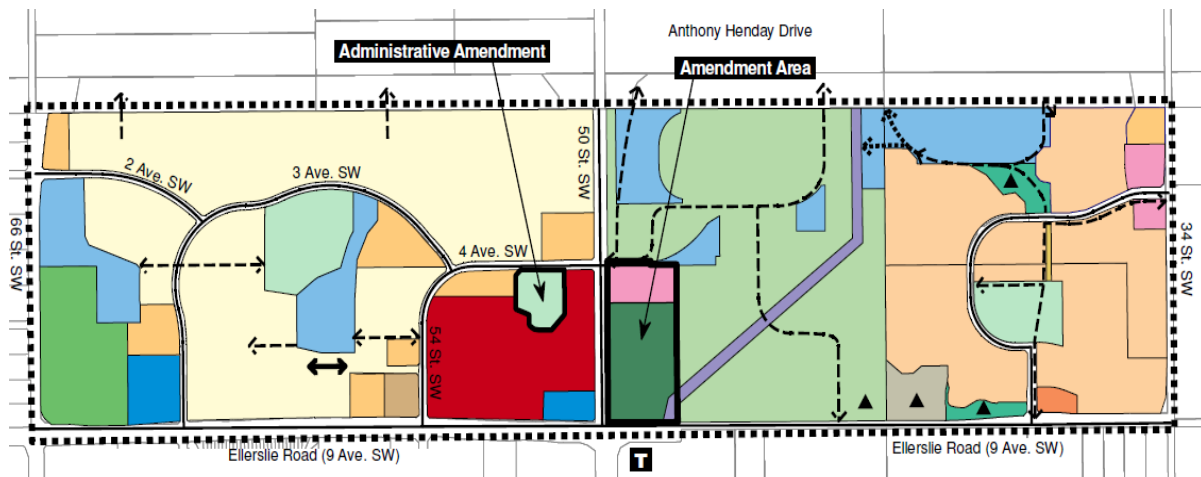




CITY PLANNING REPORT PLAN AMENDMENTS, REZONING CHARLESWORTH

503 - 50 STREET SW and 5125 - 4 Avenue SW

To reconfigure land uses that allow neighbourhood commercial, institutional, and community service uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- will allow for a range of commercial, institutional and community service uses in proximity to major intersections and within walking distance of residential areas;
- facilitates uses that may increase future transit/LRT ridership;
- confirms an existing natural area as park space; and
- respects development limitations in proximity to oil and gas related uses.

THE APPLICATION

1. BYLAW 18834 is a proposed amendment to the Southeast Area Structure Plan (ASP) to redesignate a 7.95 hectare parcel of land designated as Institutional/City Level Park site to Commercial (1.54 ha), retaining 5.04 ha as Institutional. The remainder of the amendment area will be used for transportation and site access purposes. ASP figures, text, and land use statistics are revised to reflect the proposed land use changes. This Bylaw is ready for two readings.
2. BYLAW 18835 is a proposed amendment to the Charlesworth Neighbourhood Structure Plan (NSP) to replace a 7.95 hectare parcel of land designated as Institutional/City Level Park site with Neighbourhood Commercial (1.54 ha), retaining 5.04 ha as Institutional. The remainder of the amendment area will be used for transportation and site access purposes. An administrative update is also included to better reflect the area of an existing natural area treestand identified as open space (MR) in the NSP, west of 50 Street SW. NSP figures, text, and land use statistics are revised to reflect the proposed land use changes. This Bylaw is ready for two readings.
3. CHARTER BYLAW 18836 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (CNC) Neighbourhood Convenience Commercial Zone and (DC1) Direct Development Control Provision. The proposed (CNC) zone allows small scale commercial uses that serve the day-to-day needs of the neighbourhood while the proposed DC1 Provision is based on the Urban Services (US) Zone to allow for developments of an institutional or community service nature. It includes development setback regulations for sensitive uses from an existing pipeline to mitigate potential risk. This Charter Bylaw is ready for two readings.

SITE AND SURROUNDING AREA

The subject site is undeveloped, is 7.95 hectares in size, and is located east of 50 Street SW and north of Ellerslie Road SW.



AERIAL VIEW OF REZONING AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (DC2.727) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Ivor Dent Sports Park
East	<ul style="list-style-type: none"> • (DC2.727) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Ivor Dent Sports Park
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
West	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision • (US) Urban Services Zone 	<ul style="list-style-type: none"> • Undeveloped land • Religious Assembly site

PLANNING ANALYSIS

The proposed amendment reflects the intent of the Southeast ASP and Charlesworth NSP and aligns with the more specific objectives and policies of the NSP, supporting the creation of neighbourhood level commercial uses that serve surrounding residents.

The current ASP and NSP land use designation "Institutional/City Level Park" on the subject land, allows commercial uses only when integrated with primary institutional/park uses. The current NSP policy further states that a Direct Control Provision (DC) would be required.

The proposed ASP and NSP amendments retain the intent to provide a mix of commercial and institutional uses on the subject land, separating the commercial uses from institutional and community service uses. This will allow the site to develop in a more timely manner. The application also provides more clarity on the range of commercial uses that could develop, on the northern portion of the subject land, as well as the permitted uses allowed on the southern portion intended to remain as an institutional/community focal point.

Administrative revisions include amending plan land use maps to confirm the shape of the natural area tree stand designated as open space (MR) in the NSP, as shown in the Southeast ASP. Statistics remain unchanged with this update.

Rezoning from (AG) to (CNC) and (DC1) a Site Specific Development Control Provision will allow both sites to develop independently. Typical uses in the (CNC) Zone include Convenience Retail Stores, Health Services, Personal Service Shops, and Professional, Financial and Office Support Services. The proposed DC1 Provision allows institutional or community service uses such as religious assembly, public and private education, community recreation service, and child care service uses.

The proposed Neighbourhood Commercial and Institutional sites are ideally located adjacent to the 50th Street SW and Ellerslie Road SW arterial roadways which are high visibility locations and provide access opportunities to both sites. They are also within walking distance of medium and low density residential uses, located north of a future LRT/transit station and Park and Ride location, and adjacent to the Ivor Dent Sports Park.

REGIONAL CONSIDERATIONS

Ministerial Order No. MSL:111/17 requires statutory plan amendment applications affecting land within 0.8 km of a planned LRT line or future Park and Ride facility to be referred to the Edmonton Metropolitan Region Board (EMRB) for endorsement prior to third reading. As a result, this application, including two plan amendments and a rezoning component, is ready for first and second reading following closure of the public hearing and can be considered for third reading by Council following EMRB endorsement. This rezoning application does not alter plans to extend LRT service adjacent to the site along 50 Street SW, accounted for in the current ASP and NSP. Neighbourhood planning for land to the south, will designate land for the future LRT/Transit station and Park and Ride sites.

The subject application does not affect the plan's residential land use designations or planned residential densities (population and units per net hectare). As an administrative practice, the application includes rounding these statistics off to the nearest whole number for the Charlesworth plan area in the ASP and NSP.

TECHNICAL REVIEW

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

In 2007, a Transportation Impact Assessment (TIA) was submitted to the City for institutional uses on the site and Ivor Dent Sports Park. A TIA update in 2012, included an analysis of the commercial use on the north portion of the site. Both TIAs analyzed full build out and concluded that anticipated traffic demand can be accommodated with the proposed transportation network for the area, and that the proposed uses are not projected to generate conflicts with hours of operation considering more intensive use of Ivor Dent Sports Park east of the site.

The DC1 Provision proposed, includes building setback regulations to mitigate potential risks for sensitive uses in proximity to abandoned well sites and an adjacent pipeline right-of-way.

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 12, 2018	<ul style="list-style-type: none"> • Number of recipients: 2,308 • Number of responses with concerns: 2 • One phone and one email were received: Concerns were about too much commercial in the area, potential increase in neighbourhood traffic especially along Ellerslie Road SW, and access, fencing, and drainage questions. • City staff provided information that a full technical review was performed and included traffic analysis and addressing drainage requirements, site access locations were identified, and that additional site drainage and fencing requirements will be addressed at the development permit stage.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/charlesworth

CONCLUSION

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

APPENDICES

- 1 Approved Southeast ASP Land Use and Population Statistics – Bylaw 18791
- 2 Proposed Southeast ASP Land Use and Population Statistics – Bylaw 18834
- 3 Approved Charlesworth NSP Land Use and Population Statistics – Bylaw 18792
- 4 Proposed Charlesworth NSP Land Use and Population Statistics – Bylaw 18835
- 5 Approved ASP – Bylaw 18791
- 6 Proposed ASP – Bylaw 18834
- 7 Approved NSP – Bylaw 18792
- 8 Proposed NSP – Bylaw 18835
- 9 Application Summary

**SOUTHEAST AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18791**

	Area (ha)	% GA	Charlesworth	Walker	Nbhd 3
GROSS AREA	796.07	100%	261.83	283.05	251.19
Natural Area (Environmental Reserve)	2.21	0.3%	2.21	0.00	0.00
Pipeline	9.33	1.2%	3.09	4.83	1.41
Arterial Road Right-of-Way	29.98	3.8%	9.77	10.01	10.20
Existing Ellerslie Campus Schools	8.78	1.1%	8.78	0.00	0.00
GROSS DEVELOPABLE AREA	745.77	93.7%	237.98	268.21	239.58
		% GDA			
Commercial	41.41	5.6%	15.65	18.09	7.67
Existing Religious Assembly Parcels	3.64	0.5%	3.64	0.00	0.00
Municipal Reserve Parks/Schools	60.72	8.1%	13.50	29.53	17.69
City Level Park	46.61	6.2%	46.61	0.00	0.00
Institutional / City Level Park	7.95	1.1%	7.95	0.00	0.00
Stormwater Management Facilities	51.77	6.9%	22.66	17.85	11.26
Circulation	115.47	15.5%	29.24	40.85	45.38
Transit Centre	1.24	0.2%	0.00	1.24	0.00
Park and Ride Facility	4.19	0.6%	0.00	4.19	0.00
Total Non-Residential Area	333.00	44.7%	139.25	111.75	82.00
Net Residential Area	412.77	55.3%	98.73	156.46	157.58
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT					
Land Use		ASP	Charlesworth	Walker	Nbhd 3
Single/Semi-detached	Area (ha)	306.76	55.08	116.1	135.58
25 du/nrha	Units	7,670	1,377	2,903	3,390
2.8 p/du	Population	21,476	3,856	8,128	9,492
Mixed Residential	Area (ha)	31.81	31.81	0	0
30 du/nrha	Units	954	954	-	-
2.8 p/du	Population	2,671	2,671	-	-
Row Housing	Area (ha)	26.96	1.07	25.89	0
45 du/nrha	Units	1,213	48	1165	-
2.8 p/du	Population	3396	134	3262	-
Mixed Use	Area (ha)	0.69	0.69	0	0
90 du/nrha	Units	62	62	-	-
1.8 p/du	Population	112	112	-	-
Low-rise/Medium Density Housing	Area (ha)	44.38	8.99	13.39	22
90 du/nrha	Units	3,994	809	1,205	1,980
1.8 p/du	Population	7,189	1,456	2,169	3,564
Medium to High Rise Housing	Area (ha)	2.17	1.09	1.08	0
225 du/nrha	Units	488	245	243	0
1.5 p/du	Population	733	368	365	0
Total Residential	Area (ha)	412.77	98.73	156.46	157.58
	Units	14,381	3,495	5,516	5,370
	Population	35,577	8,597	13,924	13,056

SUSTAINABILITY MEASURES				
	ASP	Charlesworth	Walker	Nbhd3
Population Per Net Residential Hectare (p/nha)	86.2	87.1	89.0	82.9
Dwelling Units Per Net Residential Hectare (du/nrha)	34.8	35.4	35.3	34.1
Population (%) within 500m of Parkland	100	100	0	0
Population (%) within 400m of Transit Service	100	100	0	0
Population (%) within 600m of Commercial Service	0	0	0	0
Presence/Loss of Natural Areas				
Protected as Environmental Reserve	2.5	2.2	0	0
Conserved as Naturalized Municipal Reserve (ha)	2.5	2.5	0	0
Protected through other means (ha)	0	0	0	0
Lost to Development (ha)	0	0	0	0
STUDENT GENERATION COUNT				
	ASP	Charlesworth	Walker	Nbhd 3
Public School Board				
Elementary School	1,491	476	513	502
Junior High	746	238	257	251
Senior High	746	238	257	251
Separate School Board				
Elementary School	746	238	257	251
Junior High	373	119	128	126
Senior High	373	119	128	126
Total Student Population	4,475	1,428	1,540	1,507

**SOUTHEAST AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18834**

	Area (ha)	% GA	Charlesworth	Walker	Nbhd 3
GROSS AREA	796.07	100%	261.83	283.05	251.19
Natural Area (Environmental Reserve)	2.21	0.3%	2.21	0.00	0.00
Pipeline	9.33	1.2%	3.09	4.83	1.41
Arterial Road Right-of-Way	31.35	3.8%	9.77	10.01	10.20
Existing Ellerslie Campus Schools	8.78	1.1%	8.78	0.00	0.00
GROSS DEVELOPABLE AREA	744.40	93.7%	237.98	268.21	239.58
		% GDA			
Commercial	42.95	5.8%	17.19	18.09	7.67
Existing Religious Assembly Parcels	3.64	0.5%	3.64	0.00	0.00
Municipal Reserve Parks/Schools	60.72	8.1%	13.50	29.53	17.69
City Level Park	46.61	6.2%	46.61	0.00	0.00
Institutional	5.04	0.7%	5.04	0.00	0.00
Stormwater Management Facilities	51.77	6.9%	22.66	17.85	11.26
Circulation	115.47	15.5%	29.24	40.85	45.38
Transit Centre	1.24	0.2%	0.00	1.24	0.00
Park and Ride Facility	4.19	0.6%	0.00	4.19	0.00
Total Non-Residential Area	331.63	44.7%	139.25	111.75	82.00
Net Residential Area	412.77	55.3%	98.73	156.46	157.58
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT					
Land Use		ASP	Charlesworth	Walker	Nbhd 3
Single/Semi-detached	Area (ha)	306.76	55.08	116.1	135.58
25 du/nrha	Units	7,670	1,377	2,903	3,390
2.8 p/du	Population	21,476	3,856	8,128	9,492
Mixed Residential	Area (ha)	31.81	31.81	0	0
30 du/nrha	Units	954	954	-	-
2.8 p/du	Population	2,671	2,671	-	-
Row Housing	Area (ha)	26.96	1.07	25.89	0
45 du/nrha	Units	1,213	48	1165	-
2.8 p/du	Population	3396	134	3262	-
Mixed Use	Area (ha)	0.69	0.69	0	0
90 du/nrha	Units	62	62	-	-
1.8 p/du	Population	112	112	-	-
Low-rise/Medium Density Housing	Area (ha)	44.38	8.99	13.39	22
90 du/nrha	Units	3,994	809	1,205	1,980
1.8 p/du	Population	7,189	1,456	2,169	3,564
Medium to High Rise Housing	Area (ha)	2.17	1.09	1.08	0
225 du/nrha	Units	488	245	243	0
1.5 p/du	Population	733	368	365	0
Total Residential	Area (ha)	412.77	98.73	156.46	157.58
	Units	14,381	3,495	5,516	5,370
	Population	35,577	8,597	13,924	13,056

SUSTAINABILITY MEASURES				
	ASP	Charlesworth	Walker	Nbhd3
Population Per Net Residential Hectare (p/nha)	86.2	87	89.0	82.9
Dwelling Units Per Net Residential Hectare (du/nrha)	34.8	35	35.3	34.1
Population (%) within 500m of Parkland	100	100	0	0
Population (%) within 400m of Transit Service	100	100	0	0
Population (%) within 600m of Commercial Service	0	0	0	0
Presence/Loss of Natural Areas				
Protected as Environmental Reserve	2.5	2.2	0	0
Conserved as Naturalized Municipal Reserve (ha)	2.5	2.5	0	0
Protected through other means (ha)	0	0	0	0
Lost to Development (ha)	0	0	0	0
STUDENT GENERATION COUNT				
	ASP	Charlesworth	Walker	Nbhd 3
Public School Board				
Elementary School	1,491	476	513	502
Junior High	746	238	257	251
Senior High	746	238	257	251
Separate School Board				
Elementary School	746	238	257	251
Junior High	373	119	128	126
Senior High	373	119	128	126
Total Student Population	4,475	1,428	1,540	1,507

CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN

LAND USE AND POPULATION STATISTICS

BYLAW 18792

	Area (ha)	% of GA
Gross Area	261.83	100%
Environmental Reserve	2.21	0.8%
Major Arterials / Road ROW	9.77	3.7%
Pipeline and Utility ROW	3.09	1.2%
Ellerslie School	8.78	3.4%
		% of GDA
Gross Developable Area	237.98	100%
Community Commercial	13.97	5.9%
Neighbourhood Commercial	1.68	0.7%
Existing Religious Assembly	3.64	1.5%
City Level Park	46.61	19.6%
Institutional / City Level Park	7.95	3.3%
Municipal Reserve Parks	13.50	5.7%
Circulation	29.24	12.3%
Infrastructure / Services	22.66	9.5%
Stormwater Management Facilities		22.45
Public Utility Lot		0.21
Total Non-Residential Area	139.25	58.5%
Net Residential Area (NRA)	98.73	41.5%

RESIDENTIAL, LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/ Unit	Population
Single / Semi-Detached	55.08	25	1,377	56%	2.80	3,856
Mixed Residential	31.81	30	954	32%	2.80	2,671
Row Housing	1.07	45	48	1%	2.80	134
Mixed Use	0.69	90	62	1%	1.80	112
Low-Rise / Medium Density Housing	8.99	90	809	9%	1.80	1,456
Medium to High Rise Units	1.09	225	245	1%	1.50	368
Total	98.73		3,495	100%		8,597

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nha)	87.1
Dwelling Units Per Net Residential Hectare (du/nrha)	35.4
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	66%/34%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	0.0

Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	2.2	0.0
Conserved as Naturalized Municipal Reserve (ha)	2.5	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	0.0	0.0

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	476	238
Junior High School	238	119
Senior High	238	119
Total	952	476

CHARLESWORTH NEIGHBOURHOOD STRUCTURE PLAN

LAND USE AND POPULATION STATISTICS

BYLAW 18835

	Area (ha)	% of GA
Gross Area	261.83	100%
Environmental Reserve	2.21	0.8%
Major Arterials / Road ROW	11.44	3.7%
Pipeline and Utility ROW	3.09	1.2%
Ellerslie School	8.78	3.4%
		% of GDA
Gross Developable Area	236.61	100%
Community Commercial	13.97	5.9%
Neighbourhood Commercial	3.22	1.4%
Existing Religious Assembly	3.64	1.5%
City Level Park	46.61	19.7%
Institutional	5.04	2.1%
Municipal Reserve Parks	13.50	5.7%
Circulation	29.24	12.4%
Infrastructure / Services	22.66	9.6%
Stormwater Management Facilities	22.45	
Public Utility Lot	0.21	
Total Non-Residential Area	137.88	58.3%
Net Residential Area (NRA)	98.73	41.7%

RESIDENTIAL, LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/ Unit	Population
Single / Semi-Detached	55.08	25	1,377	56%	2.80	3,856
Mixed Residential	31.81	30	954	32%	2.80	2,671
Row Housing	1.07	45	48	1%	2.80	134
Mixed Use	0.69	90	62	1%	1.80	112
Low-Rise / Medium Density Housing	8.99	90	809	9%	1.80	1,456
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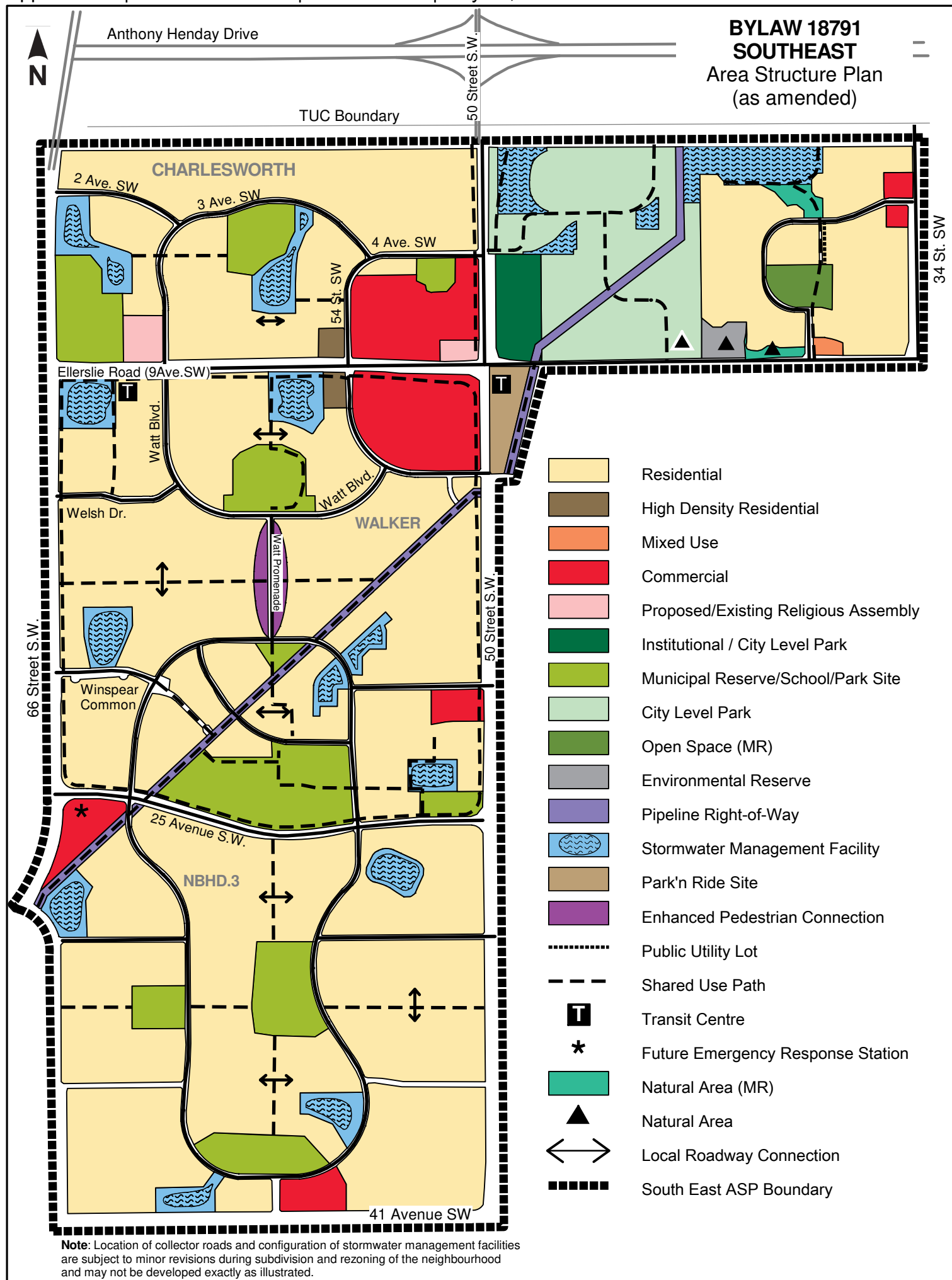
SUSTAINABILITY MEASURES

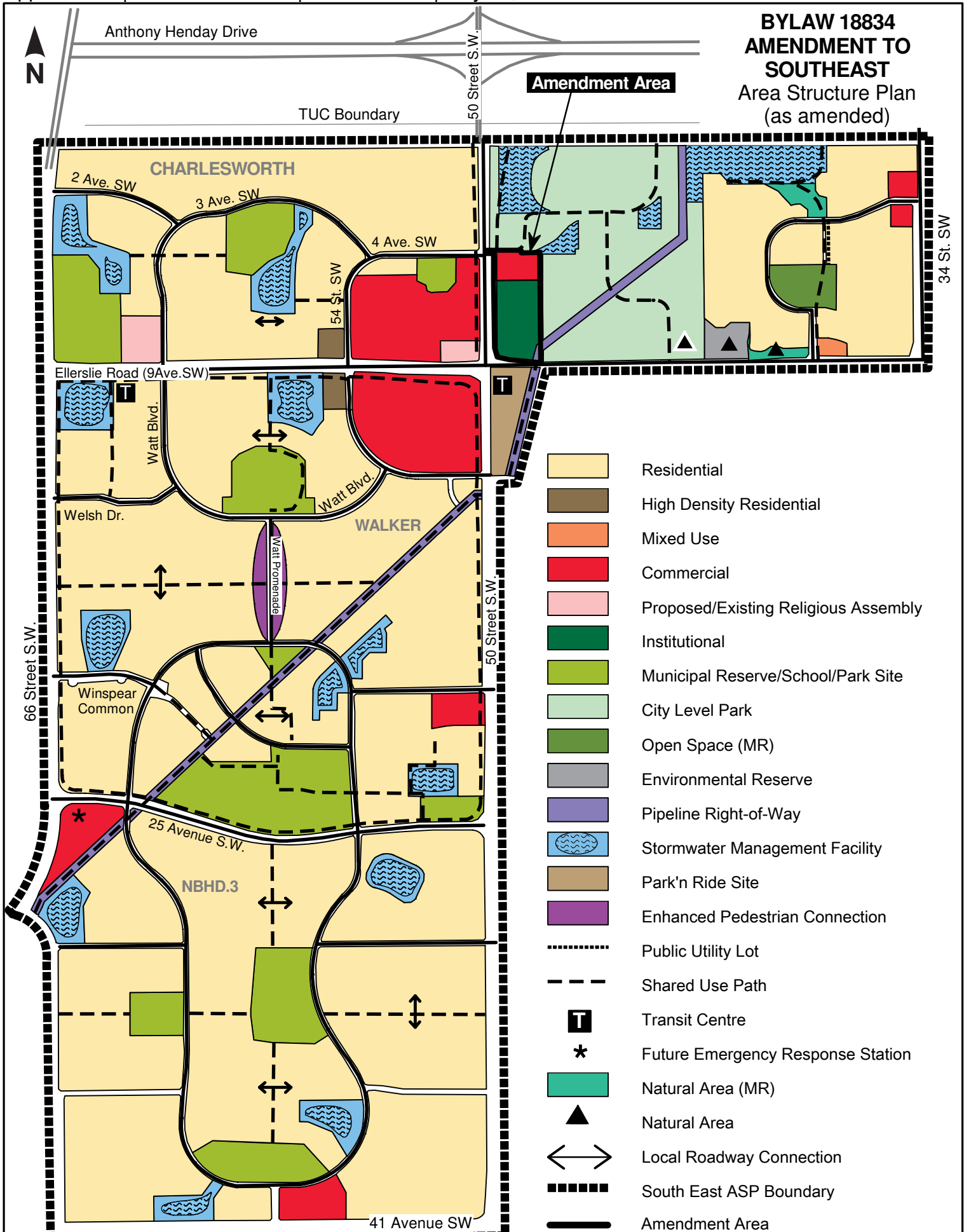
Population Per Net Residential Hectare (p/nha)	87
Dwelling Units Per Net Residential Hectare (du/nrha)	35
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	66%/34%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	0.0

Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	2.2	0.0
Conserved as Naturalized Municipal Reserve (ha)	2.5	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	0.0	0.0

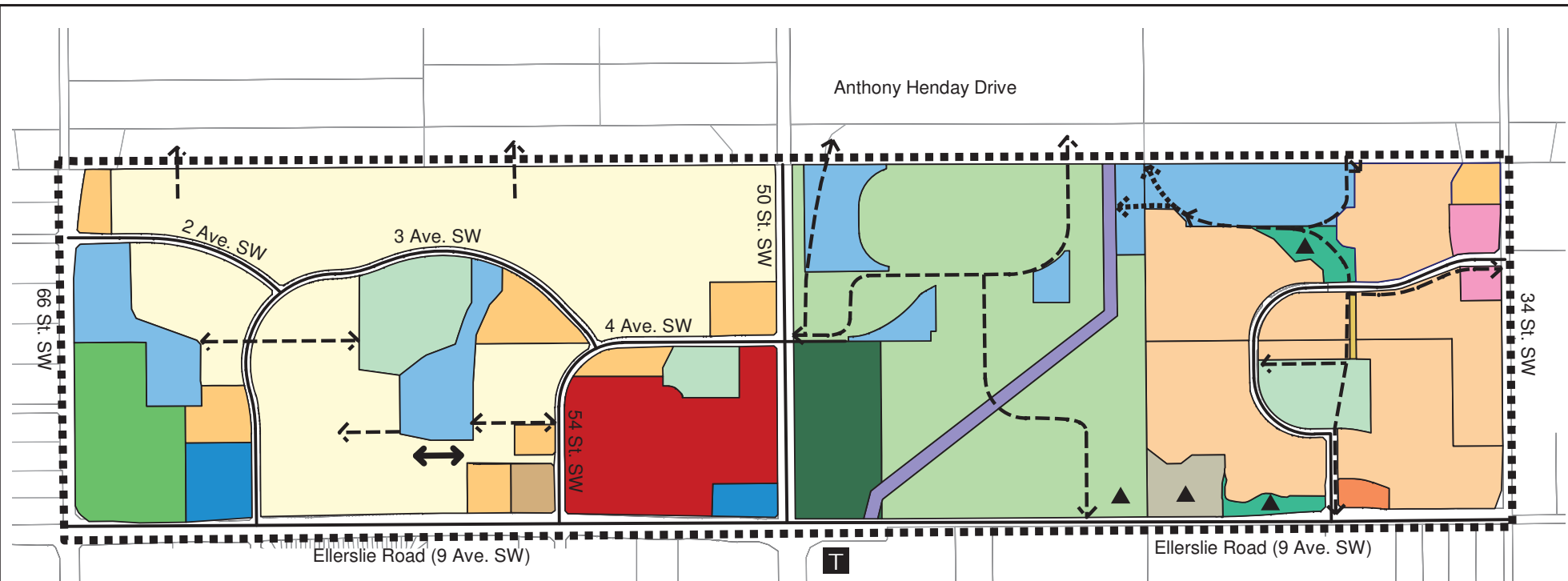
STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	476	238
Junior High School	238	119
Senior High	238	119
Total	952	476





























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.

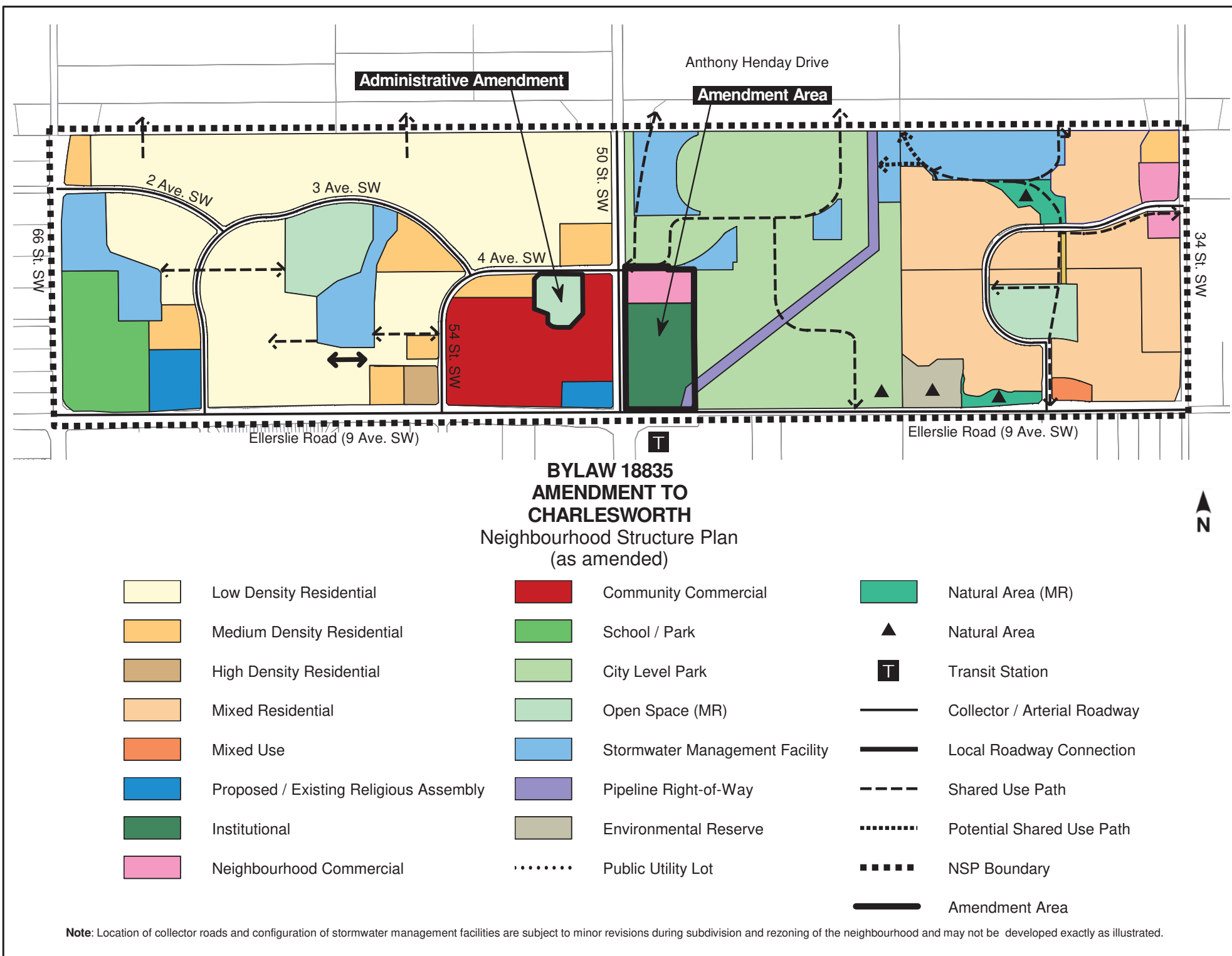


BYLAW 18792
CHARLESWORTH
 Neighbourhood Structure Plan
 (as amended)



	Low Density Residential		Community Commercial		Natural Area (MR)
	Medium Density Residential		School / Park		Natural Area
	High Density Residential		City Level Park		Transit Station
	Mixed Residential		Open Space (MR)		Collector / Arterial Roadway
	Mixed Use		Stormwater Management Facility		Local Roadway Connection
	Proposed / Existing Religious Assembly		Pipeline Right-of-Way		Shared Use Path
	Institutional / City Level Park		Environmental Reserve		Potential Shared Use Path
	Neighbourhood Commercial		Public Utility Lot		NSP Boundary

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 Amendments, Rezoning
Bylaws/Charter Bylaws:	18836, 18835, 18834
Date of Application Acceptance:	July 3, 2018
Location:	North of Ellerslie Road SW and east of 50 Street NW
Address:	503 - 50 Street SW
Legal Description:	Block 2, Plan 2941RS
Site Area:	7.95 ha
Neighbourhood:	Charlesworth
Notified Community Organizations:	Edmonton Southwood Community League, the Ellerslie and Meadows Community League Associations, and the Summerside Community League of Edmonton
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(CNC) Neighbourhood Convenience Commercial Zone (DC1) Direct Development Control Provision
Plan(s) in Effect:	Southeast Area Structure Plan (ASP) Charlesworth Neighbourhood Structure Plan (NSP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination