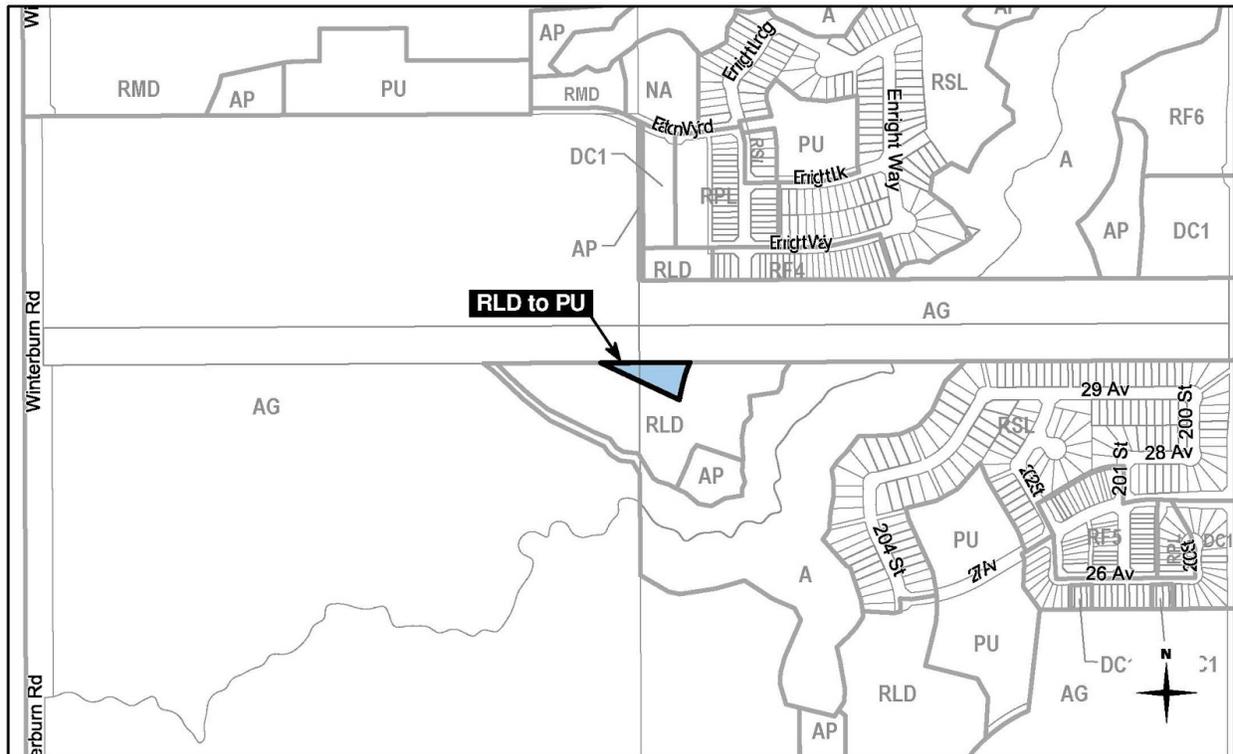




# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT EDGEMONT

## 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.



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RLD) Residential Low Density Zone	Vacant lot/undeveloped
<b>CONTEXT</b>		
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.

<b>Edgemont NASP Land Use Designation</b>	<b>Approved</b>	<b>Proposed</b>	<b>Difference</b>
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

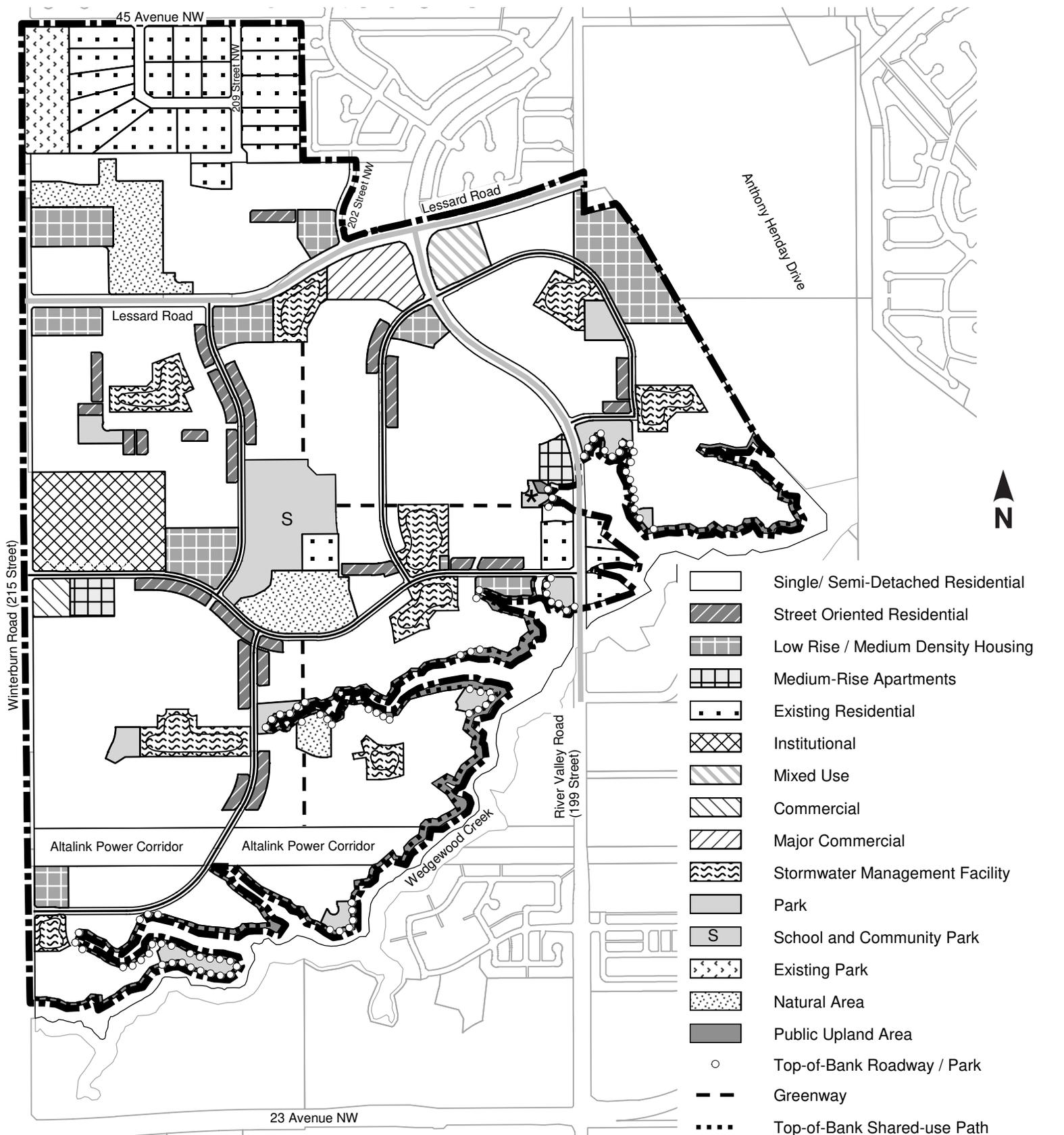
<b>ADVANCE NOTICE</b> August 5, 2020	<ul style="list-style-type: none"><li>● Number of recipients:12</li><li>● No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>● Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/edgemont-pl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

## CONCLUSION

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

## APPENDICES

- 1 Approved NASP – Bylaw 19009
- 2 Proposed NASP – Bylaw 19455
- 3 Application Summary

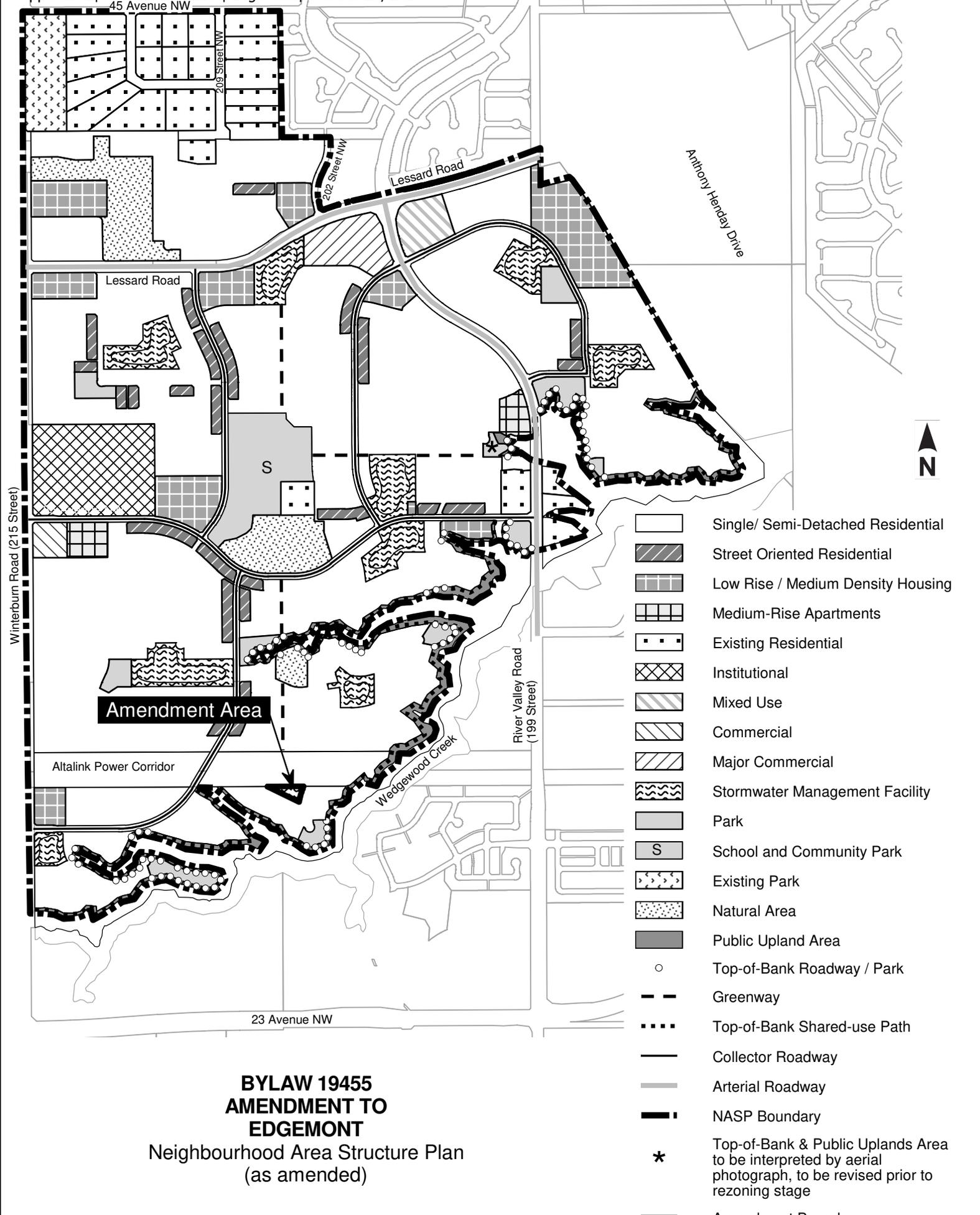


**BYLAW 19009  
EDGEMONT  
Neighbourhood Area Structure Plan  
(as amended)**

-  Single/ Semi-Detached Residential
-  Street Oriented Residential
-  Low Rise / Medium Density Housing
-  Medium-Rise Apartments
-  Existing Residential
-  Institutional
-  Mixed Use
-  Commercial
-  Major Commercial
-  Stormwater Management Facility
-  Park
-  School and Community Park
-  Existing Park
-  Natural Area
-  Public Upland Area
-  Top-of-Bank Roadway / Park
-  Greenway
-  Top-of-Bank Shared-use Path
-  Collector Roadway
-  Arterial Roadway
-  NASP Boundary
-  Top-of-Bank & Public Uplands Area to be interpreted by aerial photograph, to be revised prior to rezoning stage

**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..



**Amendment Area**

**BYLAW 19455  
AMENDMENT TO  
EDGEMONT**  
Neighbourhood Area Structure Plan  
(as amended)

- Single/ Semi-Detached Residential
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Medium-Rise Apartments
- Existing Residential
- Institutional
- Mixed Use
- Commercial
- Major Commercial
- Stormwater Management Facility
- Park
- School and Community Park
- Existing Park
- Natural Area
- Public Upland Area
- Top-of-Bank Roadway / Park
- Greenway
- Top-of-Bank Shared-use Path
- Collector Roadway
- Arterial Roadway
- NASP Boundary
- Top-of-Bank & Public Uplands Area to be interpreted by aerial photograph, to be revised prior to rezoning stage
- Amendment Boundary

**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