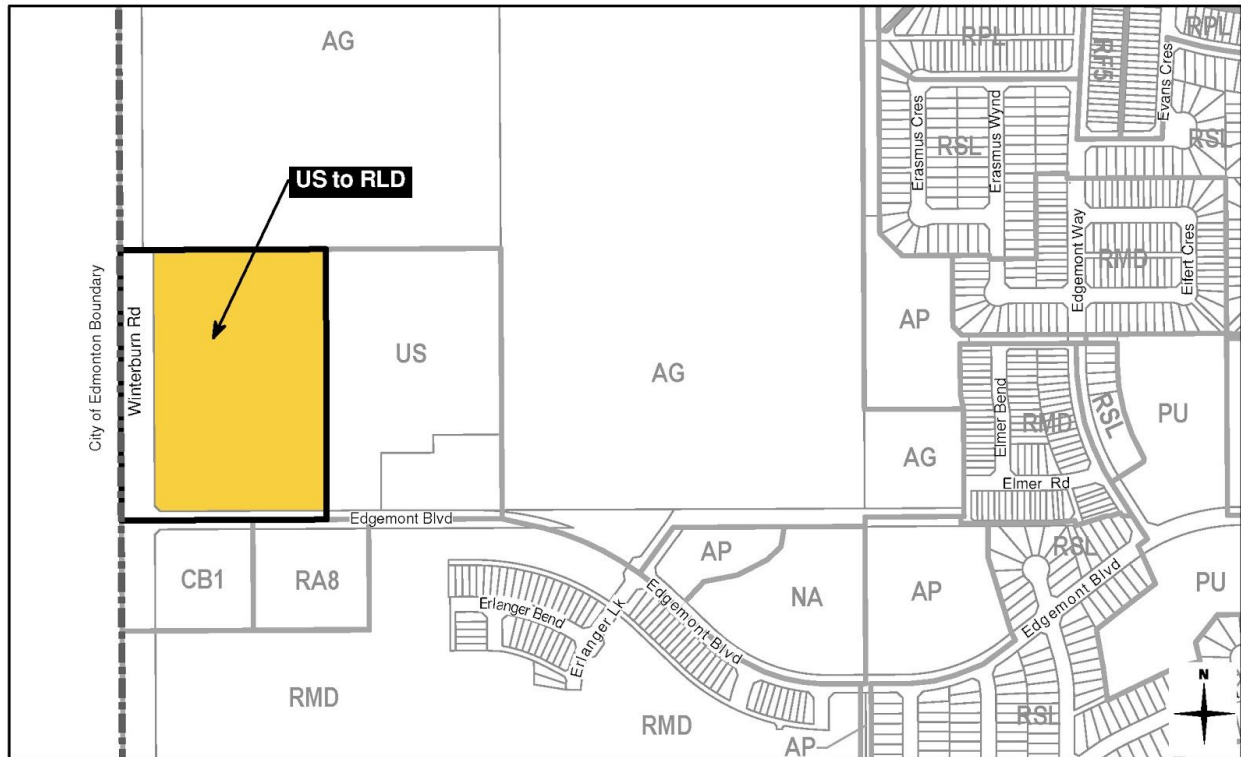




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT EDGEMONT

3503 - Winterburn Road NW

To allow for the development of ground-oriented housing.



Recommendation: That Bylaw 19558 to amend the Edgemont NASP and Charter Bylaw 19559 to amend the Zoning Bylaw from (US) Urban Services Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- will allow for the development for a mix of low density housing;
- will provide additional residential units to the neighbourhood;
- will allow for development of underutilized land that is currently vacant; and
- is compatible with the existing development in the area.

Report Summary

This land use amendment application was submitted by Select Engineering Consultants on October 6, 2020 on behalf of landowner, Cameron Communities Inc. The application proposes to change the designation of the subject site from (US) Urban Services Zone to (RLD) Residential Low Density Zone, and amend the Edgemont NASP to redesignate the site from Institutional to Single/Semi-Detached Housing land uses, in order to allow for the development of low-density residential forms.

The Edgemont NASP designated the institutional site for an existing church/school (Parkland Immanuel Christian School and Immanuel Canadian Reformed Church) that was intended for publicly and privately owned facilities. The eastern portion of the site is being retained while the western portion that is not needed for these uses is being converted to allow for low density residential uses.

The proposal is in alignment with the applicable policies of the City Plan by aligning with the goals and policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, anticipated residential growth in the developing areas will be guided by existing plan approvals for the 1 to 1.25 million population horizon.

The Application

1. **BYLAW 19558** to amend the Edgemont Neighbourhood Area Structure Plan (NASP) to redesignate the site from institutional to low-density residential.
2. **CHARTER BYLAW 19559** to amend the Zoning Bylaw to rezone from (US) Urban Services Zone to (RLD) Residential Low Density Zone.

Site and Surrounding Area

The subject area is located in the central portion of the Edgemont plan area and along its western edge. The subject site is immediately east of the city boundary (Winterburn Road) and an undeveloped area in the Enoch Cree Nation.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (US) Urban Services Zone 	<ul style="list-style-type: none"> Vacant lot/undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Vacant lot/undeveloped
East	<ul style="list-style-type: none"> (US) Urban Services Zone 	<ul style="list-style-type: none"> School Church
South	<ul style="list-style-type: none"> (CB1) Low Intensity Business Zone (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> Vacant lot/undeveloped
West	<ul style="list-style-type: none"> Enoch Cree Nation land 	<ul style="list-style-type: none"> 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.

In comparison to the RLD zone, the US zone does not allow for the opportunity to develop residential developments such as single or semi-detached housing with the exception of supportive housing. The proposed rezoning to RLD will add 5.6 ha to the Single/Semi-Detached Residential designation in the Edgemont NASP, along with a circulation/road dedication area of 0.3 ha. The 5.9 ha increase to the Single/Semi-Detached Residential and Circulation

designations is offset by a 5.9 ha decrease to the Institutional designation. The proposed ground-oriented housing forms will provide additional residential units and population in Edgemont, which will support the planned nearby commercial uses to the south.

The proposed Edgemont NASP amendment decreases the overall planned density for the NASP from 36.8 units to 36.4 units per net residential hectare, due to the addition of a low density area to the Net Residential Area and the way density is calculated in the plan area. However, the proposed additional single and semi-detached residential land use results in an increase to the overall number of residential units by around 140 and population by around 400 in the plan area.

Edgemont NASP Land Use Designation	Approved	Proposed	Difference
Institutional	11.35 ha	5.43 ha	-5.92 ha
Circulation (road dedication)	63.52 ha	63.86 ha	0.34 ha
Single/Semi-Detached Residential	149.72 ha	155.30	5.58 ha

The proposed rezoning and plan amendment add to the variety of residential housing types permitted in Edgemont with the efficient low-density housing under the RLD zone. The rezoning and amendment maintain the approved vision of the Edgemont neighbourhood that is well-connected, and walkable neighbourhood that provides a variety of housing options. It will also support the planned nearby commercial uses by adding additional residents to the neighbourhood.

Technical Review

DRAINAGE

Permanent sanitary and storm servicing for the subject rezoning area shall be in general accordance with the servicing schemes as identified in the accepted Edgemont Neighbourhood Design Brief Amendment, dated September 21, 2020.

TRANSPORTATION

Nearby subdivisions have been conditionally approved with significant Transportation infrastructure requirements that will impact development on the subject site. Should development at this site proceed prior to development at these other locations, the conditional approval requirements may be applied to this development instead, including:

- the construction of the first two lanes of Winterburn Road NW to an arterial standard;
- the construction of the realigned Edgemont Boulevard and removal of the existing 35 Avenue NW/Edgemont Boulevard NW once the realigned portion is open and operational; and
- installation of traffic signals at 35 Avenue NW and Winterburn Road NW intersection.

Administration accepted the Transportation Review letter for the application, which requires the development of the three-lane cross section along 35 Avenue NW within the 11.5m collector

roadway between 215 Street and the 35 Avenue Site Access intersection to allow for the two westbound lanes (one left turn lane and one right turn lane) at the 35 Avenue/215 Street intersection.

ENOCH CREE NATION

Enoch Cree Nation expressed concerns over long-term traffic congestion from the proposed and general development in the area on 215 Street/Winterburn Road NW. They advised that traffic congestion along 215 Street may limit their ability to develop lands in the southeast corner of Enoch Cree Nation. They requested any functional plans and further engagement as Winterburn Road NW is further developed. Enoch Cree Nation also expressed concerns over illegal dumping and potential enforcement on the southern tip of Enoch's Sand Hills, which is culturally significant and a conservation area located east of the rezoning and plan amendment proposal. They further suggested a potential opportunity to partner with the City of Edmonton on a future emergency services and/or fire station in the Southeast corner of Enoch lands, which could be well-positioned to service this general area in the vicinity.

Administration provided more information on the rezoning and plan amendment proposal, and advised that similar issues have been brought up during conversations with the Enoch Cree Nation in the development of the joint Boundary Interface Protocols and Strategies (BIPS). Administration will take the comments and suggestions to the relevant work areas to be addressed.

Administration also advised the Enoch Cree Nation that the Transportation Impact Assessments (TIAs) for previous applications such as in the Edgemont Neighbourhood Area Structure Plan and Riverview Area Structure Plan laid out the same estimated levels of congestion contemplated in this smaller application. In terms of traffic congestion along 215 Street/Winterburn Road NW, the vast majority of the trips travelling northbound in the AM peak hour originate and end within the City. The amount of inter-regional traffic that might detour to roads within Enoch Cree Nation lands is expected to be minimal. Currently, it is projected that all development east of 215 Street NW can be accommodated by a four lane cross-section. Any widening above the four lanes will come from the Enoch lands and is only required if the Enoch Cree Nation lands are redeveloped. This should be confirmed in future TIAs if redevelopment occurs. Further, Administration shared concept plans for 215 Street/Winterburn Road NW with Enoch Cree Nation.

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

Community Engagement

<p>ADVANCE NOTICE October 27, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 12 ● No responses received
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> ● Not held
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● www.edmonton.ca/residential_neighbourhoods/neighbourhoods/edgemont-planning-applications.aspx#accordion-0247BF699DAE4F31844050BFBADAA147

Conclusion

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

APPENDICES

- 1 Approved Edgemont NASP Land Use and Population Statistics - Bylaw 19455
- 2 Proposed Edgemont NASP Land Use and Population Statistics - Bylaw 19558
- 3 Approved Edgemont NASP – Bylaw 19455
- 4 Proposed Edgemont NASP – Bylaw 19558
- 5 Application Summary

**APPROVED EDMONT NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
Bylaw 19455, approved October 20, 2020**

TABLE 6 – LAND USE AND POPULATION STATISTICS						
	Area (ha.)		% of GDA			
GROSS AREA	420.29		100.0%			
Environmental Reserve						
<i>Environmental Reserve (Existing)</i>	4.13					
<i>Environmental Reserve</i>	26.83					
<i>Public Upland Area (ER)</i>	10.33					
Lands between Urban Development Lin and Top of Bank Roadway**	0.17					
Existing Rural Residential	31.83					
Altalink Power Corridor	11.44					
Existing Municipal Reserve	4.87					
Artrial Roads	13.09					
Total Non-Developable Area	102.69					
GROSS DEVELOPABLE AREA	317.60		100.0%			
Municipal Reserve (MR)**						
<i>School/Community Park</i>	8.46		2.7%			
<i>Pocket and Top-of-Bank Park</i>	7.67		2.4%			
<i>Greenway</i>	1.42		0.4%			
<i>Natural Area - NW 339 (North)</i>	4.84		1.5%			
<i>Natural Area - NW 339 (South)</i>	1.12		0.4%			
<i>Natural Area - NW 318***</i>	7.50		2.4%			
Total Parkland	31.01		9.8%			
Commercial						
<i>Major Commercial</i>	3.96		1.2%			
<i>Convenience Commercial (CNC)</i>	1.42		0.4%			
<i>Mixed use</i>	1.80		0.6%			
Institutional	11.35		3.6%			
Transportation						
<i>Circulation</i>	63.52		20.0%			
Infrastructure / Servicing						
<i>Stormwater Management Facility</i>	19.70		6.2%			
Total Non-Residential Area	132.76		41.8%			
Net Residential Area (NRA)	184.84		58.2%			
Residential Land Use, Dwelling Unit Count and Population						
	Area (ha)	Units/ha.	Units	People/ Units	Population	%of NRA
Single/Semi-Deattached	149.72	25	3,743	2.8	10,480	81.0%
Rowhousing	11.12	40	445	2.8	1,246	6.0%
Low-Rise/Multi-/Medium Units	20.64	90	1,858	1.8	3,344	11.2%
medium to High Rise Units	2.56	225	576	1.5	864	1.4%
Mixed use	0.8	225	180	1.5	270	0.4%
Total Residential	184.84		6,801		16,204	100%
Sustainability Measures						
Population Density (pprha.)			87.7			
Unit Density (uprha.)			36.8			
Single/Semi-Detached/ Rowhousing, LowRise/Multi-Medium Units and hgh Rise			62%		38%	
Population(%) within 500m of Parkland			100%			
Population(%) within 400m of Transit			97%			
Population(%) within 600m of Commercial Service			63%			
Student Generation						
		Notes				
Public School Board		1,270	* As per TOB Policy c542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.			
Elementary	635		**Areas deducted to Municipal Reserve to be confirmed by legal survey.			
Junior High/Senior High	635		*** NW 318 shall be acquired through combination of MR dedication, purchase, land/property exchange, or other mutually acceptable arrangement (see policy 3.3.9.4). **** Parcels designated for institutional uses will provide municipal reserve at the time of subdivision.			
Separate School Board		634	***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential			
Elementary	317					
Junior High/ Senior High	317					
Total Student Population			1,904			

EDGEMONT NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	BYLAW 19558	Area (ha)	% of GA
GROSS AREA		420.29	
Environmental Reserve			
Environmental Reserve (Existing)		4.13	
Environmental Reserve		26.83	
Public Upland Area (ER)		10.33	
Lands between Urban Development Line and Top-of-Bank Roadway*		0.17	
Existing Rural Residential		31.83	
AltaLink Power Corridor		11.44	
Existing Municipal Reserve		4.87	
Arterial Road		13.09	
Subtotal		102.69	24.4%
Gross Developable Area		317.60	
Municipal Reserve (MR) **			
School/ Community Park		8.46	2.7%
Pocket and Top-of-Bank Park		7.67	2.4%
Greenway		1.42	0.4%
Natural Area - NW 339 (North)		4.84	1.5%
Natural Area - NW 339 (South)		1.12	0.4%
Natural Area - NW 318***		7.50	2.4%
Total Parkland		31.01	9.8%
Commercial			
Major Commercial		3.96	1.2%
Commercial		1.42	0.4%
Mixed Use *****		1.80	0.06%
Institutional ****		5.43	1.7%
Transportation			
Circulation		63.86	20.1%
Infrastructure / Servicing			
Stormwater Management Facility		19.70	6.2%
Total Non-Residential Area		127.18	40.0%
Net Residential Area (NRA)		190.42	60.0%

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	Units / ha	Units	% of NRA	People/ Unit	Population
Single/ Semi-Detached	155.30	25	3,882	81.6%	2.8	10,869
Street Oriented Residential	11.12	40	444	5.8%	2.8	1,243
Low Rise/ Medium Density Housing	20.64	90	1,857	10.8%	1.8	3,342
Medium-Rise Apartments	2.56	225	576	1.3%	1.5	864
Mixed Use*****	0.80	225	180	0.4%	1.5	270
Total Residential	190.42		6,939	100.0%		16,588

Sustainability Measures

Population Density	87.1 persons per net residential hectare
Units Density	36.4 units per net residential hectare
LDR/ MDR/ HDR Ratio	81%/19%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	97%
Population (%) within 600m of Commercial Service	63%

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas will be confirmed at the time of subdivision and through legal survey. This area is subject to ARA and PAC.

** Area dedicated as municipal reserve to be confirmed by legal survey.

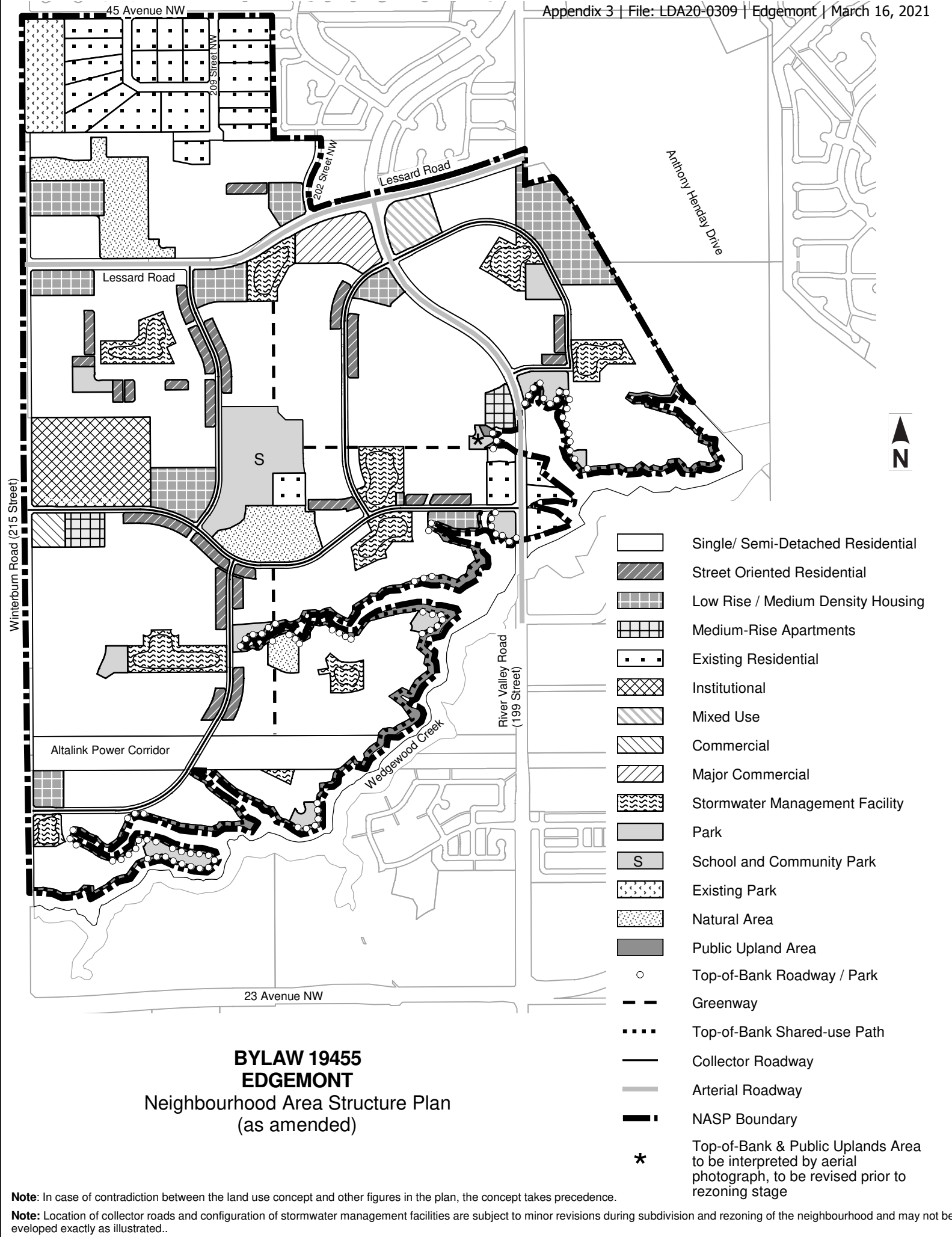
*** NW318 shall be acquired through combination of MR dedication, purchase, land property exchange, or other mutually acceptable arrangement (see Policy 3.3.9.4).

**** Parcels designated for institutional uses will provide municipal reserve at the time of subdivision.

***** Assumes Mixed Use area will be developed as 70% commercial and 30% residential.

Student Generation Count

Public School Board		1,293
Elementary School	647	
Junior / Senior High	647	
Separate School Board		645
Elementary School	323	
Junior / Senior High	323	
Total Student Populations		1,939



Winterburn Road (215 Street)

45 Avenue NW

209 Street NW

202 Street NW

Lessard Road

Lessard Road

S

Altalink Power Corridor

Wedgewood Creek

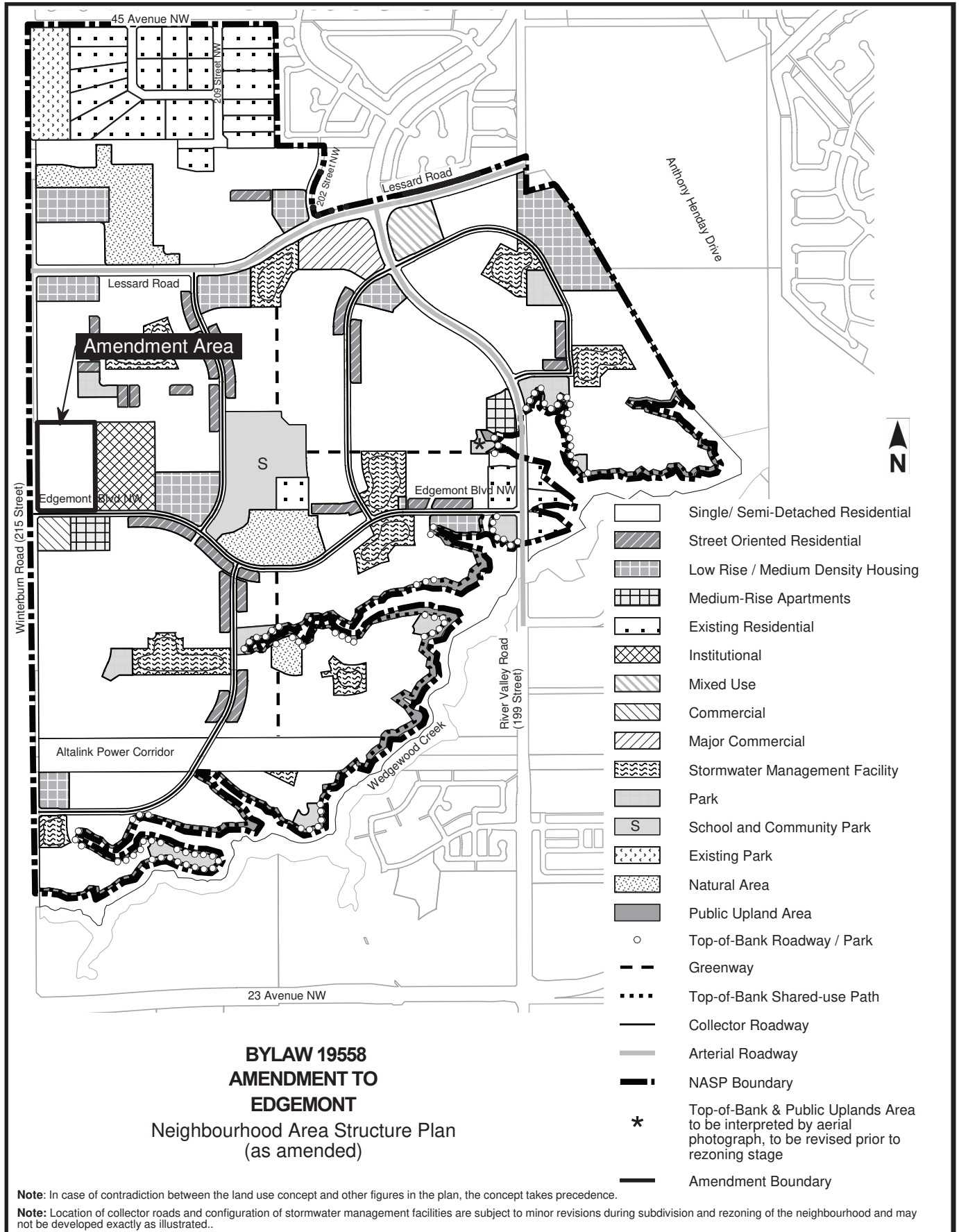
River Valley Road (199 Street)

23 Avenue NW

Anthony Henday Drive



- 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



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw(s)/Charter Bylaw(s):	Bylaw 19558 & Charter Bylaw 19559
Location:	East of Winterburn Road NW and north of Edgemont Boulevard NW
Address(es):	3503 - Winterburn Road NW
Legal Description(s):	Lot 2, Block 1, Plan 2020692
Site Area:	5.6 ha (subject site) and 5.9 ha (designation area change)
Neighbourhood:	Edgemont
Notified Community Organization(s):	The Hamptons Community League
Other Organizations Notified:	Enoch Cree Nation and Parkland County
Applicant:	Select Engineering

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(US) Urban Services Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Edgemont NASP
Historic Status:	n/a

Written By:	Kenan Handzic
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination