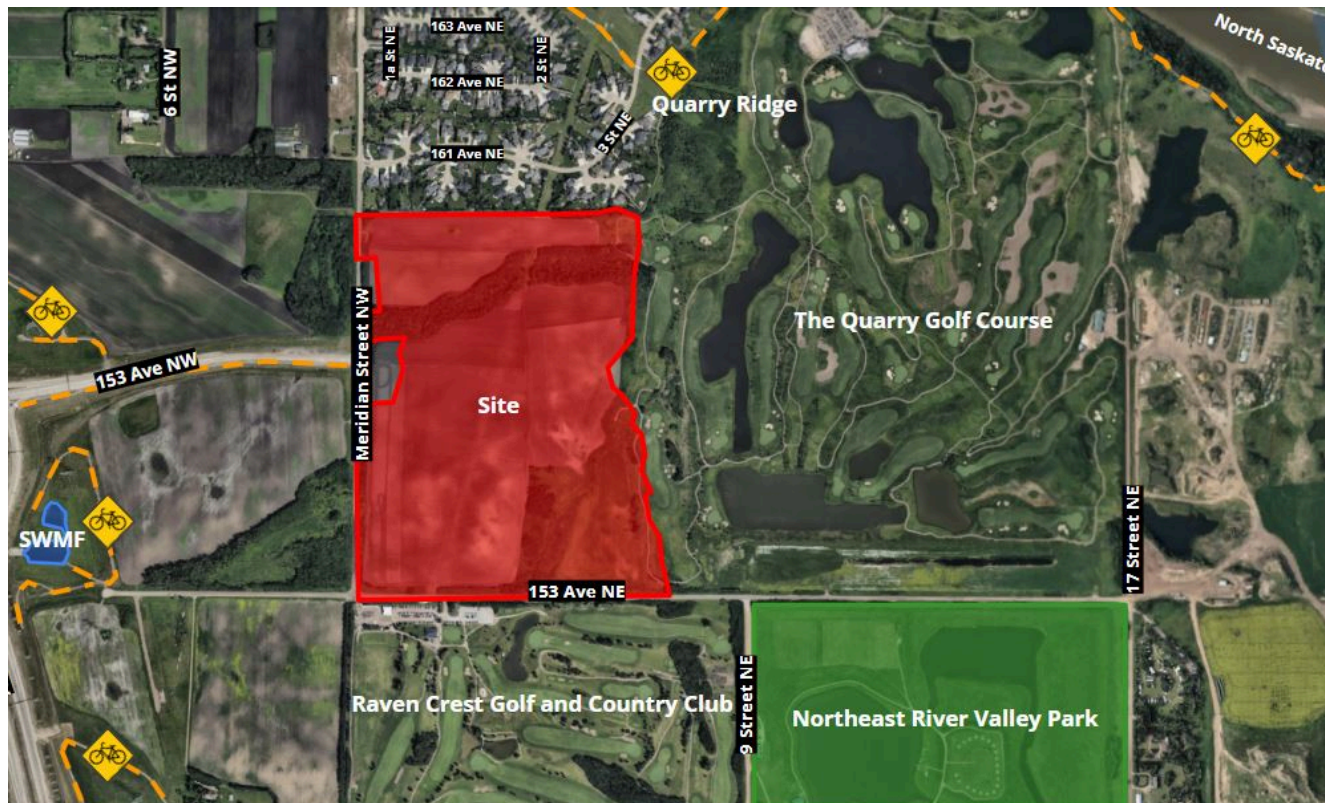
Notified Community Organizations

- Horse Hill Community League Association
- Claireview and District Area Council Area Council

Common comments heard:

- Clarification on the scope of the application (LDA23-0189)
- Inquiry on who the developer is (LDA23-0189)

Application Analysis



Site analysis context

The City Plan

The proposed amendments/rezoning is located within the Horse Hill District Planning Area and is supported by relevant policies in The City Plan identifying Horse Hill Neighbourhood 1A (Quarry Ridge) as one of Edmonton's "Anticipated Growth Areas" from 1 to 1.75 million. The proposal helps achieve the following big city moves and their targets as follows:

Greener as We Grow

- Provide opportunities for people to access, enjoy and connect to open space and the North Saskatchewan River Valley and Ravine System.
- Manage stormwater runoff and improve water quality by designing and developing the built environment.

Draft District Plans

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28-30, 2024, June 3, 2024 and June 25, 2024. If the District Plans are given two readings during this time the following analysis is provided for Council's consideration.

This application falls within the Horse Hill District Plan where it is designated as Urban Mix. This application supports the District General Policy 2.2.2.1. providing opportunities for a mix of housing types that cater to a diverse range of household needs by allowing for a range of small scale housing.

Area Structure Plan

This application proposes an amendment to the Horse Hill Area Structure Plan (ASP), Figure 13 - Storm Drainage Network. This amendment updates the area's stormwater infrastructure plans in accordance with the associated Horse Hills Area Master Plan amendment. Additionally, an amendment to Figure 6 - Neighbourhood Units and Staging is also included to update the neighbourhood name to Quarry Ridge.

Area Redevelopment Plan Amendment

Included as part of this application is an amendment to the North Saskatchewan River Valley Area Redevelopment Plan (ARP) to adjust the plan boundaries to align with the revised top-of-bank line. The application conforms to the policies within the ARP by allowing for the preservation of the natural character and environment of the North Saskatchewan River Valley.

Neighbourhood Structure Plan

The Horse Hill Neighbourhood 1A (Quarry Ridge) Neighbourhood Structure Plan identifies the rezoning area for low and medium density residential uses, parkland and public utility lots in the form of a stormwater management facility and pipeline utility corridor.

The proposed NSP amendment reconfigures the land uses, including the planned stormwater management facility, parkland and low and medium density residential sites, for a more efficient distribution of land uses and to align with the proposed subdivisions (LDA24-0103 & LDA24-0109).

The proposed amendment removes portions of Low Density Residential land use and replaces it with a new land use category Street Oriented Residential, along two collector roadways, Meridian Street NE and 153 Avenue NE, in close proximity to a planned Community Park. The proposed Street Oriented Residential Land Use has a planned density of 45 units per net residential hectare (u/ha), raising the overall planned density in the plan area from 31 u/ha to 33.7 u/ha. The introduction of the Street Oriented Residential land use increases housing diversity of small scale built form.

The amendment also proposes to change the classification of a collector roadway to an "Enhanced Local Roadway" and provides discretion to the Development Authority and Subdivision Authority to allow for front drive access along the Enhanced Local Roadway. It is the

applicant's intent to construct zero lot line and or front attached garage single detached housing product. This type of development is prohibited under the RSF Zone when accessed directly from a collector roadway. By reclassifying the roadway to an enhanced local roadway and providing discretion to the Development Authority to allow front drive accesses in this location the developer can now develop a product they envisioned for the site by applying for a Discretionary Development development permit under the Zoning Bylaw. Additionally, active mode network modifications are proposed to provide an alternative alignment to replace the active mode infrastructure along this roadway to reduce the number of interactions between vehicles and active mode users.

Also included in the proposed amendment is the naming of the NSP to the Quarry Ridge Neighbourhood Structure Plan (NSP). The naming of the NSP was approved by the Naming Committee in March 2024. The recommendation to use 'Quarry Ridge' evokes a residential ambiance while also paying homage to the initial residential development named Quarry Ridge.

Changes to the NSP Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Total Plan Area	145.10 ha	146.17 ha	+ 1.07 ha
Net Residential Area	42.30 ha	40.61 ha	- 1.69 ha
Low Density Residential	38.10 ha	32.88 ha	- 5.22 ha
Street Oriented Residential	0.00 ha	3.27 ha	+ 3.27 ha
Medium Density Residential	4.20 ha	4.46 ha	+ 0.26 ha
Total Residential	42.30 ha	40.61 ha	- 1.69 ha
Population	3,347	3,435	+ 88
Density	31.0 upnrh	33.7 upnrh	+ 2.7 upnrh

Land Use Compatibility

The addition of the Street Oriented Residential will allow for the development of row housing, with the potential for the development of single detached, semi-detached, zero lot line development at an average density of 45 units per net residential hectare (u/ha). Street Oriented Residential land uses will be accessed from a lane, and front driveways and front attached garages are prohibited, resulting in a more vibrant pedestrian environment/experience.

The proposed rezoning complies with the associated proposed amendments to the statutory plans, and is compatible with adjacent and planned zoning in the area.

Mobility

The subject lands are relatively constrained with natural features and the pipeline right of way. The reclassification of the roadway from collector roadway to enhanced local roadway provides

the owner flexibility to accommodate zero lot line housing arrangement with front drive accesses where lanes would have been challenging to provide. Modifications to the active mode network continue to support all types of users and modes, as per the general direction provided in the approved NSP, and will maintain connectivity to shared pathways along the top-of-bank.

The owner will be required to construct the first two lanes of Meridian Street, between 153 Avenue NE and 167 Avenue NW, including signal installations, to an arterial roadway standard. They will also construct the collector roadways along the west and east of the subject lands. Within this development, three safe crossings will be provided as shown on Figure 13.0 - Active Mode Transportation Network.

In order to serve the Horse Hill Neighbourhood 1A (Quarry Ridge) area, ETS will only implement service with neighbourhood buildout, demand for transit and funding availability. The applicant has worked with the Transit Planning Team to ensure that the reclassification still enables conventional buses to use the newly classified enhanced local roadway. The applicant has also made efforts to protect bus stop locations for future service. At this time, the closest service is available at Evergreen Trailer Park which is outside the acceptable walking distance.

Open Space

A revised Parkland Impact Assessment (PIA) was prepared as part of this application to support the proposed changes to the community park and pocket parks along the top of bank (TOB). The Gross Developable Area was reduced, resulting in a decrease in municipal reserve (MR) from 4.8 ha to 4.71 ha (0.09 ha decrease), but the same percentage of 7.3% MR was maintained. The proposed park reconfiguration improves connectivity between the parks and other open space amenities such as the stormwater management facility (SWMF) and TOB area. The size and layout of the community park is sufficient to support both passive and active recreation.

Small changes to the river valley boundary are proposed as a result of an updated technical review and analysis, as per policy C542A. All lands within the confirmed river valley boundary are proposed to be zoned River Valley (A) Zone.

Utilities

As part of the application, an amendment to the Horse Hill 1A Neighbourhood (Quarry Ridge) Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed rezoning would have on existing and planned sewer systems in the neighbourhood. Sanitary sewer services are available by extension of mains, connecting to the existing Clareview Sanitary Trunk Line located within the subject area. Storm servicing is available through Quarry Ridge Golf Course and via future storm sewers that discharge to the North Saskatchewan River.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Horse Hill Neighbourhood 1A (Quarry Ridge) NSP Approved Land Use and Population Statistics
2. Horse Hill Neighbourhood 1A (Quarry Ridge) NSP Proposed Land Use and Population Statistics
3. Horse Hill Neighbourhood 1A (Quarry Ridge) NSP Land Use Concept Map Comparison

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NSP Land Use and Population Statistics – Bylaw 19774

Table 2: LAND USE CONCEPT AND POPULATION

	Area (ha.)	% of GDA
GROSS AREA	145.1	100.0%
Arterial Roadway	3.6	2.5%
Pipeline ROW (PUL)	7.3	5.0%
Existing Residential	40.8	28.1%
Existing Park Space	4.8	11.8%
Existing Agriculture	22.6	15.6%
Total Non-Developable Area	79.1	63.0%
GROSS DEVELOPABLE AREA	66.0	37.0%
Parkland, Recreation, School (Municipal Reserve)**		
<i>Park/Open Space</i>	4.8	7.3%
Circulation	13.2	20.0%
Stormwater Management Facilities	3.9	5.9%
Commercial	1.8	2.7%
Total Non-Residential Area	23.7	35.9%
Net Residential Area (NRA)	42.3	64.1%

Residential Land Use, Dwelling Unit Count and Population

	Area (ha)	Units/ha.	Units	% of Total	People/Units	Population	%of NRA
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Single/Semi-Detached	38.1	25	953	72%	2.8	2,667	90.1%
Low-Rise/Multi-/Medium Units	4.2	90	378	28%	1.8	680	9.9%
Total Residential	42.3		1,331	100%		3,347	100%

Sustainability Measures

Population Density (ppnrha.)					79.1		
Unit Density (upnrha.)					31.0		
Single/Semi-Detached// Row-housing, Low Rise/Multi-/Medium Units and High Rise					72%	28%	
Population (%) within 500m of Parkland					97%		
Population (%) within 400m of Transit					95%		
Population (%) within 600m of Commercial Service					89%		
Presence/Loss of Natural Area Features			Land	Water			
Protected as Environmental Reserve (ha)			n/a	n/a			
Conserved as Naturalized Municipal Reserve (ha)			n/a	n/a			
Protected through other means (ha)			n/a	n/a			
Lost to Development (ha)			n/a	n/a			

Student Generation

Public School Board		264
Elementary	132	
Junior High	66	
Senior High	66	
Separate School Board		132
Elementary	66	
Junior High	33	
Senior High	33	
Total Student Population	396	

For Public School student generation is based on GDA x 2 for Elementary, 1x Junior High and Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.

Proposed NSP Land Use and Population Statistics – Bylaw 20844

Table 2: Land Use & Population Statistics

	Area (ha)	% of GDA
GROSS AREA	146.17	100.0%
Environmental Reserve	3.11	
Arterial Roadway	3.51	
Pipeline ROW (PUL)	7.20	
Existing Residential	39.67	
Existing Park Space	4.90	
Existing Agriculture	23.32	
Total Non-Developable Area	81.70	
GROSS DEVELOPABLE AREA	64.46	100.0%
Parkland, and Recreation (Municipal Reserve)	4.71	7.30%
Parkland (Non-Municipal Reserve)	0.20	0.30%
Commercial	1.84	2.86%
Stormwater Management Facilities	4.22	6.55%
Circulation @ 20%	12.89	20.00%
Total Non-Residential Area	23.86	37.01%
Net Residential Area (NRA)	40.61	62.99%

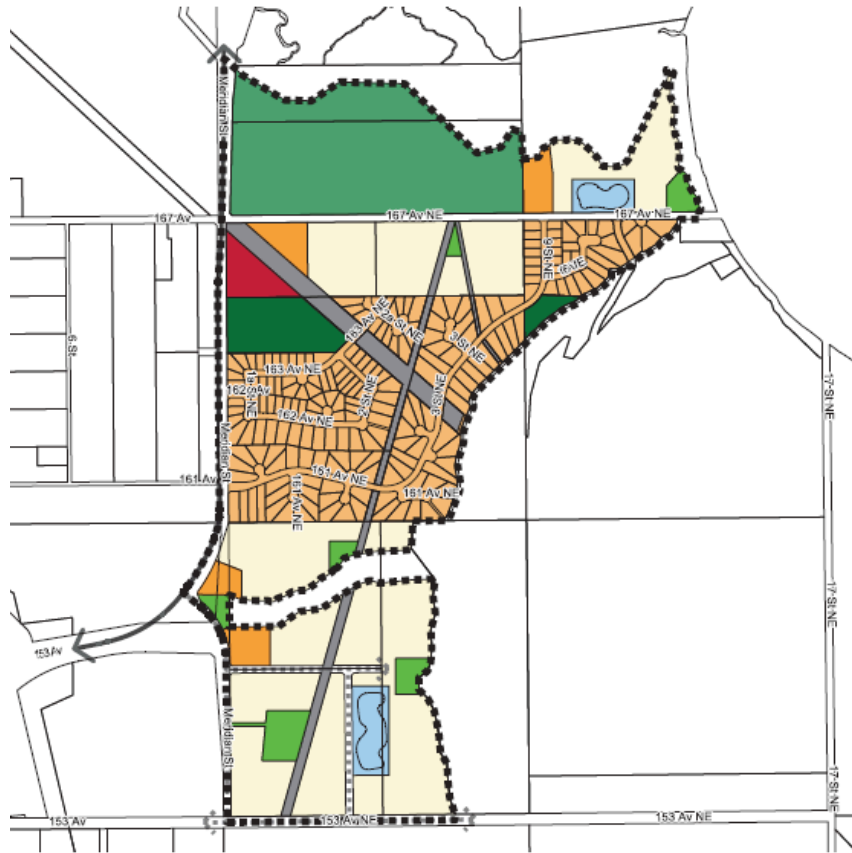
Residential Land Use, Dwelling Unit Count, and Population						
	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	32.88	25	822	2.8	2,302	80.98%
Street-Oriented Residential	3.27	45	147	2.8	412	8.05%
Medium Density Residential	4.46	90	401	1.8	722	10.97%
Total Residential	40.61		1,370		3,435	100.00%

Sustainability Measures	
Population Density (ppnrha)	84.6
Unit Density	33.7
Units Ratio (Low Density Residential / Medium Density Residential)	71% / 29%
Population (%) within 600.0m of Commercial Services	89%

Presence/Loss of Natural Area Features	
Protected as Environmental Reserve (ha)	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a
Protected through other means (ha)	n/a
Lost to Development (ha)	n/a

Student Generation				
	Elementary	Junior High	Senior High	Total
Public School Board	135	68	68	271
Separate School Board	68	34	34	136
Total	203	102	102	406

Plan Land Use Concept Map Comparison

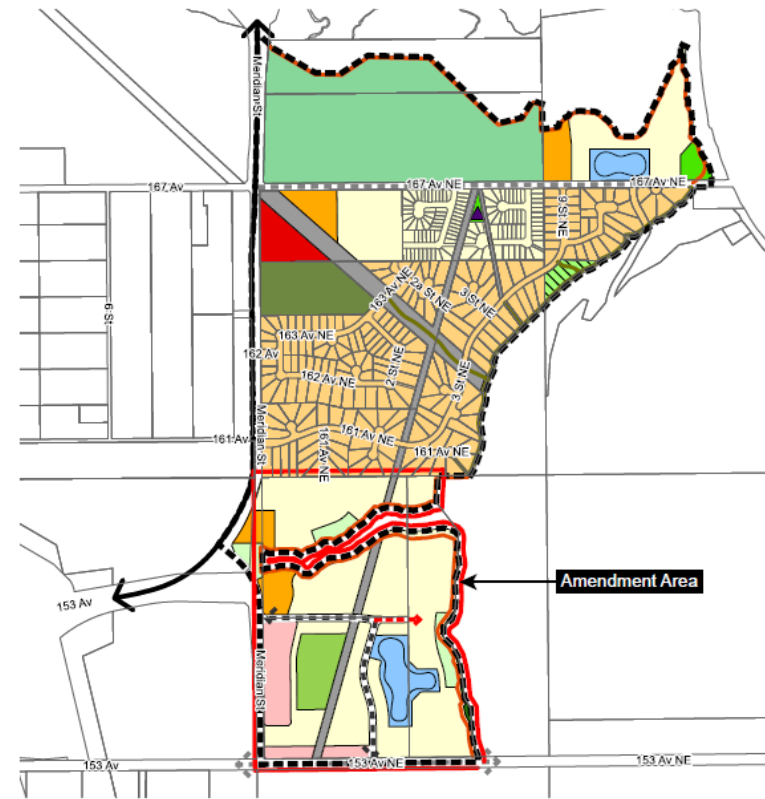


**CHARTER BYLAW 19774
HORSE HILL NEIGHBOURHOOD 1A
Neighbourhood Structure Plan**

- | | |
|-----------------------------------|----------------------------|
| Single/Semi-Detached Residential | Private Agriculture |
| Low Rise/Medium Density Housing | Existing Municipal Reserve |
| Neighbourhood Business/Commercial | Existing Residential |
| Stormwater Management Facility | Arterial Roadway |
| Park Space | Collector Roadway |
| Public Utility | NSP Boundary |

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 depicted exactly as illustrated.

Current Land Use Concept Map



**BYLAW 20844
AMENDMENT TO
HORSE HILL NEIGHBOURHOOD 1A
Neighbourhood Structure Plan
(as amended)**

- | | |
|--|------------------------------|
| Single/Semi-Detached Residential | Community Park (MR) |
| Low Rise/Medium Density Housing | Pocket Park (MR) |
| Neighbourhood Business/Commercial | Non-Credit Municipal Reserve |
| Existing Residential | Top Of Bank Walk |
| Stormwater Management Facility | Existing Trail |
| Public Utility | Arterial Roadway |
| Private Agriculture | Collector Roadway |
| Existing Municipal Reserve | Enhanced Local Roadway |
| Existing Municipal Reserve - Ecological Park | Local Roadway Access |
| Environmental Reserve | NSP Boundary |
| Street Oriented Residential | Amendment Boundary |

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 depicted exactly as illustrated.

Proposed Land Use Concept Map