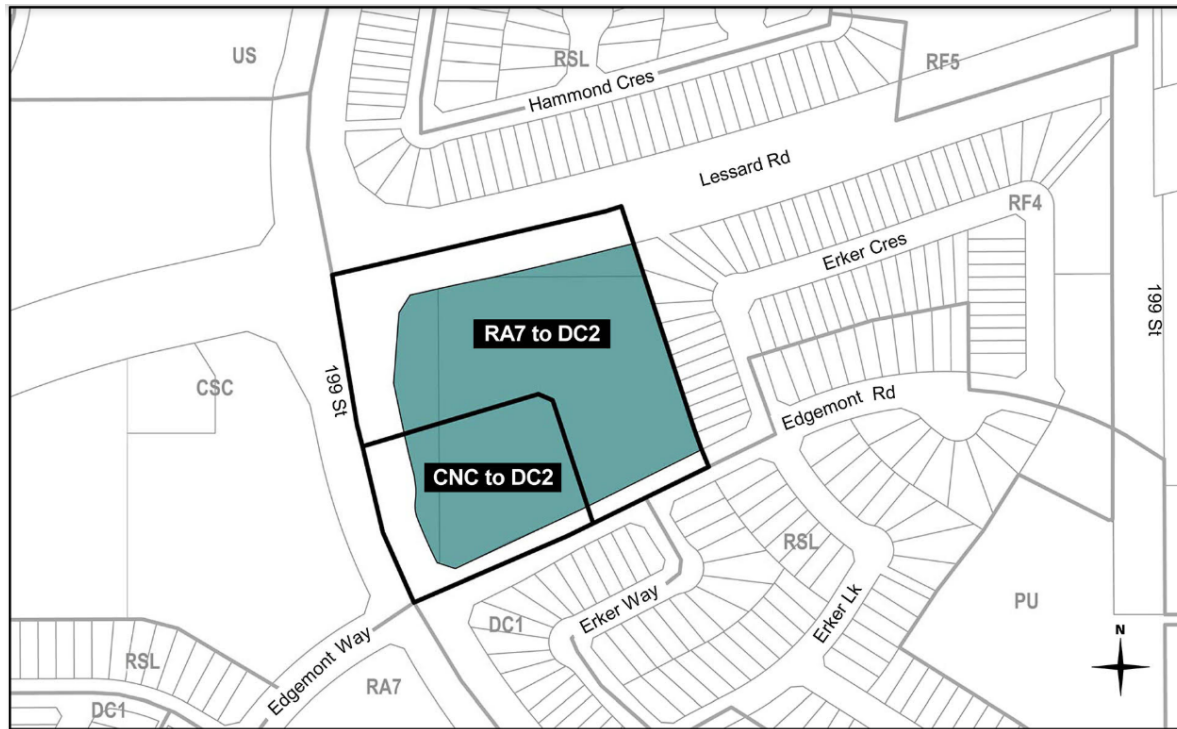




CITY PLANNING REPORT **REZONING** EDGEMONT

19903 - Lessard Road NW, 4045 and 4050 - 199 Street NW

To allow for the development of a mixed-use site with commercial and residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- will provide opportunity for a variety of commercial and residential land uses;
- will facilitate greater flexibility for the layout and design of the site;
- will be compatible with surrounding planned land uses; and
- conforms with the Edgemont Neighbourhood Area Structure Plan (NASP).

THE APPLICATION

1. CHARTER BYLAW 19011 to amend the Zoning Bylaw to rezone from (RA7) Low Rise Apartment Zone and (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision.

The proposed DC2 Provision applies to the entire site to allow a variety of residential and commercial uses with flexibility to combine these uses in a vertical and/or horizontal form. Appendix 1 of the DC2 Provision delineates two areas of application, Area A and Area B. Area A will be predominantly commercial and Area B will be predominantly residential. The residential density is proposed to be incrementally increased to maximums that are comparable to both the (RA6) Medium Density Multiple Family Zone and (RA8) Medium Rise Apartment Zone.

Specific regulations regarding appropriate setbacks and stepbacks have been added to address land use compatibility within the site and with adjacent residential zones.

SITE AND SURROUNDING AREA

The undeveloped site is located south of Lessard Road and east of realigned 199 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone (CNC) Neighbourhood Convenience Commercial Zone	Vacant land Vacant land
CONTEXT		
North	(RF4) Semi-Detached Residential Zone	Semi-Detached Housing separated by an arterial roadway (Lessard Road)
East	(RF4) Semi-Detached Residential Zone	Vacant land, subdivided lots
South	(RSL) Residential Small Lot Zone (DC1) Direct Development Control Provision for a range of Single Detached Residential Uses	Vacant land, subdivided lots
West	(CSC) Shopping Centre Zone	Vacant land separated by an arterial roadway (199 Street NW)

PLANNING ANALYSIS

The subject site is located on the northern edge of the Edgemont Neighbourhood. Bylaw 18914 was approved by Council on July 15, 2019, to add a new land use designation "Mixed Use" to the NASP as shown on Appendix 1 of this report. Bylaw 18914 redesignated portions of Low Rise/Medium Density Housing and Neighbourhood Commercial land uses to Mixed Use. The Mixed Use site will provide the opportunity for a variety of residential densities and commercial uses. The Mixed Use designation will maintain the residential and commercial nature intended for the neighbourhood while providing flexibility in built form and scale of development.

A (DC2) Site Specific Development Control Provision is the appropriate regulatory instrument to implement this proposed Mixed Use land use designation. While the current zoning (CNC and RA7) allows some opportunity for a limited mix of uses within a vertical format, the subject DC2 will also provide greater flexibility within this site for a wider mix of residential and commercial uses.

The subject DC2 Provision includes refined language that regulates separation requirements between some sensitive uses. These regulations reflect standard requirements that apply to standard zones under Special Land Use Provisions of the Zoning Bylaw (Sections 72 and 80) as they pertain to residential and childcare uses adjacent to vehicle oriented uses.

Area A of the DC2 Provision, located on the western portion of the site, will be primarily for commercial uses and will prohibit stand-alone residential uses. The maximum height will be 14.5m with the opportunity for an increase to 23m where a structure accommodates residential development. The maximum residential density for this area will be 90 units/ha, which is similar to the RF6 Zone.

Area B of the DC2 Provision, located along the eastern boundary of the site, will be primarily for residential uses and will prohibit stand-alone commercial uses. As such, the DC2 regulations will allow up to 23m in height and a density of 224 units/ha, similar to the RA8 Zone. The DC2 further borrows from the RA8 Zone by requiring a 7.5m setback from abutting low density residential lots and will require additional step-backs in the building form where a structure exceeds 10m in height.

The proposed regulations will provide a transition in building height where adjacent to lower density development and mitigate potential impacts on surrounding land uses.

TECHNICAL REVIEW

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

The proposed rezoning has the potential to generate additional traffic, with the most significant increase expected for the PM peak hour. Both the Lessard Road/199 Street SW intersection at the northwest corner of the subject site and the Edgemont Way SW/199 Street SW intersection further south are expected to be able to accommodate the increase in traffic resulting from the rezoning. The intersection of Lessard Road and 199 Street SW west of the application area is scheduled for upgrades in 2019 that will include the construction of turn bays and accesses to the subject site from the north (Lessard Road) and west (199 Street SW).

There is currently no bus service to Edgemont and the proposed 2020 network redesign does not add service to the neighbourhood. The nearest active bus stops are located north at 199 Street and 44 Avenue which is approximately a 400m walking distance from the rezoning site. The deployment of bus service to Edgemont in the future will depend on demand, road network construction, and available operational transit funding.

PUBLIC ENGAGEMENT

ADVANCE NOTICE

December 20, 2018

- Number of recipients: 1,259
 - Two responses were received prior to a complete review of the application, which detailed concerns with potential increase in density on the site.
-

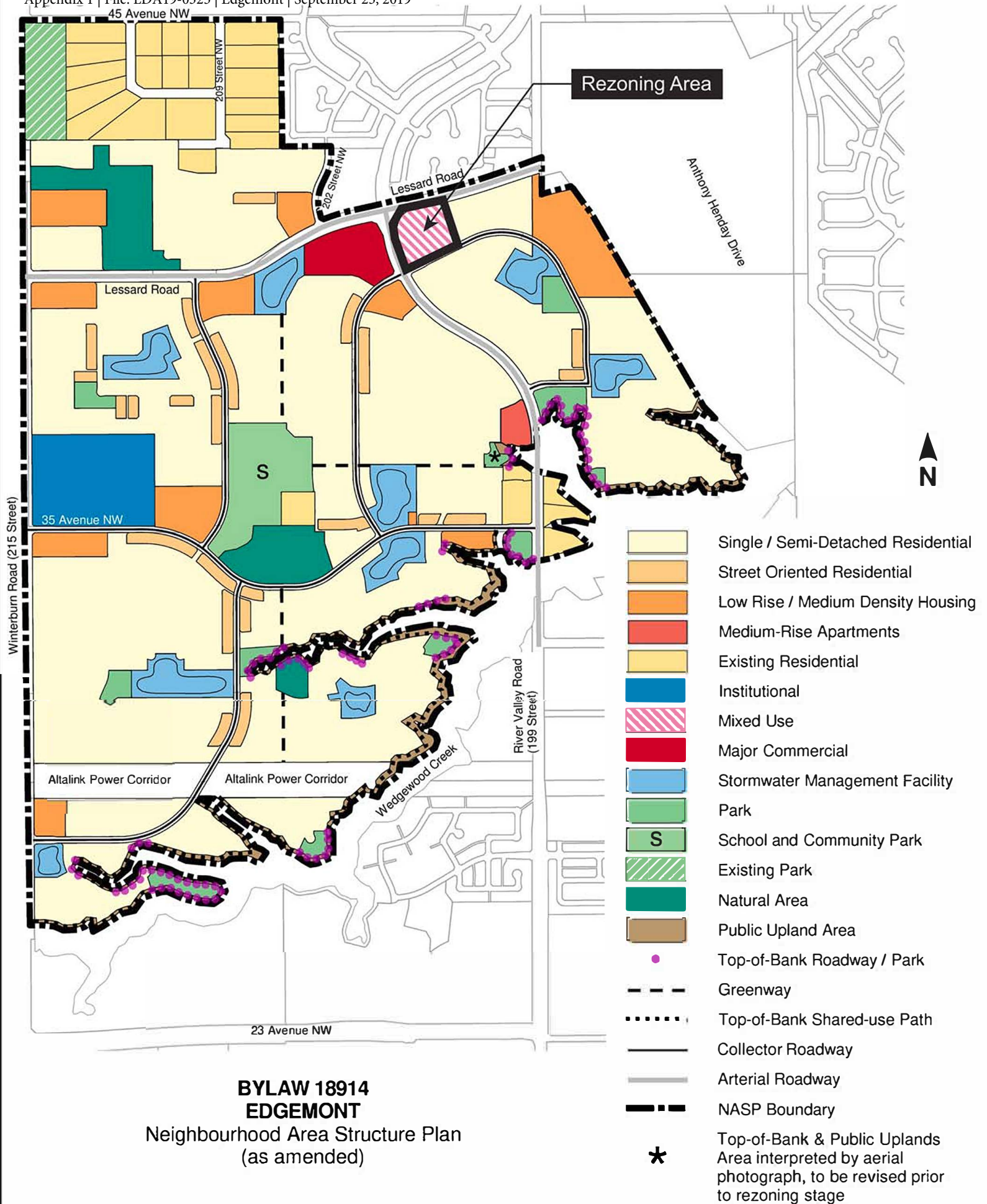
	<ul style="list-style-type: none">• The revised draft of the DC2 Provision added allowable density limits with density maximums in place for Areas A and B.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• <i>www.edmonton.ca/edgemont</i>

CONCLUSION

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

APPENDICES

- 1 Context Map
- 2 Application Summary



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

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..

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19011
Location:	East of realigned 199 Street NW, south of Lessard Road NW
Addresses:	19903 - Lessard Road NW 4045 - 199 Street NW 4050 - 199 Street NW
Legal Description(s):	Lot A, Block 3, Plan 1521821 Lot B, Block 3, Plan 1521821 A portion of NE-7-52-25-4
Site Area:	Approximately 2.53 ha
Neighbourhood:	Edgemont
Notified Community Organization(s):	The Hampton Community League Wedgewood Ravine Community League Cameron Heights Community League
Applicant:	Stantec - Matthew Gratton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone (CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plans in Effect:	Edgemont NASP
Historic Status:	None

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