

6841 - Winterburn Road NW Position of Administration: Support



Summary

Bylaw 21027 proposes a rezoning from the Agriculture (AG) and the Future Urban Development (FD) Zones to the Small Scale Flex Residential (RSF), Medium Scale Residential (RM h16.0), and Medium Scale Residential (RM h23.0) Zones to allow for a range of small and medium scale housing. Bylaw 21026 proposes an amendment to the Granville Neighbourhood Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice and information on the City's webpage. One (1) person was heard from in opposition of the application. Concerns were related to potential increases in traffic congestion along Winterburn Road NW.

Administration supports this application because it:

- Is compatible with existing and planned surrounding land uses.

- Will create a diversity of housing choices.
- Contributes to the neighbourhood buildout in alignment with the Granville NSP.

Application Details

This application was submitted by Arcadis Professional Services Inc. on behalf of Alldritt Land Corporation.

Rezoning

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

- Small Scale Flex Residential Zone (RSF)
 - A maximum height of 12 metres (approximately 3 storeys).
 - Detached, attached and multi-unit residential housing with limited commercial opportunities.
- Medium Scale Residential Zone (RM h16.0)
 - A maximum height of 16 metres (approximately 4 storeys).
 - Mid-rise residential housing with limited commercial opportunities on the ground level.
- Medium Scale Residential Zone (RM h23.0)
 - A maximum height of 23 metres (approximately 6 storeys).
 - Mid-rise residential housing with limited commercial opportunities on the ground level.

Plan Amendment

The proposed rezoning is supported by the Granville NSP, with the exception of the Medium Density Residential (MDR) site boundary that is reflected in the current development concept. The proposed amendments to the Granville NSP will adjust the MDR site boundary to allow for consistent lot widths in the abutting Low Density Residential (LDR) site by aligning the MDR site with the local road to the north. To facilitate this change, the components that will be amended in the Granville NSP are:

- Map 1 (Bylaw Map)
- Exhibit 2 (Development Concept)
- Exhibit 3 (Transportation Network)
- Exhibit 4 (Pedestrian & Bicycle Linkages)
- Exhibit 5 (Stormwater Management)
- Exhibit 6 (Sanitary Services)
- Exhibit 7 (Water Servicing)

- Exhibit 8 (Sequence of Development)
- Exhibit 9 (Local Context)
- Exhibit 10 (Land Ownership)
- Exhibit 11 (Resource Well Sites and Pipelines)
- Exhibit 12 (Land Features and Topography)
- Statistics Table (Residential Land Use Analysis)
- Text - Section 2.3 (Residential Land Use)
- Text - Section 2.3.2 (Medium Density Residential)

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG) Future Urban Development Zone (FD)	Undeveloped
North	Small Scale Flex Residential Zone (RSF) Parks and Services Zone (PS)	Undeveloped Kim Hung School (K-9)
East	Small Scale Flex Residential Zone (RSF)	Single detached housing
South	Medium Scale Residential Zone (RM h16.0) Small Scale Flex Residential Zone (RSF)	3-storey row housing Single detached housing
West	City boundary - Enoch Cree Nation	Undeveloped



View of the undeveloped site looking north from 62 Avenue NW. Kim Hung School and the existing residential development east of the site are visible in the background

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application follows the statutory plans and policies in place, completes the anticipated development for the area and was not expected to raise significant public response to advance notifications. The basic approach included:

Mailed Notice, October 15, 2024

- Notification radius: 60 metres
- Recipients: 316
- Responses: 1 (in opposition)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Glastonbury Community League

Comments heard:

- Concerns were heard regarding increased traffic along Winterburn Road NW as a result of this application.

Application Analysis



Site analysis context

The City Plan

The subject site is located in a developing area, as identified in The City Plan, and is expected to contribute to Edmonton's growth between the population of 1 and 1.25 million. The proposed rezoning aligns with the policies for accommodating growth through the compact development of new and existing neighbourhoods. Furthermore, this application aligns with the "Rebuildable City" Big City Move that speaks to accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries. This proposal contributes to this vision by allowing for the ongoing development of the neighbourhood, and will support a variety of housing options.

Draft District Plans

This site is subject to the West Henday District Plan where it is designated as Urban Mix, and applies an Area Specific Policy to the Granville neighbourhood that states that further planning direction should be obtained from the Granville Neighbourhood Structure Plan and The Grange Area Structure Plan.

Area Structure Plan

The site is within The Grange Area Structure Plan (ASP), where it is designated as Residential. The proposed application conforms with the plan's objective of maintaining a balanced mix and density of dwellings by planning for a variety of housing types in each residential neighbourhood.

Neighbourhood Structure Plan

The Granville Neighbourhood Structure Plan (NSP) guides the development of the neighbourhood and designates the site for Low and Medium Density Residential land uses. While the proposed zones conform with the plan's land use designations, the minor realignment of the Medium Density Residential (MDR) boundary will decrease the amount of Low Density Residential (LDR) on the site by 0.14 hectares.

The proposal is in general compliance with the objectives of the NSP, by providing the appropriate zoning to complete the planned neighbourhood buildout. Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Low Density Residential	47.02 ha	46.88 ha	-0.14 ha
Medium Density Residential	10.24 ha	10.38 ha	+0.14 ha
Unit Density (upnrha)	33.7	33.8	+0.1
Total Units	2058	2061	+3
Total Population	5483	5491	+8

Land Use Compatibility

The proposal is compatible with surrounding land uses. The proposed RM zones are located in the southeast corner of the site along an arterial roadway (62 Avenue), adjacent to existing commercial and medium density residential development. The proposed RSF zone is also located appropriately, adjacent to the nearby school and existing low density residential development.

The RSF Zone will provide opportunities for a range of small scale residential development including single detached, semi-detached, row housing, and multi-unit housing. The RSF Zone contains site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. The RM Zone will provide opportunities for multi-unit residential development that may be arranged in a variety of configurations. It will also allow for limited community and commercial development opportunities to provide services to local residents.

	RSF Proposed	RM Proposed
Typical Uses	Residential Limited Commercial and Community Uses with additional regulations	Residential Limited Commercial and Community Uses with additional regulations
Maximum Height	12.0 m	16.0 m - (RM h16.0) 23.0 m - (RM h23.0)
Minimum Front Setback	4.5 m except: 3.0 m where a Treed Boulevard is present 5.5 - 6.0 m to an attached garage from an existing or approved sidewalk	3.0 m where a Treed Boulevard is present 4.5 m where a Treed Boulevard is not present
Minimum Interior Side Setback	0 - 1.5 m, subject to context and built form	3.0 m except: 1.5 m for buildings less than or equal to 12.0 m in Height
Minimum Flanking Side Setback	2.0 m	3.0 m where a Treed Boulevard is present 4.5 m where a Treed Boulevard is not present
Minimum Rear Setback	6.0 m, except: 1.2 m for buildings with a rear attached garage where the site depth is less than or equal to 30.0 m	3.0 m

Mobility

Winterburn Road NW (215 Street) is an arterial roadway with a shared pathway on the east side of the road north of 62 Avenue NW. The owner will be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area. Walkways from the proposed rezoning area to the shared pathway on 215 Street NW are expected and will be further reviewed at the subdivision stage.

Edmonton Transit Service (ETS) operates local and express bus service near the site on Granville Link, Glastonbury Boulevard and 62 Avenue NW. These routes connect area residents to the larger city-wide transit network at Lewis Farms Transit Centre, West Edmonton Mall Transit Centre and South Campus Station. Future bus service in the neighbourhood will likely include routing adjacent to the rezoning site on 62 Avenue NW and 215 Street NW.

Utilities

The proposed rezoning area conforms with the Granville (Grange Neighbourhood #3) Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available to the low density residential area by connecting to the existing system located on Granville Drive, south of Glastonbury Boulevard intersection. Sewer services are also available to the medium density residential area via connection to the existing system along Granville Link, north of 62 Avenue NW. 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.

There is a deficiency in on-street fire protection adjacent to the property on Winterburn Road NW and 62 Avenue NW in terms of hydrant spacing. The developer will be required to contact Edmonton Fire Rescue Services (EFRS) to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Current Granville NSP Land Use and Population Statistics
2. Proposed Granville NSP Land Use and Population Statistics
3. Granville NSP Land Use Concept Map Comparison
4. Proposed Granville NSP Text Amendments

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Branch: Development Services

Section: Planning Coordination

Current NSP Land Use and Population Statistics – Bylaw 18041

GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYAW 18041 Amended June 12, 2017

		<u>AREA (ha)</u>				
GROSS AREA*		136.22				
Arterial Roadways						
Whitemud Drive	7.25					
215 Street (includes widening)	7.98					
207 Street (Guardian Road)	1.50					
62 Avenue	1.70	18.43				
Resource Pipelines and Facilities						
Chevron Canada Resources Ltd.	1.02					
Northwestern Utilities Limited	0.79	1.81				
Plan 0321752 (Glastonbury Commercial)	0.43	0.43				
GROSS DEVELOPABLE AREA		115.55				
Stormwater Management Facilities	6.85					
Municipal Reserve						
School / Park	8.67					
Dispersed Parks	3.04	11.71				
Non-Residential Land Uses						
Commercial / Mixed Use*	3.17					
Neighbourhood Commercial	0.81					
Commercial – 215 Street	11.25	15.83				
Circulation (Collector, Local Roads and Walkways – 18% of GDA)	20.80					
Sub-Total		54.59				
NET RESIDENTIAL AREA		60.96				
RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	47.02	25	1,175	2.80	3,290	57.1% LDR 42.90% MDR
Medium Density Res. (MDR)	10.24	45	460	2.80	1288	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	143	2.80	400	33.7 upnrha
Low-rise/Medium Density	3.1	90	279	1.8	502	
TOTAL	60.36		2,057		5,480	Persons per Gross Developable Hectare 48

STUDENT GENERATION STATISTICS

LEVEL	Public	Separate	Total
Grades K-8	312	94	406
Grades 9-12	156	46	202
	468	140	608

* Percentage for Low Density Residential (LDR) and Medium Density Residential (MDR) are based on the number of residential units

**The 3.17 ha of Mixed Use was counted above as commercial land use and is only used in the Residential Land Use Analysis for calculating population and number of units.

Proposed NSP Land Use and Population Statistics – Bylaw 21026

GRANVILLE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYAW 21026 Amended January 24, 2025

		<u>AREA (ha)</u>				
GROSS AREA*		136.22				
Arterial Roadways						
Whitemud Drive	7.25					
215 Street (includes widening)	7.98					
207 Street (Guardian Road)	1.50					
62 Avenue	1.70	18.43				
Resource Pipelines and Facilities						
Chevron Canada Resources Ltd.	1.02					
Northwestern Utilities Limited	0.79	1.81				
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Commercial – 215 Street	11.25	15.83				
Circulation (Collector, Local Roads and Walkways – 18% of GDA)	20.80					
Sub-Total		<u>54.59</u>				
NET RESIDENTIAL AREA		60.96				
RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	Pop/Unit	Population	LDR/MDR RATIO
Low Density Res.	46.88	25	1,172.11	2.8	3,281.91	56.9% LDR 43.1% MDR
Medium Density Res. (MDR)	10.38	45	467.1	2.8	1,307.88	
Medium Density Res. (MDR) / Mixed Use (3.17 ha)**		45	142.65	2.8	399.42	33.8 upn/ha
Low-rise/Medium Density	3.1	90	279	1.8	502.2	
TOTAL	63.53		2,060.86		5,491.41	Persons per Gross Developable Hectare 48

STUDENT GENERATION STATISTICS

LEVEL	Public	Separate	Total
Grades K-8	312	94	406
Grades 9-12	156	46	202
	<u>468</u>	<u>140</u>	<u>608</u>

* Percentage for Low Density Residential (LDR) and Medium Density Residential (MDR) are based on the number of residential units

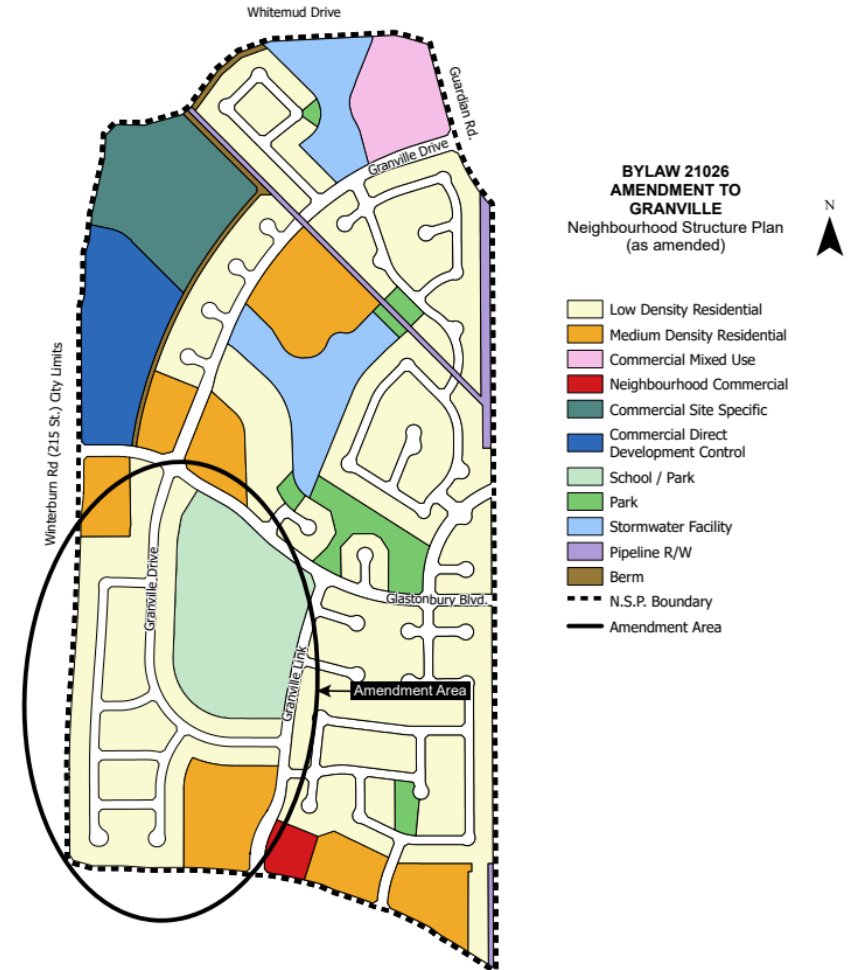
**The 3.17 ha of Mixed Use was counted above as commercial land use and is only used in the Residential Land Use Analysis for calculating population and number of units.

Plan Land Use Concept Map Comparison



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 developed exactly as illustrated.

Current Land Use Concept Map



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 developed exactly as illustrated.

Proposed Land Use Concept Map

Proposed Text Amendment to the Granville NSP – Bylaw 21026

Red text represents Text proposed to be removed.

Red text represents Text proposed to be added.

Current	Proposed
<p style="text-align: center;">2.3 Residential Land Use</p> <p>...connectivity, neighbourhood cohesiveness, and inclusion.</p> <p><u>Residential land use is designed for medium and low-density housing. Of the approximately 60 ha of residential land, approximately 17 ha will be medium density housing in the form of row housing, low-rise apartments, and stacked town housing with zones, such as RF5, RA6 and RA7, and based on an overall average density of 50 units per hectare or 40 units per hectare for mixed use development. Low-density residential (LDR) development will occupy approximately 46 ha of land mostly in the form of single-detached housing with a variety of lot sizes based on an overall average density of 20 units per hectare. The ratio of low density residential to medium density residential will be approximately 53% to 47%.</u></p>	<p style="text-align: center;">2.3 Residential Land Use</p> <p>...connectivity, neighbourhood cohesiveness, and inclusion.</p> <p>Residential land use is designed for medium and low-density housing. Of the approximately 60 ha of residential land, approximately 17 ha will be medium density housing in the form of row housing, low-rise apartments, and stacked town housing, and based on an overall average density of 50 units per hectare or 40 units per hectare for mixed use development. Low-density residential (LDR) development will occupy approximately 47 ha of land mostly in the form of single-detached housing with a variety of lot sizes based on an overall average density of 25 units per hectare. The ratio of low density residential to medium density residential will be approximately 57% to 43%.</p>
<p style="text-align: center;">2.3.2 Medium Density Residential</p> <p>...and to other sites within the area.</p> <p><u>The Medium Density Residential (MDR) site located in the extreme southeast corner of the NSP area shall be buffered from the Glastonbury Community with Low Density Residential (RF4 or RSL) in the eastern portion of the site. The balance of the MDR site shall be development with RF6.</u></p>	<p style="text-align: center;">2.3.2 Medium Density Residential</p> <p>...and to other sites within the area.</p> <p>The Medium Density Residential (MDR) site located in the extreme southeast corner of the NSP area shall be buffered from the Glastonbury Community with Low Density Residential in the eastern portion of the site.</p>