



# ADMINISTRATION REPORT PLAN AMENDMENT and REZONING DONSDALE

## 4815 - Donsdale Drive NW

To allow for residential land uses, preservation of natural area and to amend the Donsdale Neighbourhood Structure Plan.



## RECOMMENDATION AND JUSTIFICATION

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

- allow for the development of additional housing;
- be compatible with surrounding and planned land use;
- preserve natural area; and
- contribute to the orderly development of the Donsdale neighbourhood.

## THE APPLICATION

1. **BYLAW 19474** will amend the Donsdale Neighbourhood Structure Plan (NSP) to add a new land use category "Large Lot Residential" and redesignate a portion of the Plan. Further to this, the Plan will designate a portion of the Plan to Environmental Reserve.
2. **CHARTER BYLAW 19475** will amend the Zoning Bylaw to rezone one parcel from (RR) Rural Residential Zone to (DC2) Site Specific Development Control Provision and (A) Metropolitan Recreation Zone, to facilitate the development of residential uses and preserve the natural area at, and below, the river Valley Top-of Bank.

## SITE AND SURROUNDING AREA

The subject site is 1.0 ha in size and is located east of Donsdale Drive NW and south of Danbury Boulevard NW

The subject site is adjacent to low density residential lots to the north, south and west. To the east, is the North Saskatchewan River Valley.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RR) Rural Residential Zone	Vacant
<b>CONTEXT</b>		
North	(RR) Rural Residential Zone	Single Detached House
East	(A) Metropolitan Recreation Zone	North Saskatchewan River Valley
South	(RR) Rural Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached Houses

## PLANNING ANALYSIS

The Donsdale neighbourhood is an established residential neighbourhood adjacent to the North Saskatchewan River Valley. The Donsdale Neighbourhood Structure Plan guides the neighbourhood and designates the subject site as Existing Country Residential.

Bylaw 19474 proposes to add a new land use category to the Plan entitled "Large Lot Residential" and to redesignate a portion of the Plan for this use. Furthermore, the Plan amendment will designate a portion of the Plan to Environmental Reserve land use. The proposed amendment aligns with the goals of the Donsdale NSP which provides for various housing types from mid-size to large lots. Further to this, the Plan objective is to conserve and optimize the use of natural areas through careful integration into the Plan.

The Plan amendment will result in a slight increase in the amount of residential units and Environmental Reserve in the Plan and will revise the land use and population statistics as shown in the following chart:

Land Use	Approved	Proposed	Difference
Existing Country Residential	17 Units	16 Units	-1 units
Large Lot Residential	0 units	4 Units	+4 units
Environmental Reserve	0	0.53 ha	+0.53 ha

In keeping with the goals of the NSP, Charter Bylaw 19475 proposes lots that fall between the parameters of the (RR) Zone and (RF1) Zone, allows for single family homes and includes regulations that will ensure future development of the site is compatible with existing development in the Donsdale neighbourhood.

A zoning comparison chart is provided below to illustrate the permissions proposed by the (DC2) Provision, (RF1) Zone and (RR) Zone. Note: the red highlighted text denotes an increase while the green a decrease in the zones in comparison to the DC2 Provision.

### Zoning Comparison Chart

	DC2	RF1	DC2 - RF1 Difference	RR	DC2 - RR Difference
<b>Use</b>	Single Family	Single Family	same	Single Family	same
<b>Site Area</b>	1,175 m <sup>2</sup> 0.29 ac	250.8 m <sup>2</sup> 0.06 ac	+0.23 ac	1.0 ha 2.47 ac	-2.18 ac
<b>Width:</b>	22.0 m	7.5 m	+14.5 m	30.5 m	- 8.5 m
<b>Site Depth</b>	48.0 m	Min 30.0 m	+18 m	no regulation	
<b>Height</b>	10.0 m	10.0 m	Same	10.0 m	Same
<b>Site Coverage</b>	48%	42%	+ 6 %	no regulation	
<b>Front Setback</b>	10.0 m	4.5 m	+ 5.5 m	7.5 m	+ 2.5 m
<b>Rear Setback</b>	7.5 m	7.5 m	Same	7.5 m	Same
<b>Side Setback</b>	2.0 m	1.2 m	+ 0.8 m	5.0m	- 3.0 m

Further to this, Charter Bylaw 19475 proposes to apply the (A) zone to a portion of the subject site, and will preserve the natural area at, and below, the river valley Top-of Bank.

Overall, the subject site is compatible with existing and surrounding land uses and conforms to the intent of the Donsdale NSP.

## TECHNICAL REVIEW

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

An associated subdivision (LDA20-0105) is currently under review by Administration. The subdivision proposes to create four residential lots and one environmental reserve lot. The newly created lots will be in conformance with the regulations proposed by Charter Bylaw 19475.

With regards to Transportation, a Right of Way will be required for lands within a portion of the subject site for a future Shared Use Path, at the Subdivision Stage.

With regard to Water Services, there is sufficient fire flow capacity to support the land uses at this location.

With regard to the issue of development along the Top-of-Bank, a geotechnical assessment has been performed for the subject site. The assessment formed the basis for the delineation of the Top-of-Bank boundary and required setbacks. Administration reviewed the Geotechnical Assessment and accepted the findings. A Restrictive Covenant will be registered against the property's Certificate of Title(s) at the time of subdivision to ensure adherence to the requirements of the geotechnical report.

## PUBLIC ENGAGEMENT

<p><b>ADVANCE NOTICE</b> Date: June 9, 2020</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 461</li> <li>● Number of responses in support: 1                             <ul style="list-style-type: none"> <li>○ in favor of rezoning and the preservation of the natural area</li> </ul> </li> <li>● Number of responses with non-support: 5</li> <li>● Common comments included:                             <ul style="list-style-type: none"> <li>○ loss of trees</li> <li>○ opposed to the adding more single family homes</li> <li>○ loss of privacy and view</li> <li>○ moved to the area for location - one home in front of property</li> <li>○ paid extra taxes for premium lot</li> <li>○ negatively impact property value</li> <li>○ rezoning not part of the original NSP</li> <li>○ opposed to the rezoning to allow for subdivision</li> <li>○ change the character of the neighbourhood</li> </ul> </li> <li>● Number of response requesting more information: 3</li> </ul>
<p><b>PUBLIC MEETING</b></p>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="#">Donsdale Planning Application</a></li> </ul>

## CONCLUSION

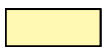
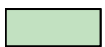








Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

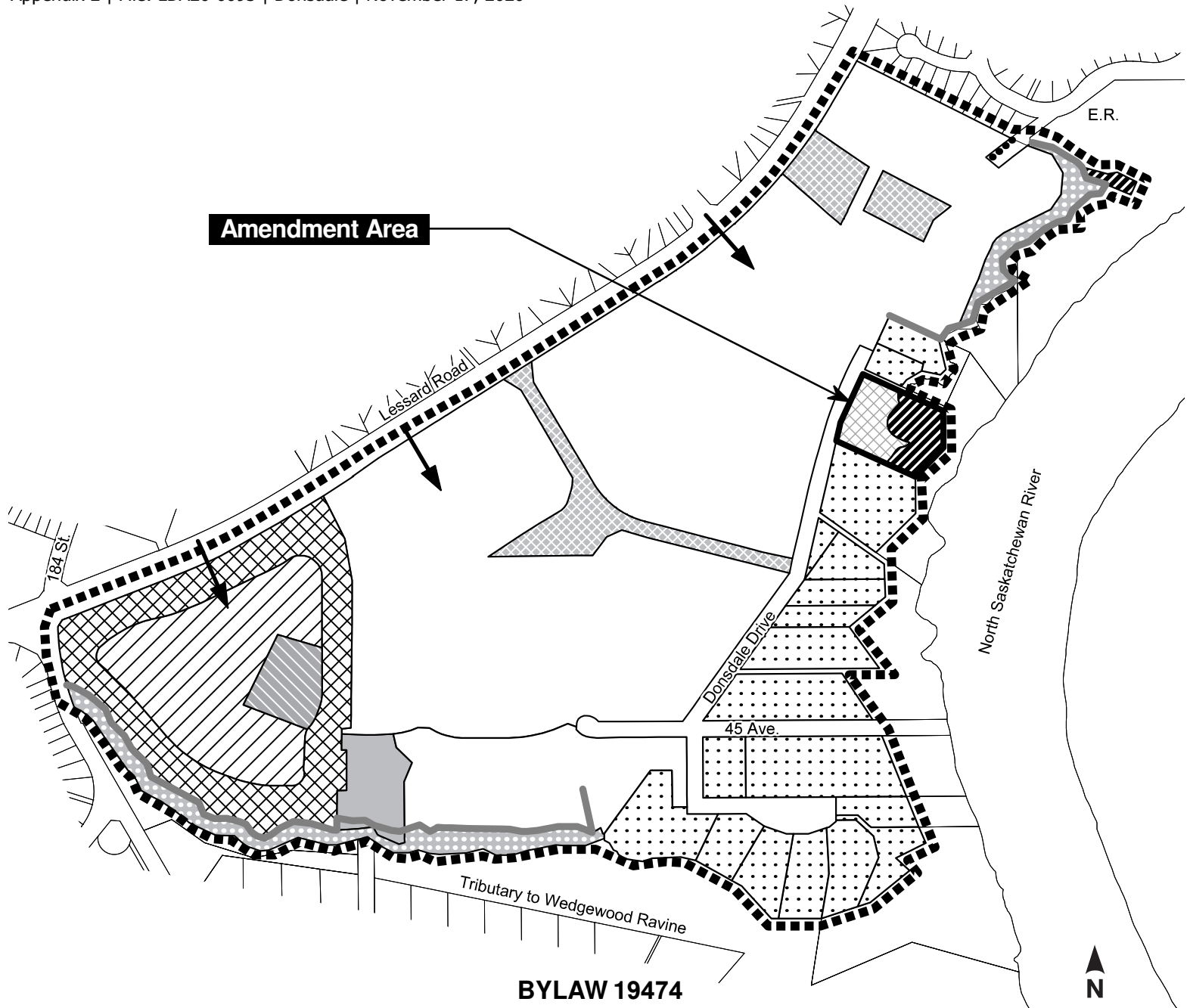
- 1 Approved NSP Land Use Map – Bylaw 18117
- 2 Proposed NSP Land Use Map – Bylaw 19474
- 3 Approved NSP Land Use and Population Statistics – Bylaw 13801
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19474
- 5 Application Summary


















**BYLAW 18117**  
**APPROVED DONSDALE**  
 Neighbourhood Structure Plan  
 (as amended)

- |  |   |  |                              |
|--|---|--|------------------------------|
|  | Low Density Residential                   |  | Natural Area / Viewpoint     |
|  | Existing Country Residential              |  | Environmental Reserve (E.R.) |
|  | Direct Control Low Density Residential    |  | Upland Setback               |
|  | Direct Control Medium Density Residential |  | Walkway                      |
|  | P.U.L. (Dry Pond)                         |  | Access Point                 |
|  | Direct Control Institutional              |  | N.S.P. Boundary              |
|  | Neighbourhood Park                        |  |                              |

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 19474  
AMENDMENT TO  
DONSDALE**  
Neighbourhood Structure Plan  
(as amended)

	Low Density Residential		Natural Area / Viewpoint
	Existing Country Residential		Environmental Reserve (E.R.)
	Direct Control Low Density Residential		Upland Setback
	Direct Control Medium Density Residential		Walkway
	P.U.L. (Dry Pond)		Access Point
	Direct Control Institutional		N.S.P. Boundary
	Neighbourhood Park		Amendment Area
	Large Lot Residential		

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.



**DONSDALE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 13801**

	<b>Area (ha)</b>
Gross Area	64.02
Gross Developable Area	63.97
Existing Development	10.67
Adjusted Gross Developable Area	53.30
Parks and Schools	1.49
Circulation	
Arterial and Collector Road	4.05
Local Roads	5.30
Walkway Rights-of-way	.85
Public Utility	2.63
<b>Total</b>	<b>14.32</b>
Net Developable Area	38.98
Institutional	0.6
Commercial	0
	0.6

**Total Non-Residential**

	<b>Units</b>	<b>% of Total Units</b>	<b>Population</b>
Existing Estate Lots	17	2.07%	57
Low Density Residential	427	53.52%	1475
Low Density (Direct Control)	74	9.28%	126
Medium Density Residential	0	0	0
Medium Density (DC)	280	35.12%	308
<b>Total Residential</b>	<b>798</b>	<b>100%</b>	<b>1966</b>

Density: 30.7 persons per gross hectare

Low/Medium Density Residential Split

Low Density Residential 64.9%

Medium Density Residential 35.1%

**DONSDALE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS**

**Bylaw 19474**

	Area (ha)
Gross Area	64.02
Enviromental Reserve (portion of Lot 7, Plan 4622NY)	0.53
Gross Developable Area	63.44
Existing Development	10.67
Adjusted Gross Developable Area	52.77
Parks and Schools	1.49
Circulation	
Arterial and Collector Road	4.05
Local Roads	5.3
Walkway Rights-of-way	0.85
Public Utility	2.63
<b>Total</b>	<b>14.32</b>
Net Developable Area	38.45
Institutional	0.6
Commercial	0
<b>Total Non-Residential</b>	<b>0.6</b>

	<b>Units</b>	<b>% of Total Units</b>	<b>Population</b>
Existing Estate Lots	16	2.00%	54
Large Lot Residential	4	0.50%	11
Low Density Residential	427	53.31%	1475
Low Density (Direct Control)	74	9.24%	126
Medium Density Residential	0	0.00%	0
Medium Density (Direct Control)	280	34.96%	308
<b>Total Residential</b>	<b>801</b>	<b>100.0%</b>	<b>1974</b>

Density: 30.8 persons per gross hectare

Low / Medium Density Residential Split

Low Density Residential	65.0%
Medium Density Residential	35.0%

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw:	19474
Charter Bylaw:	19475
Location:	East of Donsdale Drive NW and south of Danbury Boulevard NW
Address:	4815 Donsdale Drive NW
Legal Description:	Lot 7, Plan 4622NY
Site Area:	1.0 ha
Neighbourhood:	Donsdale
Notified Community Organization:	The Lessard Edmonton Community League
Applicant:	Mike Vivian, Stantec

### PLANNING FRAMEWORK

Current Zone:	(RR) Rural Residential Zone
Proposed Zones:	(DC2) Site Specific Development Control Provision (A) Metropolitan Recreation Zone
Plan in Effect:	Donsdale NSP
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination