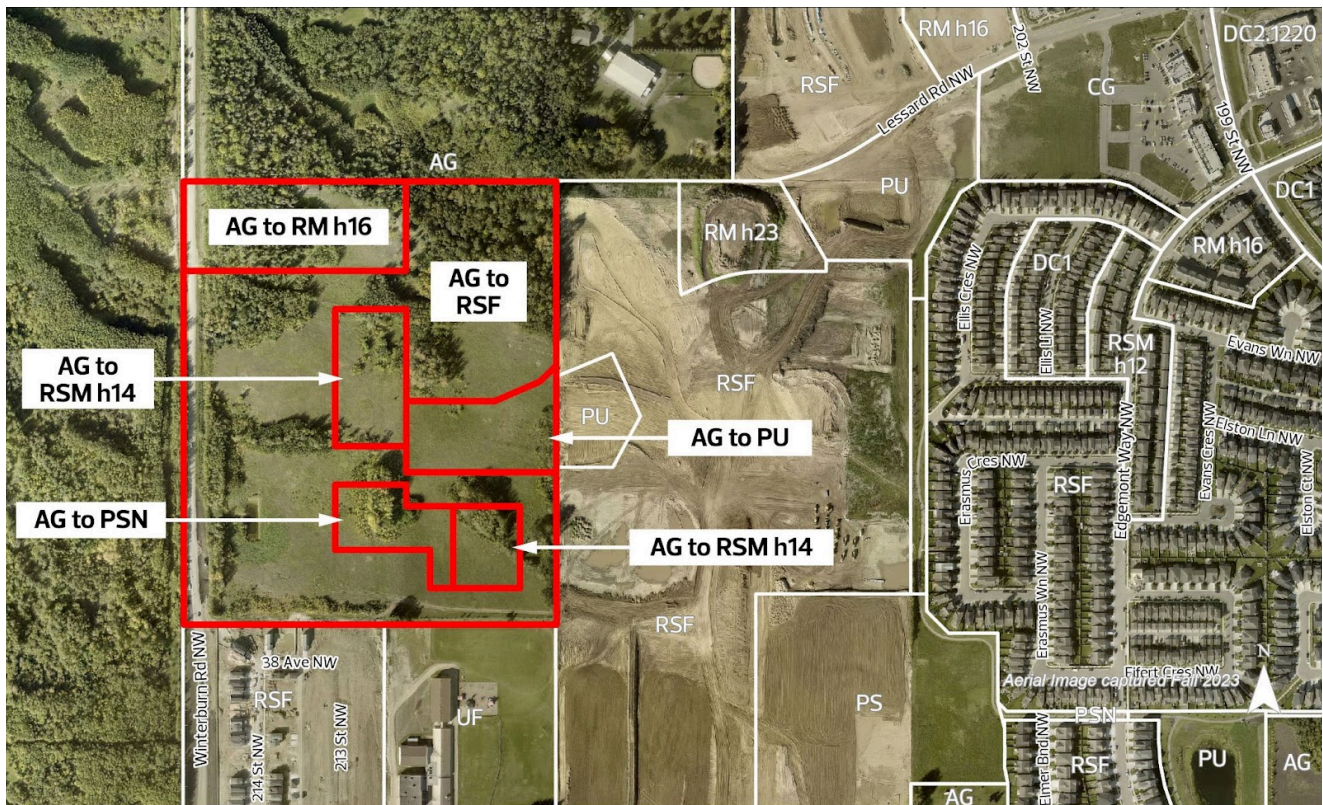


3921 - Winterburn Road NW Position of Administration: Support



Summary

Bylaw 21042 proposes a rezoning from the Agriculture Zone (AG) to the Neighbourhood Parks and Services Zone (PSN), Public Utility Zone (PU), Medium Scale Residential Zone (RM h16), Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14) to allow for smaller scale parks and amenities and infrastructure, systems and facilities that provide a public benefit and a range of small to medium scale housing.

Bylaw 21041 proposes an amendment to the Edgemont Neighbourhood Area Structure Plan to facilitate the proposed rezoning, in addition this application has minor administrative corrections.

Public engagement for this application included online notices, site signage, and information on the City's webpage. No comments were received at the time this report was written.

Administration supports this application because it:

- Allows for the orderly development of the Edgemont neighbourhood.
- Increases housing diversity.
- Is compatible with planned land uses and has appropriate transitions.

Application Details

This application was submitted by Qualico Communities and Stantec Consulting Ltd.

Rezoning

The proposed Neighbourhood Parks and Services Zone (PSN), Public Utility Zone (PU), Medium Scale Residential Zone (RM h16), Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14) to allow for, and a range of small to medium scale housing would allow development with the following key characteristics:

- Smaller scale parks and amenities and infrastructure.
- Systems and facilities that provide a public benefit.
- A range of small to medium scale housing.

Plan Amendment

Bylaw 21041 proposes to reconfigure land uses within the Edgemont Neighbourhood Area Structure Plan and amend the Land Use Population Statistics and Figures 6 through 13. An administrative amendment is also proposed to reflect a previously approved road closure adjacent to the school park.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Agriculture Zone (AG)	Undeveloped
East	Small Scale Flex Residential Zone (RSF) Public Utility (PU)	Undeveloped
South	Small Scale Flex Residential Zone (RSF) Urban Facilities (UF)	Single detached Housing School
West	Sand Hills Direct Control (DC1) - Enoch Cree Nation	Conservation Area (Enoch Cree Nation)



View of the site from Winterburn Road NW looking east.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application completes anticipated development in the area and raised no response to advance notifications. The basic approach included: information on the City's website, one-on-one communication, site signage and newspaper ads.

Mailed Notice (Posted Online), December 13, 2024

- Notification radius: Posted Online
- Recipients: Posted Online
- Responses: 0

Site Signage, January 2025

- One rezoning information sign will be placed on the property so as to be visible from Maskekosihk trail

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Edgemont Community League

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the sites as being within a developing residential area. The proposed amendments and rezoning are supported by policies in The City Plan, which continue to allow Edmontonians to live locally and support growth within existing approved neighbourhoods.

District Policy and District Plan

The site is within the West Henday District Plan, which designates the site as Urban Mix. Urban Mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development. The proposed Zones allow for standalone residential. Therefore, this amendment is supported by District General Policy 2.5.2., providing opportunities for a mix of housing types close to businesses and services that meet residents' daily needs.

Neighbourhood Area Structure Plan

The application proposes the following changes to the Edgemont Neighbourhood Area Structure Plan (NASP). A slight expansion and reorientation of street oriented residential uses and a reorientation of a pocket park is also proposed (more details in the open space section). The expansion of street oriented residential would slightly increase the number of units and population.

An Administrative amendment is also proposed to reflect a previously approved road closure and rezoning (Bylaw 20528/Bylaw 20529) that will redesignate 0.08 ha of Natural Area NW 339 (South) to School and Community Park.

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

Land Use and Population Statistics	Current	Proposed	Difference
Pocket and Top-of-Bank Park	8.09 ha	8.08 ha	-0.01 ha
Single / Semi-Detached	155.01	154.82	-0.19ha
Street Oriented Residential	11.69	11.89	+0.20 ha
Units	6849	6852	+3
Population	16643	16452	+9

Land Use Compatibility

The proposed zones are compatible with future and proposed land uses in the area and are in general conformance with the statutory plans for the neighbourhood.

The Neighbourhood Parks and Services Zone (PSN) will provide for the planned pocket park, smaller scale amenities and infrastructure.

The Public Utility Zone (PU) would allow for a planned storm water management facility to support the servicing needs of the neighbourhood.

The Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14) would provide for a range of small to medium scale housing. The RSM h14 zone is aligned with the street oriented land use designation in the Edgemont NASP and facilitates its development.

The Medium Residential (RM h16) zone conforms to the plan and would facilitate slightly higher and more dense low rise residential development in an appropriate location.

Mobility

The transportation network continues to expand as the neighbourhood develops. Upon development of the rezoning area and in conjunction with the recent adjacent subdivisions, the owner will be required to upgrade Winterburn Road to an urban standard, construct collector roadways with shared pathways, and construct walkway connections through the subdivision.

ETS operates a local bus route in Edgemont on 199 Street. On Demand Transit (ODT) also operates in western portions of Edgemont that are beyond 600m walking distance to the bus route on 199 Street. Residents using local and ODT transit service in Edgemont are taken to Lewis Farms Transit Centre to connect to the larger transit network.

ETS intends to expand bus operations within Edgemont in the future, but this will depend on demand, neighbourhood build-out and available funding for transit. Bus stops will be

constructed on nearby collector and arterial roads with future stages of development as this area of Edgemont builds-out.

Open Space

A Parkland Impact Assessment memo was prepared as part of this application, to support the proposed changes to the pocket park. The PIA memo demonstrates that all residents remain within walking distance of parkspace. The reconfigured southeast corner of the park is narrower and will have less space for programming, however this change is acceptable because the overall park area is the same, and the additional road frontage along the south will increase public visibility and support open space connectivity in the neighbourhood.

Utilities

The proposed rezoning areas and plan amendment is not anticipated to have a significant impact on the future sanitary and storm sewer systems in the area.

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 NASP Land Use and Population Statistics
2. Proposed NASP Land Use and Population Statistics
3. NASP Land Use Concept Map Comparison

Written By: Evan Wong

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NASP Land Use and Population Statistics – Bylaw 20666

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20666

	Area (ha)	% of GA	% of GDA
Gross Area	420.29	100.00%	
Environmental Reserve			
<i>Environment Reserve (Existing)</i>	4.13	1.0%	
<i>Environmental Reserve</i>	26.83	6.4%	
<i>Public Upland Area (ER)</i>	10.45	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.26	0.1%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.15	3.1%	
Subtotal	102.96	24.5%	
Gross Developable Area	317.33		100.00%
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	8.09		2.6%
Greenway	1.42		0.4%
Natural Area - NW 339 (North)	4.84		1.5%
Natural Area - NW 339 (South)	1.12		0.4%
Natural Area - NW 318***	7.50		2.4%
Total Parkland	31.43		9.9%
Commercial			
Major Commercial	3.96		1.2%
Convenience Commercial (CNC)	1.42		0.4%
Mixed Use*****	1.80		0.6%
Institutional****	5.43		1.7%
Transportation			
Circulation	63.47		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	20.32		6.4%
Total Non-Residential Area	127.83		40.3%
Net Residential Area	189.50		59.7%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	155.01	25	3875	2.8	10,851	81.8%
Street Oriented Residential	11.69	40	468	2.8	1,309	6.2%
Low Rise / Medium Density Housing	19.44	90	1750	1.8	3,149	10.3%
Medium-Rise Apartments	2.56	225	576	1.5	864	1.4%
Mixed Use *****	0.80	225	180	1.5	270	0.4%
Total Residential	189.50		6,849		16,443	100.0%

SUSTAINABILITY MEASURES

Population Density	87
Units Density	36
LDR/MDR/HDR Ratio:	63% / 37%
Population (%) within 500m of Parkland	100%
Population (%) within 600m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

STUDENT GENERATION COUNT

Public School Board		952
Elementary School	635	
Junior / Senior High	317	
Separate School Board		476
Elementary School	317	
Junior / Senior High	159	
Total Student Population		1,428

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

** Area dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 shall be acquired through combination of MR dedication, purchase, land property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential

Proposed NASP Land Use and Population Statistics – Bylaw 21041

Table 6 - Land Use and Population Statistics

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS			
	Area (ha)	% of GA	% of GDA
Gross Area	420.29	100.00%	
Environmental Reserve			
<i>Environment Reserve (Existing)</i>	4.13	1.0%	
<i>Environmental Reserve</i>	26.83	6.4%	
<i>Public Upland Area (ER)</i>	10.45	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.26	0.1%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.15	3.1%	
Subtotal	102.96	24.5%	
Gross Developable Area	317.33		100.00%
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	8.08		2.5%
Greenway	1.42		0.4%
Natural Area - NW 339 (North)	4.84		1.5%
Natural Area - NW 339 (South)	1.12		0.4%
Natural Area - NW 318***	7.50		2.4%
Total Parkland	31.42		9.9%
Commercial			
Major Commercial	3.96		1.2%
Convenience Commercial (CNC)	1.42		0.4%
Mixed Use*****	1.80		0.6%
Institutional****	5.43		1.7%
Transportation			
Circulation	63.47		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	20.32		6.4%
Total Non-Residential Area	127.82		40.3%
Net Residential Area	189.51		59.7%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT						
	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	154.82	25	3871	2.8	10,837	81.7%
Street Oriented Residential	11.89	40	476	2.8	1,332	6.3%
Low Rise / Medium Density Housing	19.44	90	1,750	1.8	3,149	10.3%
Medium-Rise Apartments	2.56	225	576	1.5	864	1.4%
Mixed Use *****	0.80	225	180	1.5	270	0.4%
Total Residential	189.51		6,852		16,452	100.0%

SUSTAINABILITY MEASURES			
Population Density		87.0	
Units Density		36.0	
LDR/MDR/HDR Ratio:		63%	/ 37%
Population (%) within 500m of Parkland		100%	
Population (%) within 400m of Transit Service		97%	
Population (%) within 600m of Commercial Service		63%	

STUDENT GENERATION COUNT		
Public School Board		952
Elementary	635	
Junior / Senior High	317	
Separate School Board		476
Elementary	317	
Junior / Senior High	159	
Total Student Population		1,428

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

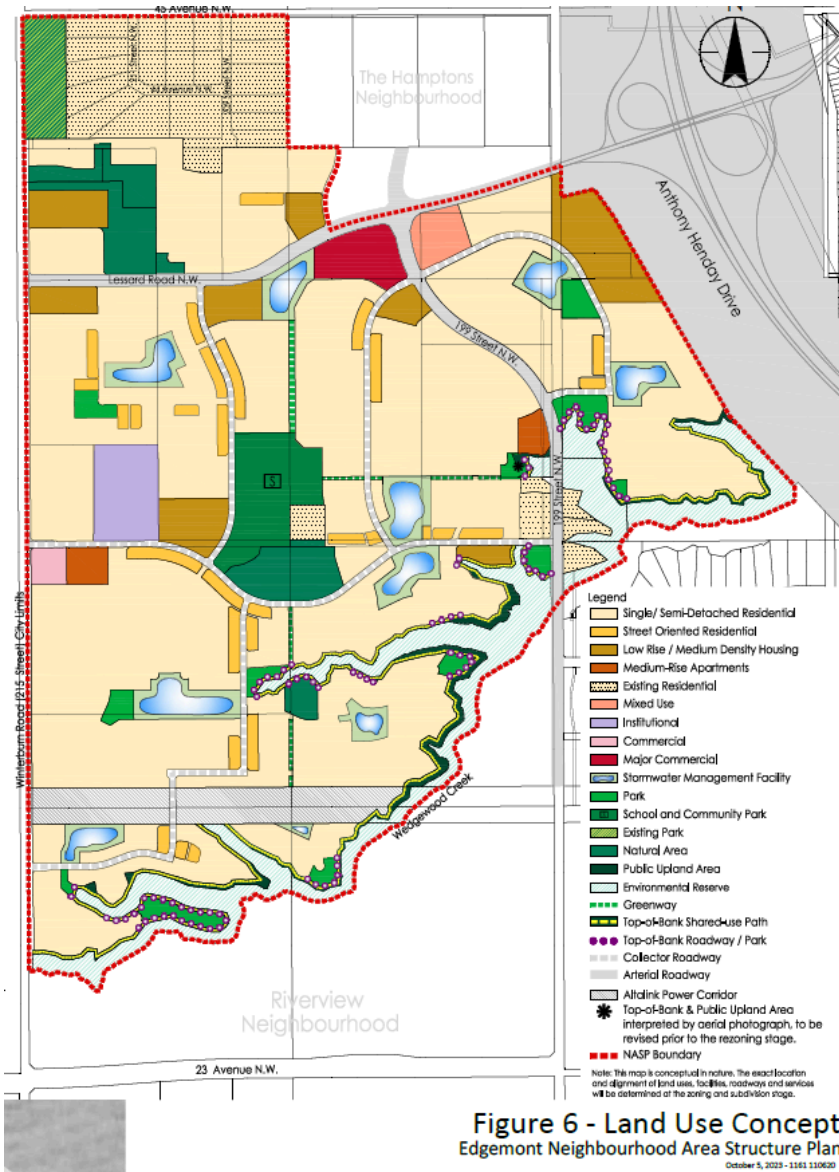
** Area dedicated as municipal reserve to be confirmed by legal survey.

*** NW318 shall be acquired through combination of MR, dedication, purchase, land property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

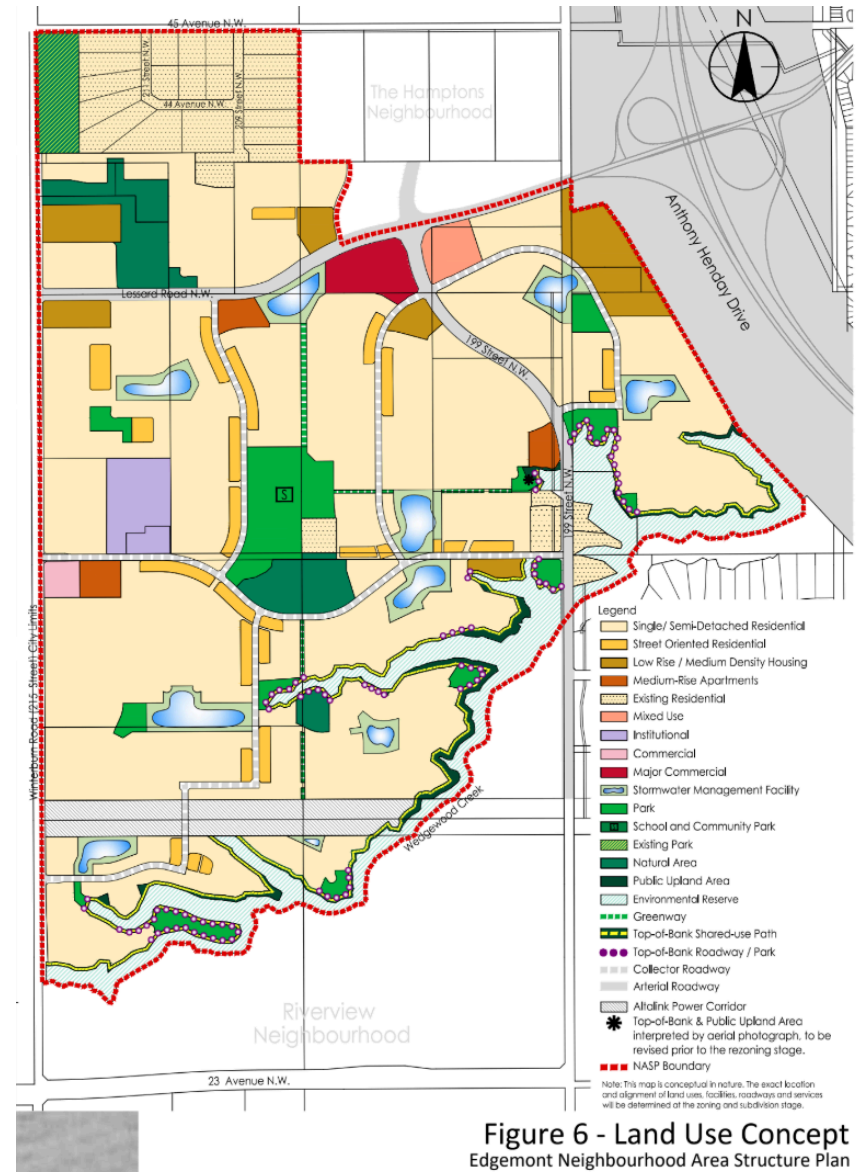
**** Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential

Edgemont NASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map