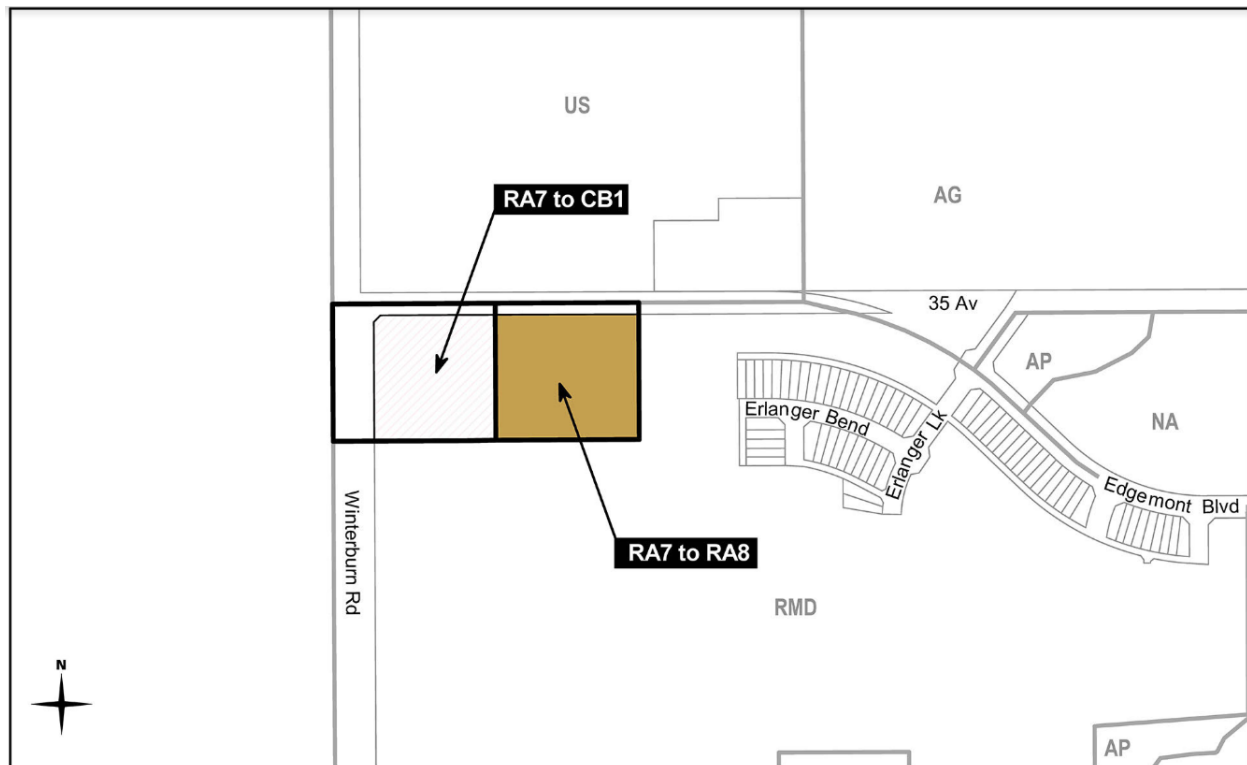




## CITY PLANNING REPORT REZONING, PLAN AMENDMENT EDGEMONT

### 3215 - Winterburn Road NW

To allow for medium rise apartments and low intensity business commercial uses.



### RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

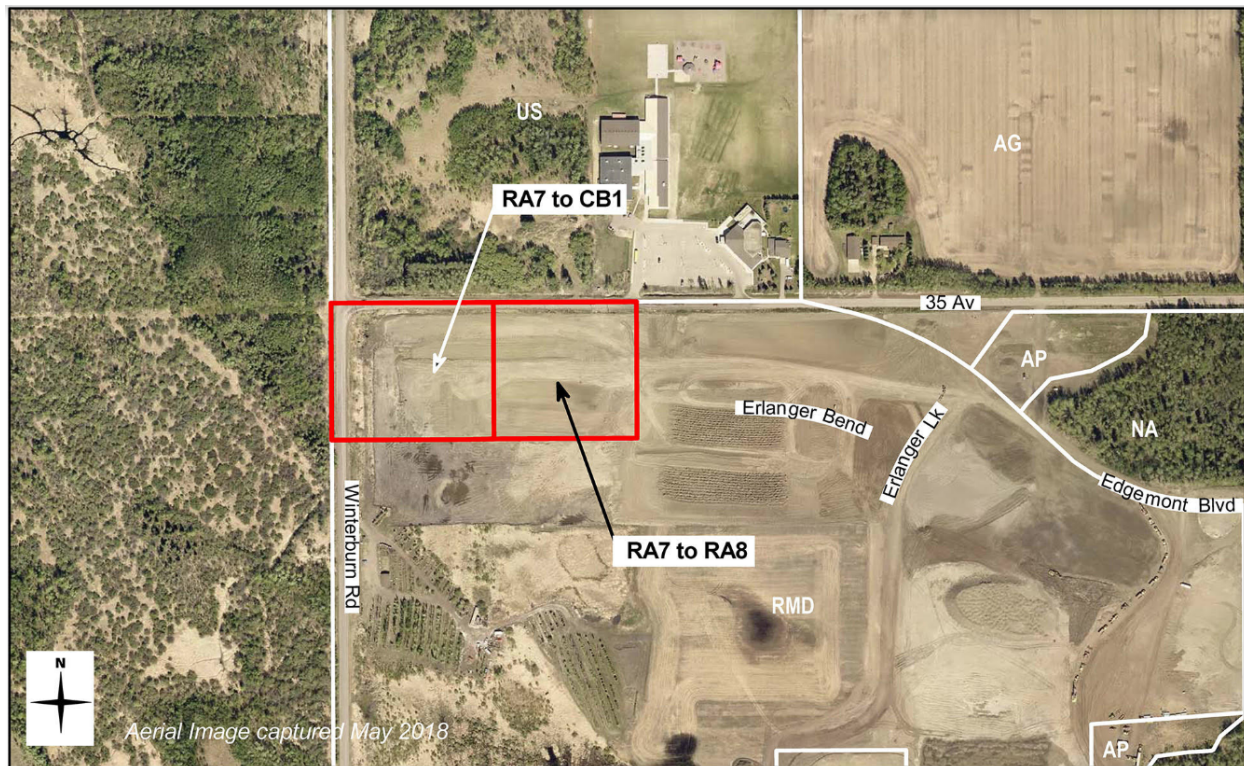
- will provide a greater variety of housing types within the neighbourhood;
- will increase residential density and make progress towards the density targets established by the Capital Region Growth Plan; and
- will increase the number of residential units within proximity to a commercial location

## THE APPLICATION

1. BYLAW 19009 to amend the Edgemont Neighbourhood Area Structure Plan (NASP) to allow for medium rise apartments and commercial land use designations.
2. CHARTER BYLAW 19010 to amend the Zoning Bylaw to rezone from RA7 to RA8 and CB1.

## SITE AND SURROUNDING AREA

The subject site is located at the southeast corner of Winterburn Road NW and 35 Avenue NW. The site abuts a block of land designated Single / Semi-Detached Residential Housing and zoned (RMD) Residential Mixed Dwelling Zone. The site is also adjacent to a property Zoned (US) Urban Services which is currently being used for a Private Education Services Use.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone Zone	Vacant / Undeveloped
<b>CONTEXT</b>		
North	(US) Urban Services Zone	Private Education Services

East	(RMD) Residential Mixed Dwelling Zone	Vacant / Undeveloped
South	(RMD) Residential Mixed Dwelling Zone	Vacant / Undeveloped
West	Winterburn Road / City Boundary; Enoch Cree Nation Reserve	Road Right of Way and Natural Preservation Area

## PLANNING ANALYSIS

Edgemont is a predominantly low-density residential neighbourhood, with some commercial and medium / high density residential land uses adjacent to arterial and collector roadways.

The proposed residential rezoning from RA7 to RA8 will add 1.4 ha to the Medium Rise Apartments designation in the NASP and increase the total to 2.61 ha. This total will be split between two properties at opposite ends of the plan area, which will disperse any impact of the higher density on adjacent land uses. The review of any development on the Medium Rise Apartment site will be addressed at the appropriate stage of Development Permit review. The RA8 zone will require additional setbacks and stepbacks to address any potential impact to adjacent low-density residential.

The Edgemont NASP was approved prior to the adoption of the current Edmonton Metropolitan Region Growth Plan. As such, residential densities in the approved plans are grandfathered as density targets. Since the result of the proposed NASP amendment includes a minor increase in the overall planned density for the NASP from 36 to 37 upnrh with the proposed plan amendment, the plan does not need to be referred to the Edmonton Metropolitan Region Board, and is ready for consideration of all three readings following closure of the public hearing.

The addition of the CB1 zoned parcel to the Edgemont neighbourhood is supported by the policies within the Edgemont NASP. The subject site will provide additional access to commercial uses that meet the needs of the area and provide local employment opportunities. The proposed change in commercial designation from Neighbourhood Convenience Commercial to Commercial within the NASP is intended to simplify and clarify the distinction between different commercial land use designations.

The overall land distribution of the uses within the NASP is being amended to better reflect the shapes of the rezoning parcels within the plan. Therefore, there is a reduction in both Low Rise / Medium Density Housing, which is reflected by the current RA7 zoning and Single / Semi-Detached Residential.

<b>Edgemont NASP Land Use Designation</b>	<b>Approved</b>	<b>Proposed</b>	<b>Difference</b>
Single/Semi-Detached Residential	150.9 ha	150.11 ha	-0.79 ha
Street Oriented Residential	11.1 ha	11.12 ha	0.02 ha
Low Rise / Medium Density Housing	22.5 ha	20.64 ha	-1.86 ha

Medium-Rise Apartments	1.4 ha	2.61 ha	1.21 ha
Commercial	0.0 ha	1.42 ha	1.42 ha
Density	36 upnrha	37upnrha	+ 1 upnrha

## TECHNICAL REVIEW

Currently, 35 Avenue NW is designated as a local roadway, but will be upgraded to a collector in the future as per Figure 9 of the NASP. The intersection of 35 Avenue and Winterburn Rd. is expected to operate adequately with the proposed increase in traffic during peak periods. Both 35 Avenue NW and Winterburn Road have been identified for potential future bus transit routes.

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> April 16, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 49</li> <li>• No responses</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="http://www.edmonton.ca/edgemont">www.edmonton.ca/edgemont</a></li> </ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Approved NASP Land Use and Population Statistics – Bylaw 18914
- 2 Proposed NASP Land Use and Population Statistics – Bylaw 19009
- 3 Approved NASP – Bylaw 18914
- 4 Proposed NASP – Bylaw 19009
- 5 Application Summary

**Bylaw 18914 – Approved Edgemont NASP: Land Use and Population Statistics**

**EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 18914**

	Area (ha)	% of GA	% of GDA
Gross Area	420.3	100.00%	
Environmental Reserve			
<i>Environment Reserve (Existing)</i>	4.1	1.0%	
<i>Environmental Reserve</i>	26.8	6.4%	
<i>Public Upland Area (ER)</i>	10.3	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.2	0.0%	
Existing Rural Residential	31.8	7.6%	
Atlatink Power Corridor	11.4	2.7%	
Existing Municipal Reserve	4.9	1.2%	
Arterial Roads	13.1	3.1%	
Subtotal	103.7	24.4%	
Gross Developable Area	317.6		100.00%
Municipal Reserve (MR)**			
School/Community Park	8.5		2.7%
Pocket and Top-of-Bank Park	7.7		2.4%
Greenway	1.4		0.4%
Natural Area - NW 339 (North)	4.8		1.5%
Natural Area - NW 339 (South)	1.1		0.4%
Natural Area - NW 318***	7.5		2.4%
Total Parkland	31.0		9.8%
Commercial			
Major Commercial	4.0		1.2%
Convenience Commercial (CNC)	0.0		0.0%
Mixed Use****	1.8		0.6%
Institutional****	11.4		3.6%
Transportation			
Circulation	63.5		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	19.4		6.1%
Total Non-Residential Area	131.0		41.3%
Net Residential Area	186.6		58.7%

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	150.9	25	3,772	2.8	10,561	80.9%
Street Oriented Residential	11.1	40	444	2.8	1,243	5.9%
Low Rise / Medium Density Housing	22.5	90	2,022	1.8	3,639	12.0%
Medium-Rise Apartments	1.4	225	303	1.5	454	0.7%
Mixed Use*****	0.8	225	170	1.5	262	0.4%
Total Residential	186.6		6,716		16,159	100%

**SUSTAINABILITY MEASURES**

Population Density	86.6
Units Density	36.0
[Low Density Residential / Medium Density Residential] Unit 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	1,270
Elementary School	635
Junior / Senior High	635
Separate School Board	634
Elementary School	317
Junior / Senior High	317
Total Student Population	1,904

**Notes:**

\*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

## Bylaw 18906

## PROPOSED EDMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>420.29</b>	<b>100.00%</b>	
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>	10.33	2.5%	
Lands between Urban Development Line and Top-of-Bank Roadway*	0.17	0.0%	
Existing Rural Residential	31.83	7.6%	
Altalink Power Corridor	11.44	2.7%	
Existing Municipal Reserve	4.87	1.2%	
Arterial Roads	13.09	3.1%	
<b>Subtotal</b>	<b>102.69</b>	<b>24.4%</b>	
<b>Gross Developable Area</b>	<b>317.60</b>		<b>100.00%</b>
Municipal Reserve (MR)**			
School/Community Park	8.46		2.7%
Pocket and Top-of-Bank Park	7.67		2.4%
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	31.01		9.8%
Commercial			
Major Commercial	3.96		1.2%
Commercial	1.42		0.4%
Mixed Use*****	1.80		0.6%
Institutional****	11.35		3.6%
Transportation			
Circulation	63.52		20.0%
Infrastructure / Servicing			
Stormwater Management Facility	19.40		6.1%
<b>Total Non-Residential Area</b>	<b>132.46</b>		<b>41.7%</b>
<b>Net Residential Area</b>	<b>185.14</b>		<b>58.3%</b>

## RESIDENTIAL LAND USE AREA, UNIT &amp; POPULATION COUNT

	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	150.02	25	3751	2.8	10,501	81.0%
Street Oriented Residential	11.12	40	445	2.8	1,246	6.0%
Low Rise / Medium Density Housing	20.64	90	1,858	1.8	3,344	11.2%
Medium-Rise Apartments	2.56	225	576	1.5	864	1.4%
Mixed Use*****	0.80	225	180	1.5	270	0.4%
<b>Total Residential</b>	<b>185.14</b>		<b>6,810</b>		<b>16,225</b>	<b>100.0%</b>

## SUSTAINABILITY MEASURES

Population Density	87.6
Units Density	36.8
LDR/MDR/HDR Ratio:	62% / 38%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

## STUDENT GENERATION COUNT

<b>Public School Board</b>		<b>1,270</b>
Elementary School	635	
Junior / Senior High	635	
<b>Separate School Board</b>		<b>634</b>
Elementary School	317	
Junior / Senior High	317	
<b>Total Student Population</b>		<b>1,904</b>

\*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.

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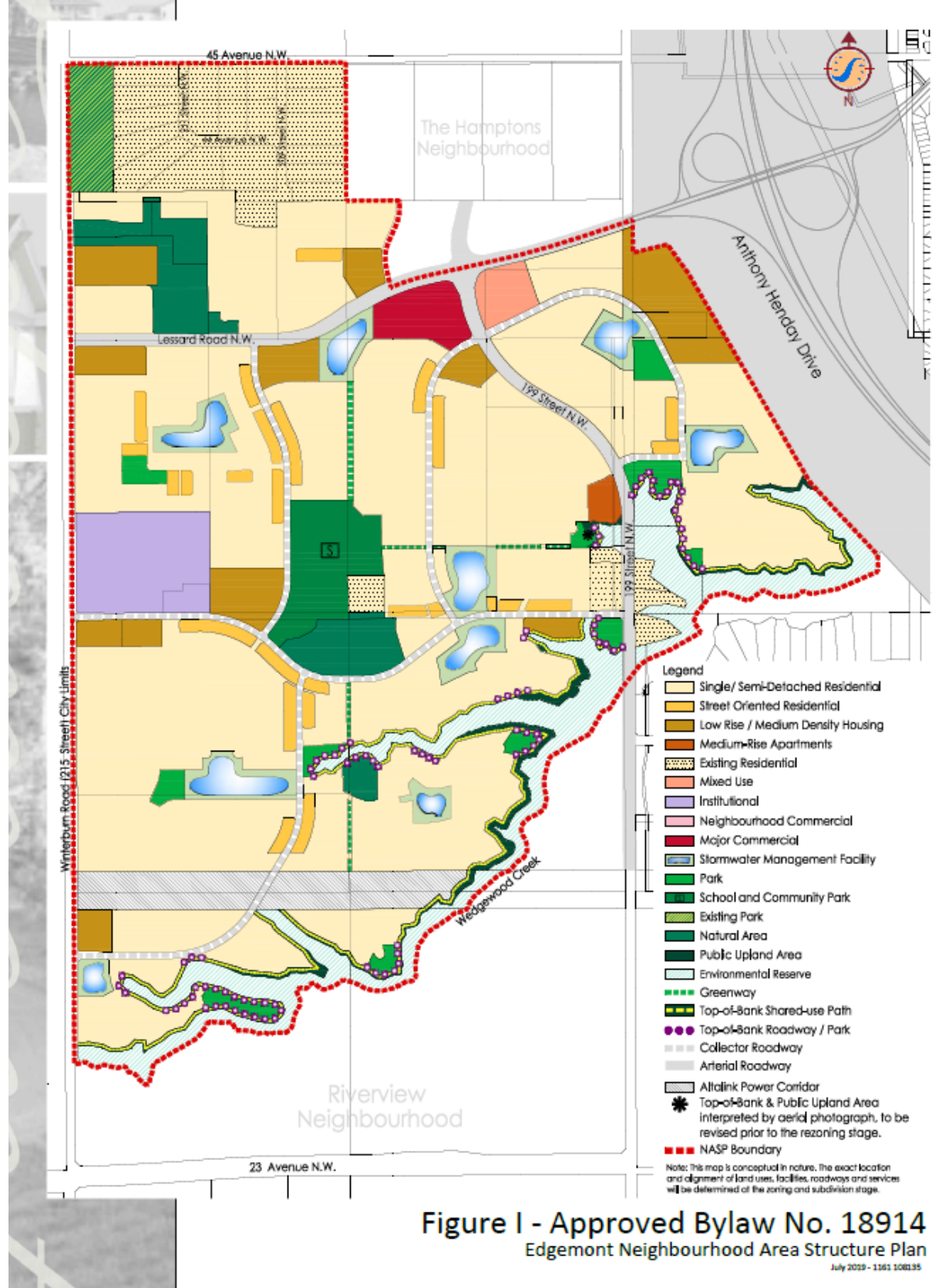
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\*\*\*\* Parcels designated for institutional uses will provide municipal reserves at the time of subdivision.

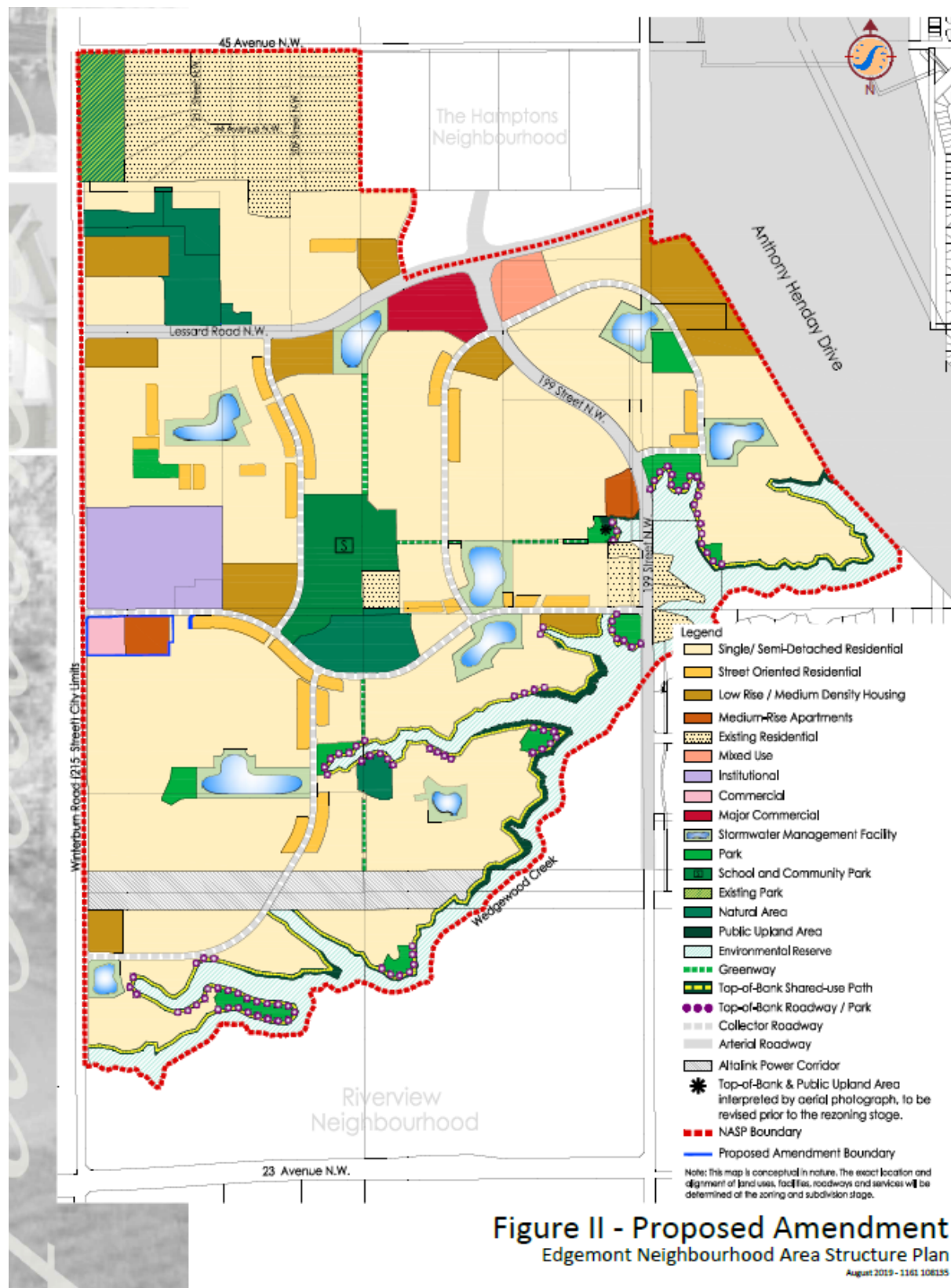
\*\*\*\*\* Assumes Mixed Use area will be developed as 70% commercial and 30% residential.



## Bylaw 18914 – Edgemont NASP: Land Use Concept



## Edgemont NASP: Land Use Concept - Bylaw 19009





## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaws/Charter Bylaw:	Bylaw 19009, Charter Bylaw 19010
Location:	East of Winterburn Road NW and South of 35 Avenue NW
Address(es):	3215 - Winterburn Road NW
Legal Description(s):	Portion of Lot 2, Block 1, Plan 1822720
Site Area:	Approximately 2.70 ha
Neighbourhood:	Edgemont
Notified Community Organization(s):	The Hamptons Community League, Wedgewood Ravine Community League
Applicant:	Stantec

### PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zones:	(RA8) Medium Rise Apartment Zone (CB1) Low Intensity Business Zone
Plan(s) in Effect:	Edgemont NASP
Historic Status:	None

Written By:	Brandon Langille
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination