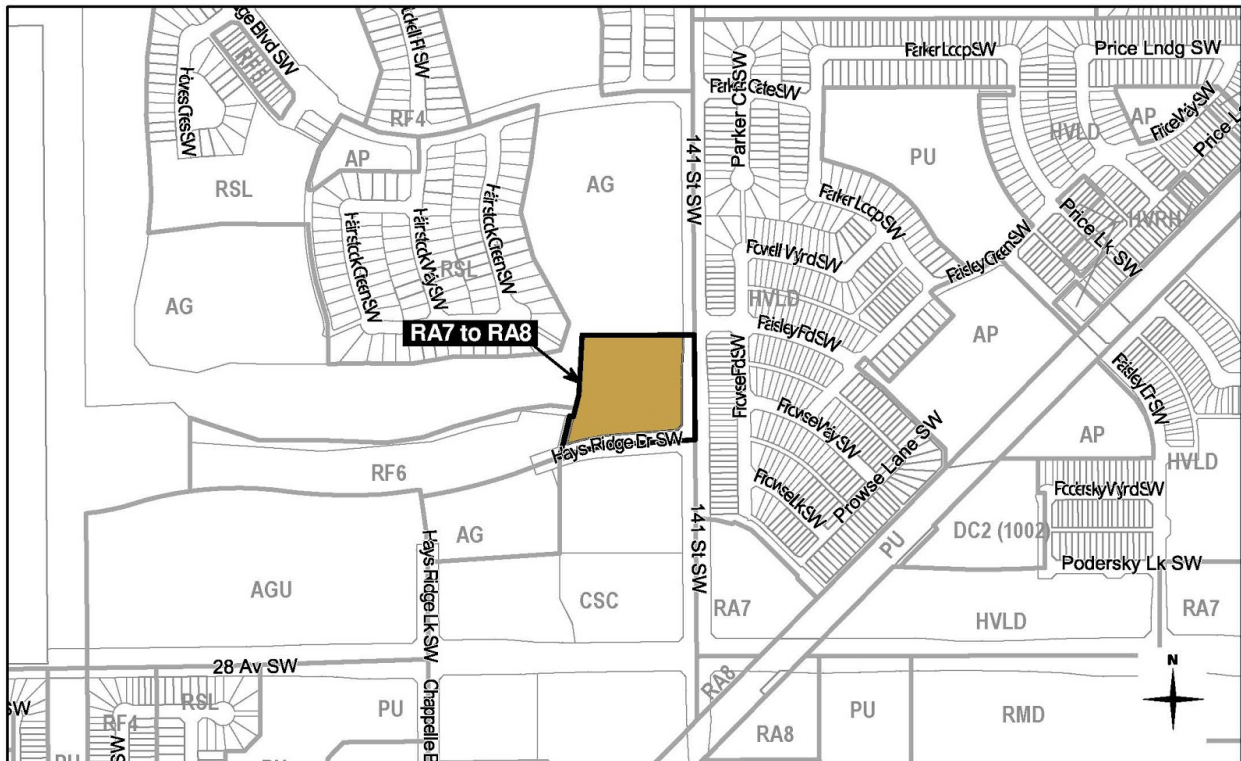




ADMINISTRATION REPORT PLAN AMENDMENT and REZONING Hays Ridge

3010 Hays Ridge Drive SW

To allow for medium rise Multi-unit Housing up to 23 m (approximately six storeys) in height.



RECOMMENDATION AND JUSTIFICATION

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

- will allow for the development of Multi-unit housing;
- provides for increased density and a variety of housing options that meet the residential objectives of the Hays Ridge NASP; and
- will support the existing and future commercial development and facilitate the development of a neighbourhood node.

THE APPLICATION

1. **BYLAW 19384** proposes to amend the Hays Ridge Neighbourhood Area Structure Plan to change the subject site from Low-Rise/Medium Density Residential to High Density Residential. The amendment will update the Plan's map, text and statistics accordingly.
2. **CHARTER BYLAW 19385** proposes to rezone the subject site from from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone to allow for multi-unit housing and allow for the development of medium-rise, multi-unit housing up to 23 metres in height (approximately 6 storeys).

SITE AND SURROUNDING AREA

The subject site is approximately 1.65 ha in area and is currently vacant. The current RA7 zoning has been in place since the Hays Ridge Neighbourhood Area Structure Plan's (NASP) original approval in 2012. The site is located west of 141 Street SW and north of Hays Ridge Drive SW. The area to the east, across 141 Street SW, is developed with Low Density Residential Housing in the form of Semi-Detached homes. The area to the south is zoned for commercial use. The area to the west is zone for Medium Density Residential use, while the area to the north is part of the Jagare Ridge Golf Club.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|---|
| SUBJECT SITE | <ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone | <ul style="list-style-type: none"> • Vacant lot |
| CONTEXT | | |
| North | <ul style="list-style-type: none"> • (AG) Agricultural Zone | <ul style="list-style-type: none"> • Jagare Ridge Golf Club |
| East | <ul style="list-style-type: none"> • (HVLD) Special Area Heritage Valley Low Density Zone | <ul style="list-style-type: none"> • Semi-Detached Housing |
| South | <ul style="list-style-type: none"> • (CSC) Shopping Centre Zone | <ul style="list-style-type: none"> • Vacant |
| West | <ul style="list-style-type: none"> • (AG) Agricultural Zone • (RF6) Medium Density Multiple Family Zone | <ul style="list-style-type: none"> • Golf Course • Vacant |

PLANNING ANALYSIS

The proposed rezoning, with an increase in allowable building heights (from four to six storeys) and increase in allowable density, will be suitable given the subject site’s location on a corner at the edge of the Hays Ridge neighbourhood. The site is located at the intersection of an arterial and collector roadway, across from a future commercial development site and adjacent to other sites designated for medium and higher density residential development (to the west and south west).

The proposed rezoning will meet the intent of the Hays Ridge NASP by providing “*a mix of residential densities to attract varying lifestyles, and age groups*” (Section 3.2 - Vision). It will also meet all three Residential Objectives (Section 3.3) by: providing a variety of housing types; locating higher density residential development to support future transit; and increasing densities in an effort to meet the density target set out by the Edmonton Metropolitan Regional Board (EMRB) Growth Plan.

The proposed amendment to the Hays Ridge NASP would reallocate the number of projected dwelling units and population (i.e. 223 more units & 290 more people) from Medium Density Residential (MDR) to High Density Residential (HDR). This additional density will support the future commercial land use located to the south of the site. The proposed amendment to NASP Policy 3.4.6.3 to increase the number of units per net residential hectare from 35 to 39 will shift the neighbourhood density closer to the targeted density specified in the EMRB Growth Plan (Schedule 6 - Greenfield Density, Centres and Intensification).

The subject site is located within 0.8 km of a regionally significant pipeline corridor to the south east. As such, a referral to the EMRB is required as per Section 4.2 (f) of the Regional Evaluation Framework - Provincial Ministerial Order (MSL:111/17). Administration is required to refer this application to the EMRB prior to returning to City Council for third and final reading.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

| | |
|---|--|
| <p>ADVANCE NOTICE Wednesday, May 6, 2020</p> | <ul style="list-style-type: none"> ● Number of recipients: 220 ● 64 responses ● Number of responses with concerns: 62 ● Common comments and concerns included: <ul style="list-style-type: none"> ○ more traffic and congestion ○ adversely impact property values ○ would not have purchased or built home ○ preference for the current zoning or NASP direction ○ concerned with the potential building's aesthetics |
| <p>WEBPAGE</p> | <ul style="list-style-type: none"> ● edmonton.ca/haysridge |

A public engagement open house was not held as Administration were able to collect all input by email or phone. Administration acknowledged receipt of all input, replied to inquiries and ensured residents had up to date information. The information was summarized in a *What We Heard* report that was posted online, and shared with residents (who had contacted Administration), with the applicant, and the Ward Councillor. In response to the input received, the Applicant hosted their own online forum in September 2020, inviting residents to learn more about the intent of the proposed rezoning.

CONCLUSION

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

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Approved Hays Ridge NASP Land Use and Population Statistics – Bylaw 18568
- 3 Proposed Hays Ridge NASP Land Use and Population Statistics – Bylaw 19384
- 4 Approved Hays Ridge NASP – Bylaw 18568
- 5 Proposed Hays Ridge NASP – Bylaw 19384
- 6 Application Summary

WHAT WE HEARD REPORT

Feedback Summary

LDA20-0129 - Hays Ridge

PROJECT ADDRESS: 3010 HAYS RIDGE DRIVE SW

PROJECT DESCRIPTION: Proposed rezoning to the property from Low-Rise Apartment Zone (RA7) to Medium-Rise Apartment Zone (RA8) to allow for the development of medium-rise, multi-unit housing up to 23 metres in height (approximately 6 storeys).

The application proposes to amend the Hays Ridge Neighbourhood Area Structure Plan (NASP) by changing a portion of the neighbourhood from Low-Rise/Medium Density Residential to High-Density Residential land use.

PROJECT WEBSITE: edmonton.ca/haysridge

MEETING DATE: N/A

NUMBER OF RESPONSES: 64

ABOUT THIS REPORT

The information in this report summarizes the input gathered by email and phone regarding the proposed rezoning in Hays Ridge. Advance Notice was sent to surrounding property owners, the Chappelle Community League, the Greater Windermere Community League and the Ward Councillor on May 6th, 2020. The input was received between mid-May to late June 2020.

A public engagement open house was not held as City staff were able to collect all input by email or phone. City Staff acknowledged receipt of all input, replied to inquiries and ensured residents had up to date information. For example, some residents were not aware that the existing RA7 zoning will allow multi unit housing up to four stories, or the RA7 zoning has been in place since the Hays Ridge Neighbourhood Area Structure (NASP) was adopted in 2012.

Planning Coordination
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This report is posted online edmonton.ca/haysridge. This summary will also be shared with the applicant and the Ward Councillor. This report will be included in the information provided to City Council.

WHAT WE HEARD

The majority of residents or community members expressed opposition or concern with the proposed rezoning from RA7 to RA8 (62 of the 64 respondents). The main themes included impacts to transportation in the area, impacts to existing resident's property values, preference for the current zoning or the existing direction in the Hays Ridge NASP, as well as concerns for the building's compatibility, impact on privacy, safety and crime. Two residents did not have concerns with the proposed rezoning. A summary of what was heard for each theme is provided below (approximate number of mentions is included in brackets).

Transportation

- The increase in the number of units would:
 - lead to more traffic; congestion (x24)
 - contribute to existing transportation challenges
 - difficulty turning from/to 141 Street SW (x6)
 - limited entry into neighborhood (x5)
 - impossible to cross 141 Street SW (x2)
 - no traffic lights (x4)
 - speeding (x3)
- Concerned about safety for pedestrians and cyclists especially for kids and families (x3)

Property Value

- If approved, the proposed rezoning would:
 - adversely impact property values (x16)
 - increase the tax burden of existing homeowners (x6)
- Existing homeowners had paid a premium, homes in excess of a \$1 Million dollars, next to the golf course (x7)

Preference for the current zoning or NASP direction

- People would not have purchased property or built home if they knew a higher density building was planned (x9)
 - Trusted the land use plan; advised that it would be low rise; feel slighted; bait and switch; breach; grossly inconsistent with the original vision (x7)
 - Stick to original, prior approved neighbourhood plan, vision (x5)

Compatibility

- would not fit in with the community; inappropriate (x4)
- impact to the overall look of neighborhood/area; not conducive to the plan (x3)
- already have too many multi-unit housing; glut of high-density in this community (x2)
- character in the neighborhood is high-end homes (x1)
- no place in a predominantly single family home neighbourhood (x1)

Other

- Concerned with the potential building's:
 - aesthetics, quality, materials, size (x6)
 - impact on views and visibility of skyline or adjacent natural and sensitive areas (x5)
 - height and possible shadowing of backyards (x4)
- Additional concerns
 - increased noise (x7)
 - compromises privacy, future residents looking into existing backyards (x3)
 - diminished sense of safety (x2)
 - increased crime (x2)
 - increase in light pollution (x12)
 - apartment buildings are transient (x1)

QUESTIONS AND ANSWERS

Q:What will the building look like?

A: The building's aesthetics or how it looks is reviewed as part of the Development Permit process.

This takes place after, and if, Council approves the rezoning. Building materials would need to conform to the Zoning Bylaw and the Alberta Building Code.

Q: *Wouldn't this development be better suited in Heritage Valley Town Centre?*

A: The application for the proposed zoning has been submitted on behalf of the property owner and pertains to the subject site.

Administration's analysis and Council's decision will focus on the proposed rezoning at the subject site and its suitability and compatibility with the adjacent future and existing land uses.

Q: *Will the building be rental or condos?*

A: The City does not regulate the tenancy of residential development (from a planning perspective).

Questions regarding if the units will be rental or condo should be directed to the applicant.

Q: *Will traffic be assessed as part of this proposed development?*

A: Impacts to traffic are reviewed and assessed.

The assessment may inform what, if any, modifications the City will require, and may also inform our recommendation to City Council.

Q: *When will a public hearing be scheduled?*

A: Public Hearing date for this application has not been set yet. When it is scheduled a notice will be sent to residents.

If you have questions about this application please contact:

Marco Melfi, Principal Planner

780-442-6975

marco.melfi@edmonton.ca

Planning Coordination
CITY PLANNING



**HAYS RIDGE NASP TABLE 3 – APPROVED LAND USE CONCEPT AND POPULATION STATISTICS
BYLAW 18568**

| | Area (ha) | % of GA | % of GDA |
|---|---------------|---------------|----------|
| GROSS AREA | 196.55 | 100.0% | |
| Environmental Reserve | 14.17 | 7.2% | |
| Potential ER (To be confirmed by studies) | 23.91 | 12.2% | |
| Golf Course below Top-of-Bank | 22.05 | 11.2% | |
| Lands between Top-of-Bank and Urban Development Line | 3.53 | 1.8% | |
| Lands between Urban Development Line and Top-of-Bank Roadway | 0.81 | 0.04% | |
| Utility R/W | 4.60 | 2.3% | |
| Arterial Road R/W | 7.40 | 3.8% | |
| GROSS DEVELOPABLE AREA | 118.12 | 100.0% | |
| Golf Holes # 8, 9, 14, 15, 16, 17, 18 (including Private Ponds) | 21.70 | 18.4% | |
| Parkland, Recreation, School (Municipal Reserve) ¹ | | | |
| School/Park Site | 7.35 | 6.2% | + 8.8% |
| Pocket Parks | 3.05 | 2.6% | |
| Community Commercial | 5.12 | 4.3% | |
| Transportation | | | |
| Circulation ² | 16.2 | 13.7% | |
| Infrastructure/Service | | | |
| Stormwater Management Facilities (Public) | 2.39 | 2.0% | |
| TOTAL Non-Residential Area | 55.81 | 47.2% | |
| Net Residential Area (NRA) | 62.31 | 52.8% | |

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

| | Area(ha) | Units/ha | Units | % of Total | People/Unit | Population | % of NRA |
|---|--------------|----------|--------------|------------|-------------|--------------|---------------|
| Low Density Residential (LDR) | | | | | | | |
| Single/Semi-Detached | 49.69 | 25 | 1,242 | 56.5% | 2.8 | 3,478 | 79.7% |
| Medium Density Residential (MDR) | | | | | | | |
| Row Housing | 8.21 | 45 | 369 | 16.8% | 2.2 | 813 | 13.2% |
| Low-Rise/Medium Density Units | 3.00 | 90 | 270 | 12.3% | 1.8 | 486 | 4.8% |
| High Density Residential (HDR) | | | | | | | |
| Medium to High Rise Units | 1.41 | 225 | 317 | 14.4% | 1.5 | 476 | 2.3% |
| Total Residential | 62.31 | | 2,199 | | | 5,253 | 100.0% |

SUSTAINABILITY MEASURES

| | | |
|--|-------|----------------|
| Population Density (ppnrha) | | 84.3 |
| Unit Density (upnrha) | | 35.3 |
| [Single/Semi-Detached] / [Row Housing; Low-Rise/Medium Density Units; Medium to High Rise Units] Units Ratio | | 56.5% // 43.5% |
| Population (%) within 500m of Parkland | 100% | |
| Population (%) within 400m of Transit Service | 100% | |
| Population (%) within 600m of Commercial Service | 50% | |
| Presence/Loss of Natural Area Features | Land | Water |
| Protected as Environmental Reserve (ha) | 63.66 | |
| Conserved as Naturalized Municipal Reserve (ha) | n/a | n/a |
| Protected through other means (ha) | n/a | n/a |
| Lost to Development | n/a | n/a |

STUDENT GENERATION

| | | |
|---------------------------------|-----|------------|
| Public School Board | | 437 |
| Elementary | 236 | |
| Junior High | 118 | |
| Senior High | 118 | |
| Separate School Board | | 236 |
| Elementary | 118 | |
| Junior High | 59 | |
| Senior High | 59 | |
| Total Student Population | | 673 |

¹ Areas dedicated to Municipal Reserves to be confirmed by legal survey

² includes all collector roadways, local roadways, lanes, and walkway/road right-of-ways

**HAYS RIDGE NASP TABLE 3 – PROPOSED LAND USE CONCEPT AND POPULATION STATISTICS
BYLAW 19384**

| | Area (ha) | % of GA | % of GDA |
|---|---------------|---------------|----------|
| GROSS AREA | 196.55 | 100.0% | |
| Environmental Reserve | 14.17 | 7.2% | |
| Potential ER (To be confirmed by studies) | 23.91 | 12.2% | |
| Golf Course below Top-of-Bank | 22.05 | 11.2% | |
| Lands between Top-of-Bank and Urban Development Line | 3.53 | 1.8% | |
| Lands between Urban Development Line and Top-of-Bank Roadway | 0.81 | 0.04% | |
| Utility R/W | 4.60 | 2.3% | |
| Arterial Road R/W | 7.40 | 3.8% | |
| GROSS DEVELOPABLE AREA | 118.12 | 100.0% | |
| Golf Holes # 8, 9, 14, 15, 16, 17, 18 (including Private Ponds) | 21.70 | 18.4% | |
| Parkland, Recreation, School (Municipal Reserve) ¹ | | | |
| School/Park Site | 7.35 | 6.2% | ┆ 8.8% |
| Pocket Parks | 3.05 | 2.6% | |
| Community Commercial | 5.12 | 4.3% | |
| Transportation | | | |
| Circulation ² | 16.2 | 13.7% | |
| Infrastructure/Service | | | |
| Stormwater Management Facilities (Public) | 2.39 | 2.0% | |
| TOTAL Non-Residential Area | 55.81 | 47.2% | |
| Net Residential Area (NRA) | 62.31 | 52.8% | |

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

| | Area(ha) | Units/ha | Units | % of Total | People/Unit | Population | % of NRA |
|---|--------------|----------|--------------|------------|-------------|--------------|---------------|
| Low Density Residential (LDR) | | | | | | | |
| Single/Semi-Detached | 49.69 | 25 | 1242 | 51.3% | 2.8 | 3478 | 79.7% |
| Medium Density Residential (MDR) | | | | | | | |
| Row Housing | 8.21 | 45 | 369 | 15.3% | 2.2 | 813 | 13.2% |
| Low-Rise/Medium Density Units | 1.35 | 90 | 122 | 5.0% | 1.8 | 219 | 2.2% |
| High Density Residential (HDR) | | | | | | | |
| Medium to High Rise Units | 3.06 | 225 | 689 | 28.4% | 1.5 | 1033 | 4.9% |
| Total Residential | 62.31 | | 2,422 | | | 5,543 | 100.0% |

SUSTAINABILITY MEASURES

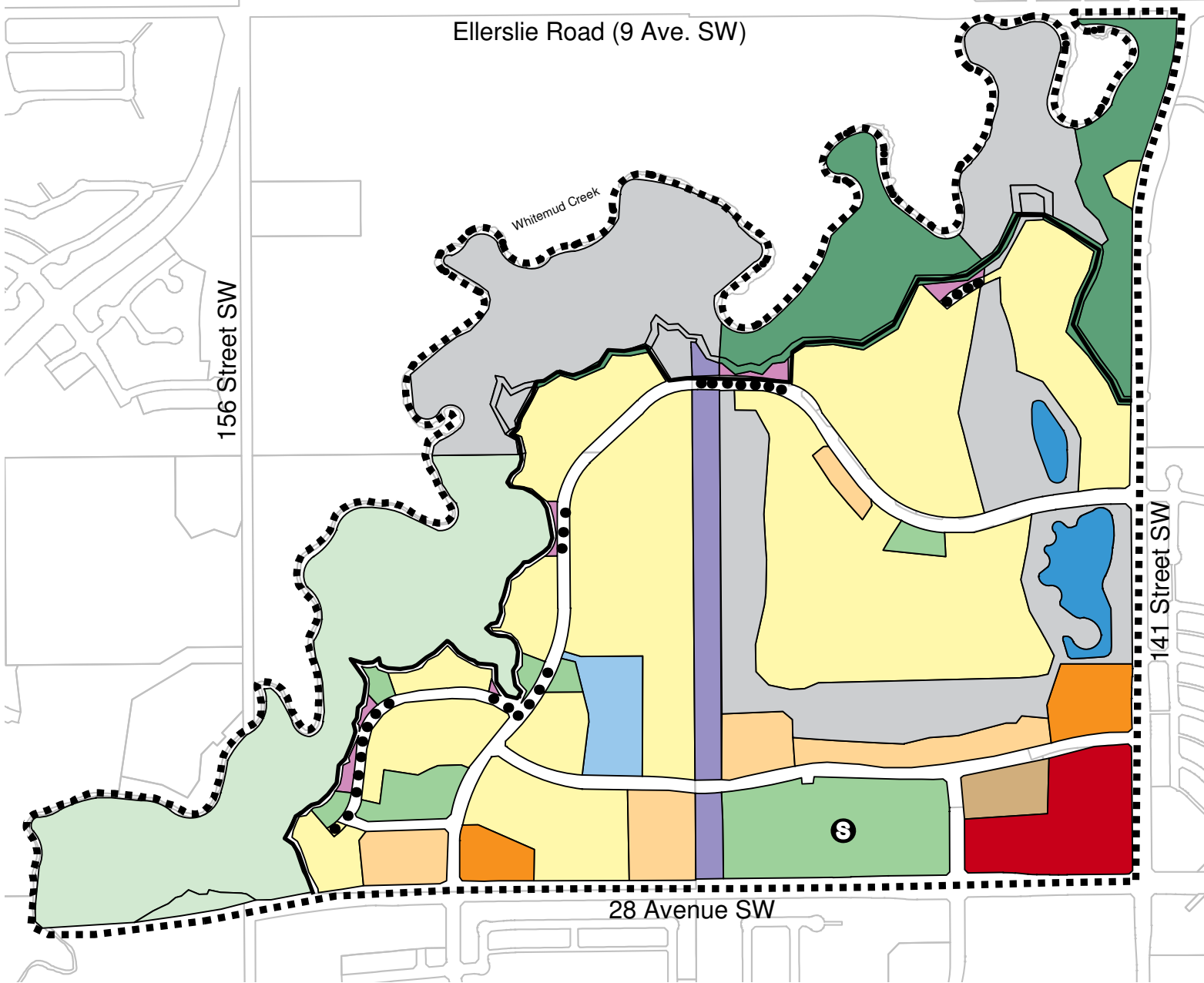
| | | |
|--|-------|----------------|
| Population Density (ppnrha) | | 84.3 |
| Unit Density (upnrha) | | 35.3 |
| [Single/Semi-Detached] / [Row Housing; Low-Rise/Medium Density Units; Medium to High Rise Units] Units Ratio | | 56.5% // 43.5% |
| Population (%) within 500m of Parkland | 100% | |
| Population (%) within 400m of Transit Service | 100% | |
| Population (%) within 600m of Commercial Service | 50% | |
| Presence/Loss of Natural Area Features | Land | Water |
| Protected as Environmental Reserve (ha) | 63.66 | |
| Conserved as Naturalized Municipal Reserve (ha) | n/a | n/a |
| Protected through other means (ha) | n/a | n/a |
| Lost to Development | n/a | n/a |

STUDENT GENERATION

| | | |
|---------------------------------|-----|------------|
| Public School Board | | 437 |
| Elementary | 236 | |
| Junior High | 118 | |
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| Separate School Board | | 236 |
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
















¹ Areas dedicated to Municipal Reserves to be confirmed by legal survey

² includes all collector roadways, local roadways, lanes, and walkway/road right-of-ways



**BYLAW 18568
APPROVED
HAYS RIDGE**

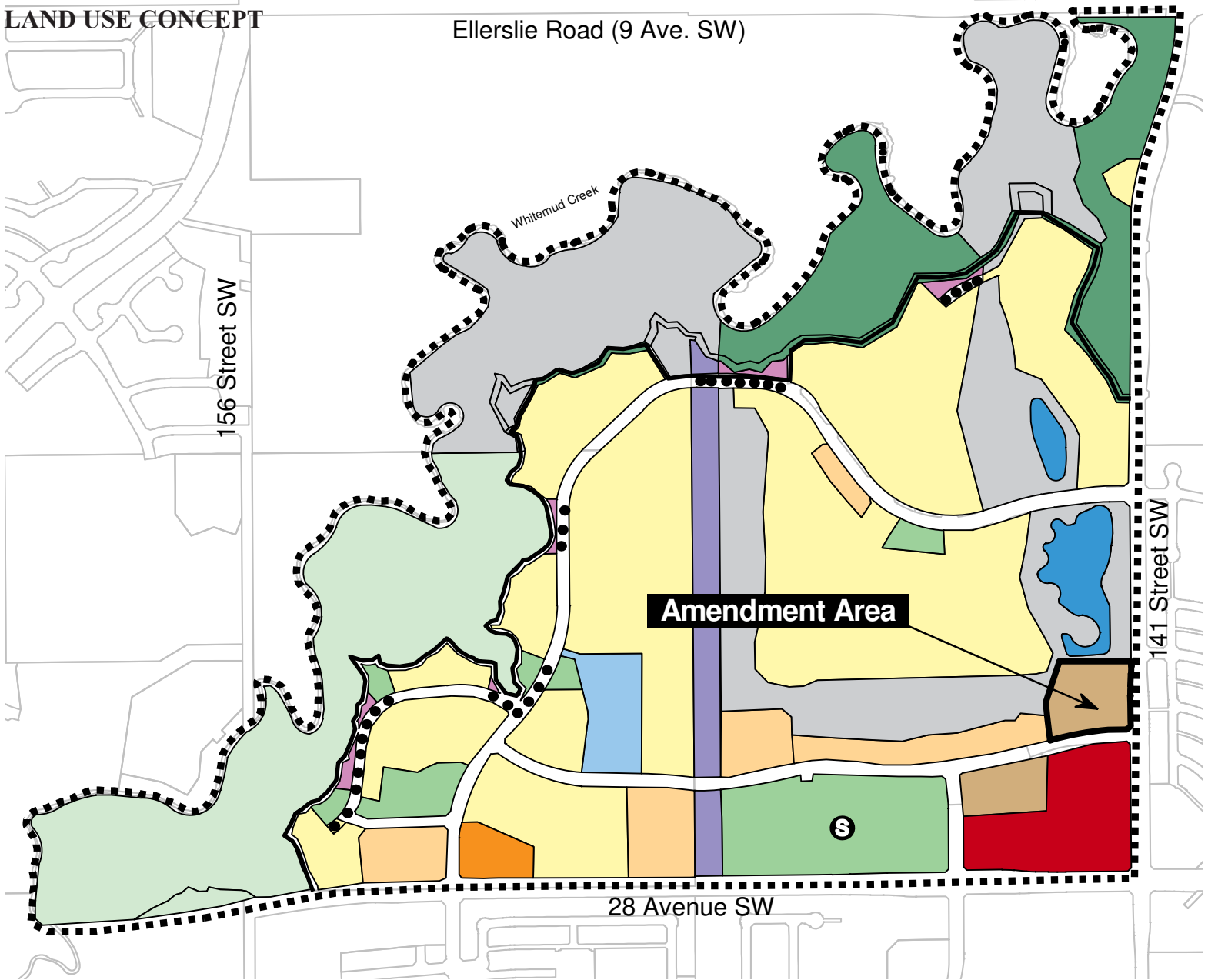
Neighbourhood Area Structure Plan

- | | | | |
|---|--|--|---|
|  | Single/Semi Detached |  | Existing Golf Course |
|  | Row Housing |  | Potential Environmental Reserve (Further Study Required to Determine Top of Bank) |
|  | Low Rise/Medium Density Units |  | Pipeline Right of Way |
|  | High Density Residential |  | Public Upland Area |
|  | Commercial |  | Top of Bank Roadway/Park |
|  | School/Park Site |  | Top of Bank Walkway |
|  | Park |  | Boundary of N.A.S.P. |
|  | Environmental Reserve | | |
|  | Stormwater Management Facility | | |
|  | Private Stormwater Management Facility | | |

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

LAND USE CONCEPT

Ellerslie Road (9 Ave. SW)





















Amendment Area



**BYLAW 19384
AMENDMENT TO
HAYS RIDGE**

Neighbourhood Area Structure Plan

- | | | | |
|---|--|--|---|
|  | Single/Semi Detached |  | Existing Golf Course |
|  | Row Housing |  | Potential Environmental Reserve (Further Study Required to Determine Top of Bank) |
|  | Low Rise/Medium Density Units |  | Pipeline Right of Way |
|  | High Density Residential |  | Public Upland Area |
|  | Commercial |  | Top of Bank Roadway/Park |
|  | School/Park Site |  | Top of Bank Walkway |
|  | Park |  | Boundary of N.A.S.P. |
|  | Environmental Reserve |  | Amendment Area |
|  | Stormwater Management Facility | | |
|  | Private Stormwater Management Facility | | |

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

APPLICATION SUMMARY

INFORMATION

| | |
|-----------------------------------|---|
| Application Type: | Plan Amendment Rezoning |
| Bylaw Charter Bylaw: | 19384 19385 |
| Location: | North of Hays Ridge Drive SW and west of 141 Street SW |
| Address: | 3010 Hays Ridge Drive SW |
| Legal Description: | Lot 1, Block 3, Plan 1422580 |
| Site Area: | 1.64 ha |
| Neighbourhood: | Hays Ridge |
| Notified Community Organizations: | Chappelle Community League and the Greater Windermere Community League |
| Applicant: | Marcelo Figueira, Green Space Alliance |

PLANNING FRAMEWORK

| | |
|------------------|--|
| Current Zone: | (RA7) Low Rise Apartment Zone |
| Proposed Zone: | (RA8) Medium Rise Apartment Zone |
| Plan in Effect: | Hays Ridge Neighbourhood Area Structure Plan |
| Historic Status: | None |

Written By: Marco Melfi
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination