



ADMINISTRATION REPORT

REZONING

HAYS RIDGE

215 - Hays Ridge Boulevard SW



Recommendation: That Charter Bylaw 19610 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Small Lot Residential Zone be APPROVED.

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

- it will provide opportunity for low density residential housing with secondary and basement suite opportunities;
- it will be compatible with surrounding and existing land uses; and
- it conforms with the Hays Ridge Neighbourhood Area Structure Plan.

Report Summary

This rezoning application was submitted by IBI Group on October 29, 2020 on behalf of Jagare Ridge Communities Inc. This application proposes to change the zoning of the subject site from (AG) Agricultural Zone to (RSL) Small Lot Residential Zone.

The purpose of the application is to allow for the development of low density housing with the opportunity for secondary suites and gardens suites, in accordance with the Hays Ridge Neighbourhood Area Structure Plan (NASP), which designates the site for "Single/Semi Detached Residential" land uses.

The Application

CHARTER BYLAW 19610 to amend the Zoning Bylaw to change the zoning of the subject site from (AG) Agricultural Zone to (RSL) Small Lot Residential Zone to allow for low density housing with the opportunity for secondary suites and gardens suites.

The application conforms with the Hays Ridge NASP, which designates the subject site for "Single/Semi Detached Residential" land uses.

An associated subdivision application is currently under review by Administration.

Site and Surrounding Area

This subject site is located west of 141 Street SW and south of Hays Ridge Boulevard SW. The site is bordered on its north and east edges by low density residential zoning (RSL), a portion of which is developed. Along its west and south edges is the Jagare Ridge Golf Club.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(RSL) Small Lot Residential Zone	Undeveloped land
East	(RSL) Small Lot Residential Zone	Single Detached Housing (developing)
South	(AG) Agricultural Zone	Golf course
West	(AG) Agricultural Zone	Golf course

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from AG to RLD. The proposed zone will allow for low density housing with the opportunity for secondary suites and gardens suites.

The adjacent land to the north and east is either developed or planned as single detached housing. This adjacent land uses the same zoning as what is being proposed through this application (RSL). As such, the proposed zone is compatible with its surrounding context.

PLANS IN EFFECT

The Hays Ridge Neighbourhood Area Structure Plan designates the subject area for "Single/Semi Detached Residential" land uses, as outlined in Appendix 1. The proposed RSL Zone conforms with the plan.

Technical Review

The proposed amendments have been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit

The proposed rezoning can be supported from a transportation and transit perspective. Infrastructure will be required at the subdivision stage that will service the subject site with sidewalk infrastructure as well as contributions towards arterial roadway construction.

Drainage

The proposed rezoning can be supported by the planned drainage infrastructure. Storm and sanitary infrastructure will be provided at the subdivision stage.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the required infrastructure will be provided at the subdivision stage.

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

Community Engagement

ADVANCE NOTICE November 25, 2020	<ul style="list-style-type: none">● Number of recipients: 125● Number of responses in support: 0● Number of responses with concerns: 1
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/haysridge

Administration was contacted by an area landowner with the following concerns:

- The advanced notice postcard was not sent to all area residents;
- This rezoning application will be approved without consideration of concerns from surrounding landowners; and
- Rezoning of land for residential purposes will result in increased traffic from increased density.

Administration provided the following responses to the area landowner's concerns:

- Landowners within 60 meters of the titled parcel being rezoned and the community league received advanced notification postcard via mail, as per the requirements of the Zoning Bylaw;

- Residents who have concerns can provide them to Administration for consideration, or register to speak directly to City Council at the Public Hearing to voice their concerns; and
- The proposed rezoning for this site is the same as the abutting residential development and is in alignment with the Council-approved Hays Ridge NASP.

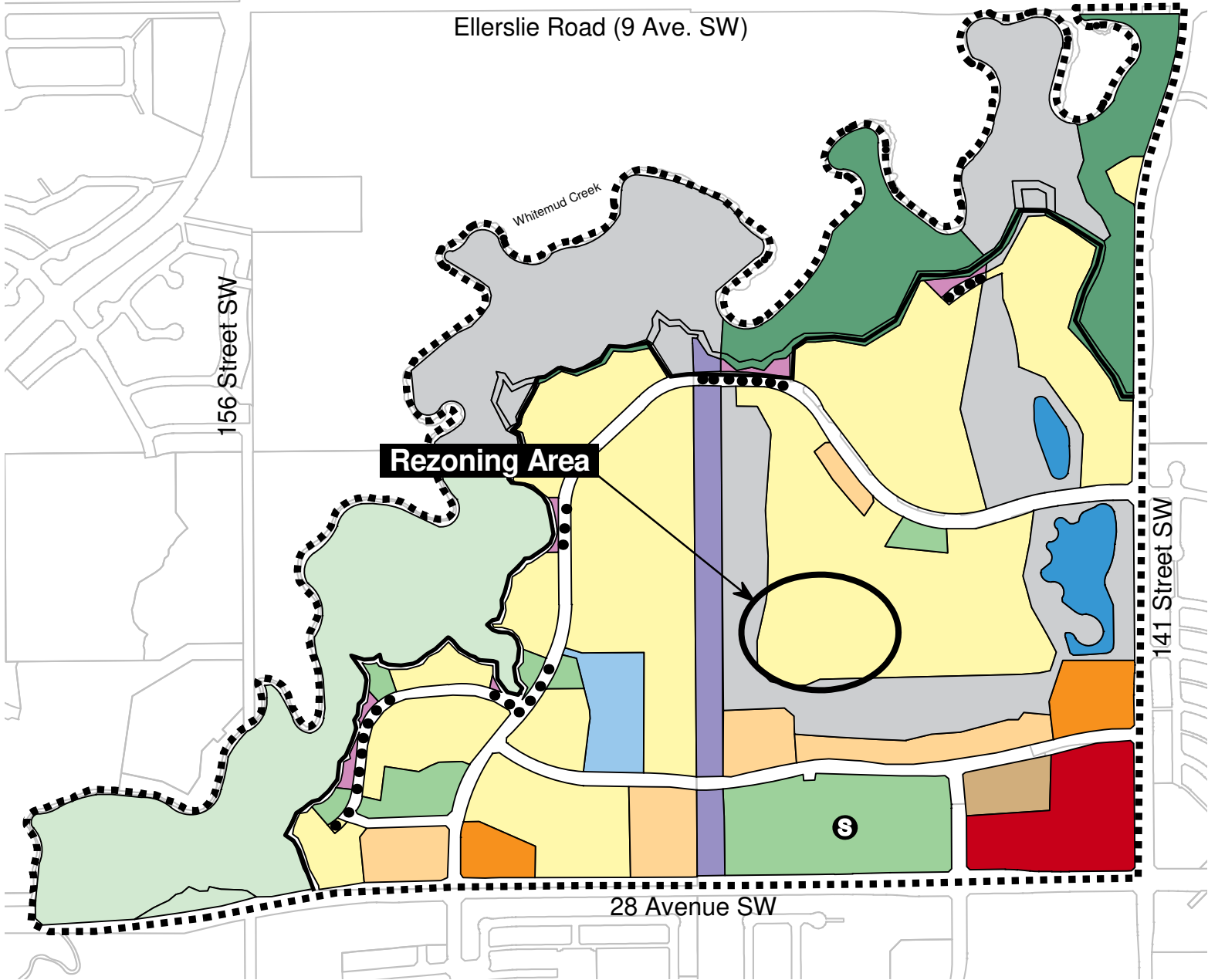
Conclusion

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

APPENDICES

- 1 Plan Context Map
- 2 Application Summary

Ellerslie Road (9 Ave. SW)



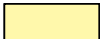
















Rezoning Area

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**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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19610
Location:	West of 141 Street SW; and South of Hays Ridge Boulevard SW
Address:	215 - Hays Ridge Boulevard SW
Legal Descriptions:	Portion of Lot A, Block 1, Plan 1322811
Site Area:	3.92 hectares
Neighbourhood:	Hays Ridge
Notified Community Organization:	Chappelle Community League
Applicant:	IBI Group

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RSL) Small Lot Residential Zone
Plans in Effect:	Hays Ridge Neighborhood Area Structure Plan Heritage Valley Servicing Concept Design Brief
Historic Status:	None

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Branch:	Development Services
Section:	Planning Coordination