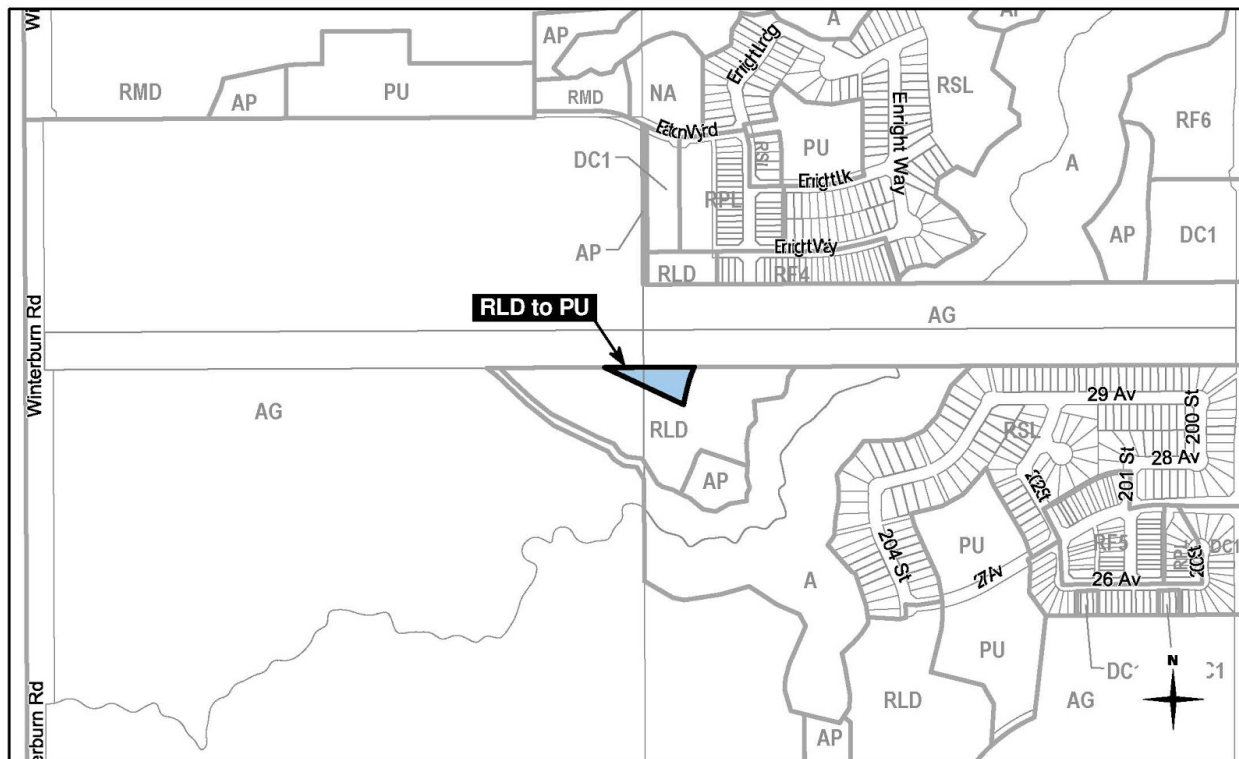




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT EDGEMONT

2703 - Winterburn Road NW and 2850 - 199 Street NW

To allow for the development of a dry stormwater management facility.



RECOMMENDATION AND JUSTIFICATION

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

- will service the southern portion of the Edgemont plan area with the establishment of an additional dry stormwater management pond;
- is required to allow further development of the southern portion of the plan area; and
- is compatible with the existing development in the area.

THE APPLICATION

1. BYLAW 19455 to amend the Edgemont Neighbourhood Area Structure Plan (NASP) to redesignate the site from low density residential to stormwater management facility.
2. CHARTER BYLAW 19456 to amend the Zoning Bylaw to rezone from (RLD) Residential Low Density to (PU) Public Utility Zone.

SITE AND SURROUNDING AREA

The subject area is located in the southern portion of the Edgemont plan area. The subject site is located immediately south of the Altalink Power Corridor and north of Wedgewood Creek. The site abuts and is surrounded by land designated for Single/Semi-Detached Residential Housing and zoned (RLD) Residential Low Density Zone. The site is south of the power corridor that is zoned (AG) Agricultural Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RLD) Residential Low Density Zone	Vacant lot/undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Altalink Power Corridor
East	(RLD) Residential Low Density Zone	Vacant lot/undeveloped
South	(RLD) Residential Low Density Zone	Vacant lot/undeveloped
West	(RLD) Residential Low Density Zone	Vacant lot/undeveloped

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 rezoning from RLD to PU will add 0.3 ha to the Stormwater Management Facility designation in the Edgemont NASP and increase the NASP total to 19.7 ha. The proposed additional stormwater dry pond will manage stormwater more efficiently and effectively within the Edgemont community and enhance stormwater servicing to reduce run-off for adjacent future development. It will also reduce environmental impacts of water and drainage for future adjacent developments within the Edgemont community.

The 0.3 ha increase to the Stormwater management Facility Designation is offset by a 0.3 decrease the the Single-Semi-Detached Residential designated areas

The proposed NASP amendment does not alter the overall planned density for the NASP from 37 units per net residential hectare.

Edgemont NASP Land Use Designation	Approved	Proposed	Difference
Single/Semi-Detached Residential	150.02 ha	149.72 ha	-0.3 ha
Stormwater Management Facility	19.4 ha	19.7 ha	0.3 ha
Density	36.8 upnrha	36.8 upnrha	no change

TECHNICAL REVIEW

Permanent sanitary and storm servicing for the area will be in accordance with the servicing schemes as identified in the accepted Edgemont Neighbourhood Design Report Amendment (July 22, 2020), which establishes the requirement for the addition of the proposed dry pond.

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

PUBLIC ENGAGEMENT

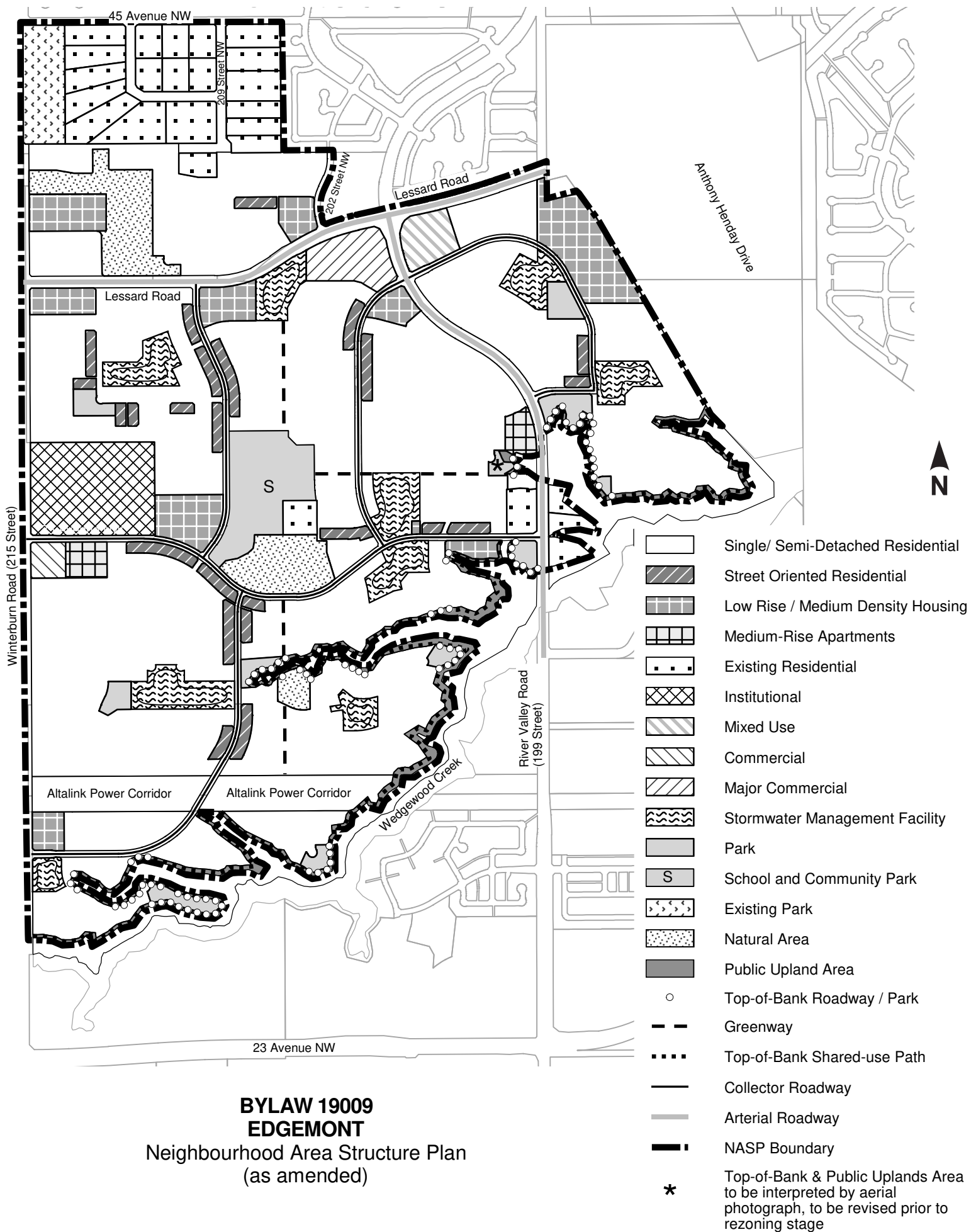
ADVANCE NOTICE August 5, 2020	<ul style="list-style-type: none">• Number of recipients:12• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/residential_neighbourhoods/neighbourhoods/edgemont-planning-applications.aspx#accordion-78143A0484DA45CBBF3C7250C3266B8F

CONCLUSION

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

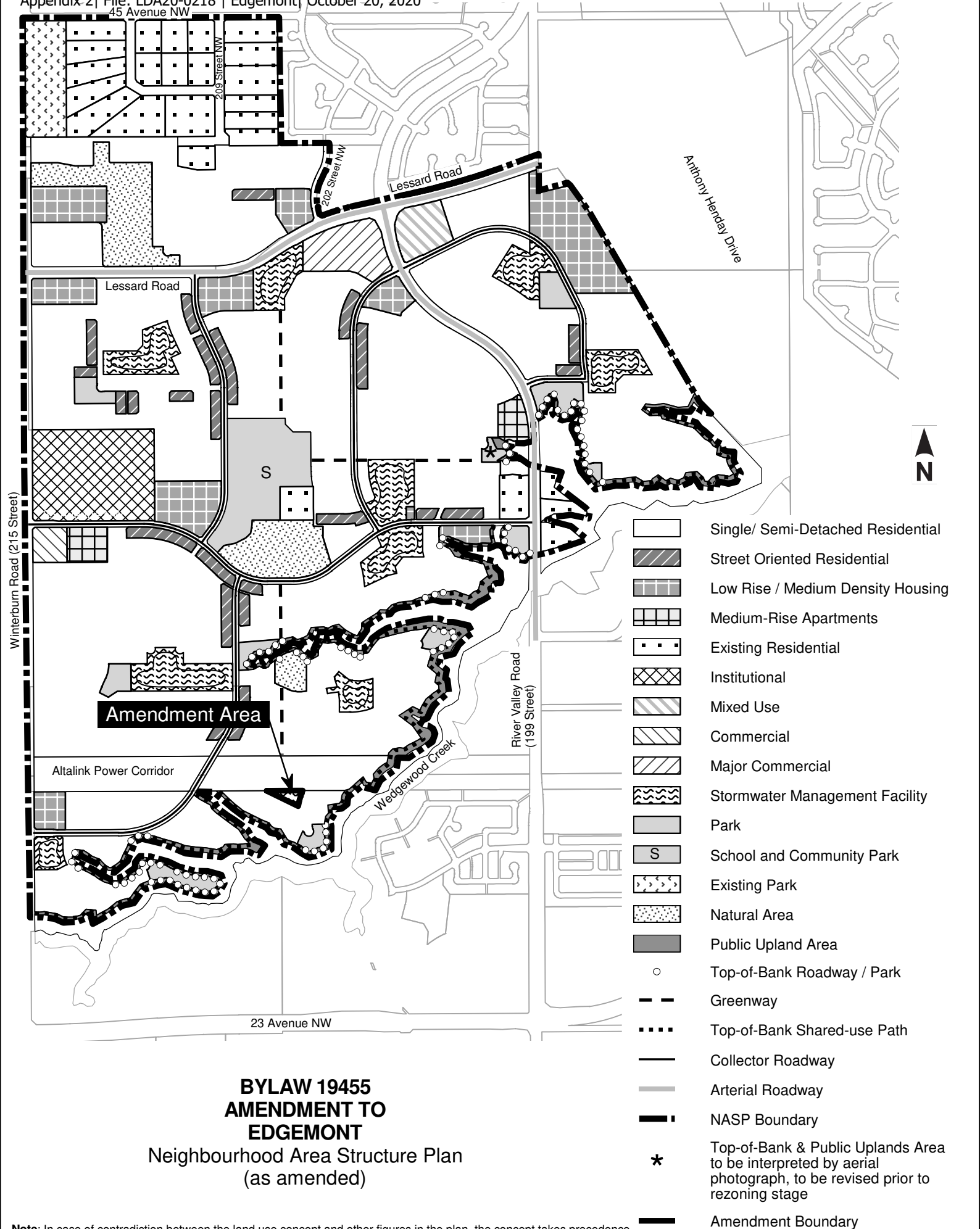
APPENDICES

- 1 Approved NASP – Bylaw 19009
- 2 Proposed NASP – Bylaw 19455
- 3 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:	Plan Amendment & Rezoning
Bylaw: Charter Bylaw:	Bylaw 19455 & Charter Bylaw 19456
Location:	South of Altalink Power Corridor and north of Wedgewood Creek
Address:	2703 - Winterburn Road NW and 2850 - 199 Street NW
Legal Descriptions:	A portion of Lot 1, Block 3, Plan 1125402; and A portion of Lot 1, Block 2, Plan 1125401
Site Area:	0.3 ha
Neighbourhood:	Edgemont
Notified Community Organization:	Wedgewood Ravine Community League
Other Organizations Notified:	Enoch Cree Nation and Parkland County
Applicant:	WSP

PLANNING FRAMEWORK

Current Zone:	Residential Low Density (RLD)
Proposed Zone:	Public Utility Zone (PU)
Plan in Effect:	Edgemont NASP
Historic Status:	n/a

Written By:	Kenan Handzic
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination