

Bylaw 13118

A Bylaw to amend Bylaw 12860, being the
MacEwan Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton, passed Bylaw 12860, being the MacEwan Neighbourhood Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend the MacEwan Neighbourhood Area Structure Plan through the passage of Bylaw 12992; and

WHEREAS an application was received by the Planning and Development Department to amend the MacEwan Neighbourhood Area Structure Plan; and

WHEREAS Council considers it desirable to further amend the MacEwan Neighbourhood Area Structure Plan;

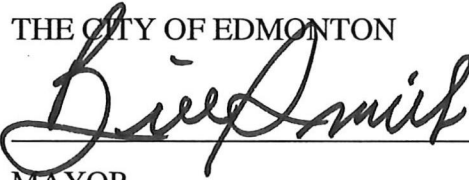
NOW THEREFORE upon the recommendation of the Planning and Development Department and after due compliance with the relevant provisions of the Municipal Government Act, RSA. 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 13118, the MacEwan Neighbourhood Area Structure Plan is hereby amended by:
 - a) deleting the Map entitled “Bylaw 12992 MacEwan Neighbourhood Area Structure Plan” and substituting therefor the Map entitled “Bylaw 13118 Amendment to MacEwan Neighbourhood Area Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw; and

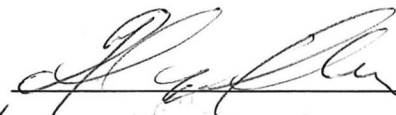
- b) deleting therefrom the statistics entitled "Land Use and Demographic Profile Bylaw 12992" and substituting therefor new statistics entitled "Bylaw 13118 – Land Use and Population Statistics" attached hereto as Schedule "B" and forming part of this Bylaw; and
- c) adding to the Consultant's report, the report entitled " Amendment to the MacEwan Neighbourhood Area Structure Plan" attached hereto as Schedule "C" and forming part of this Bylaw; and
- d) adding to the Planning and Development Department's report, the Planning and Development Department's report date June 3, 2002 attached hereto as Schedule "D" and forming part of this Bylaw.

READ a first time this	8 th	day of	July	A. D. 2002;
READ a second time this	8 th	day of	July	A. D. 2002;
READ a third time this	8 th	day of	July	A. D. 2002;
SIGNED and PASSED this	8 th	day of	July	A. D. 2002.

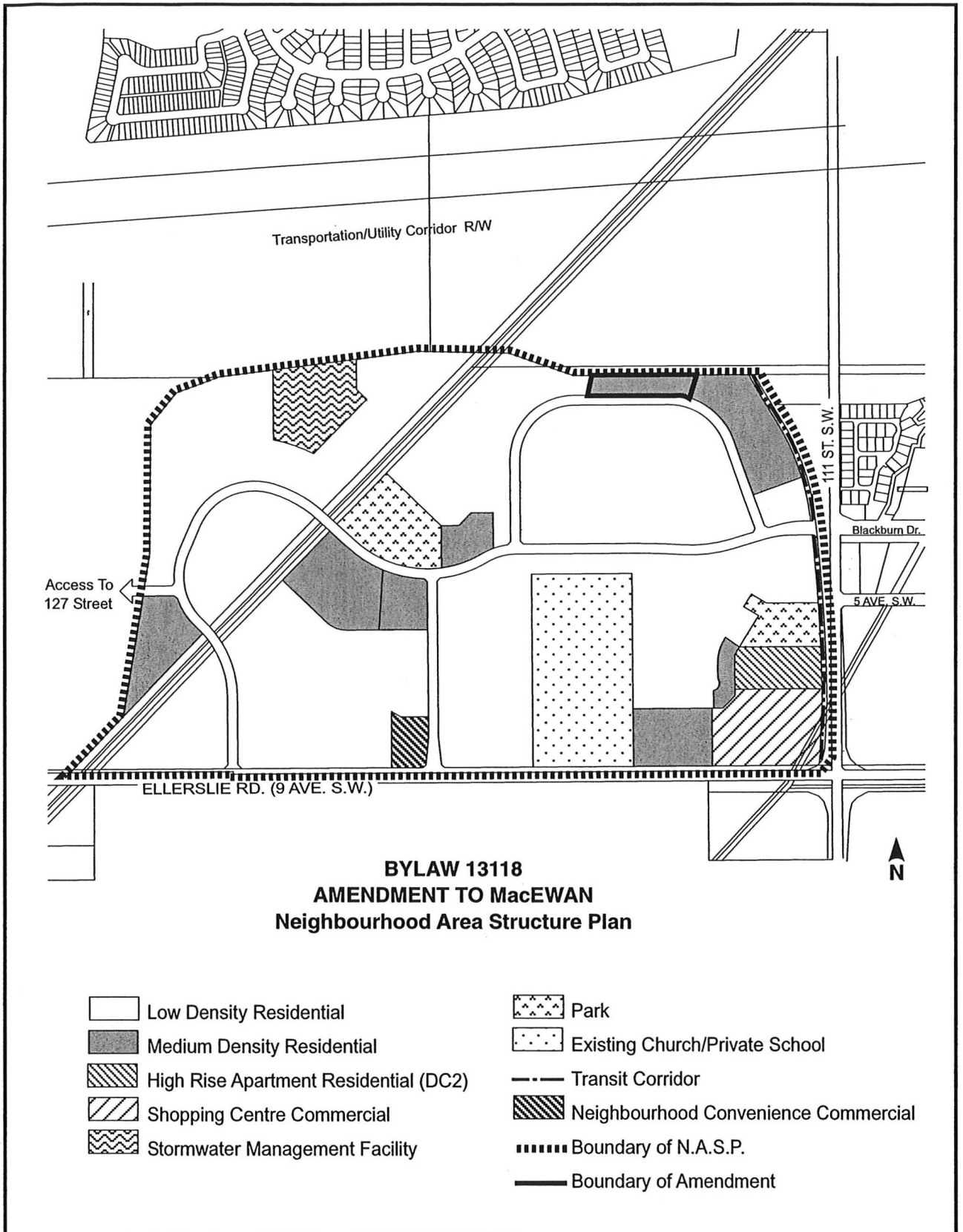
THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK



**MacEWAN NEIGHBOURHOOD AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 13118**

	Area (ha)	% of GDA
Gross Area	111.36	
Pipeline Right-of-Way	5.14	
Arterial Road Widening	3.03	
Gross Developable Area	103.19	100.00
Stormwater Management Facility	2.55	2.5
Parks and Schools:		
Central Park	2.45	2.4
North Virginia Park Woodland	1.30	1.3
Existing Church Property	7.90	7.6
Circulation	20.64	20.0
Net Developable Area	68.35	66.2
Commercial – Shopping Centre	3.3	3.2
Neighbourhood	0.42	0.4
	3.72	3.6
Net Residential Area	64.63	62.6

	Area (ha)	Dwelling Units/ha	Units	Persons/ Unit	Population
Low Density Residential	51.31	22	1,129	3.46	3,906
Medium Density Residential	11.82	50	591	2.98	1,743
High Density Residential	1.50	150	225	2.05	461
Totals	64.63		1,945		6,110

Density: 30.1 units/net residential ha

Housing Mix: 58% Low Density Residential / 42% Medium and High Density Residential



Stantec

**Amendment to the MacEwan
Neighbourhood Area Structure
Plan**

March 2002

Prepared for:
Dykstra Construction Ltd.

Prepared by:
Stantec Consulting Ltd.

File: 161 06751

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**AMENDMENT TO THE MacEWAN
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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AMENDMENT TO THE MacEWAN NEIGHBOURHOOD AREA STRUCTURE PLAN

1.0 Introduction & Background

This amendment to the MacEwan Neighbourhood Area Structure Plan (NASP) has been prepared on behalf of Dykstra Construction and ADMMW Holdings Ltd., the registered and beneficial owners of Lots C and D, Plan 1548 MC located in the north east and north central portions of the MacEwan Neighbourhood. (see Figure 1.0 – Context Plan).

The MacEwan NASP was approved by City Council on August 21, 2001 under Bylaw 12860 and subsequently amended under Bylaw 12991 on March 12, 2002. (See Figure 2.0 – Bylaw 12992)

2.0 Purpose

The purpose of this amendment is to change the land use designation of an approximately 0.92 hectare portion of the MacEwan Neighbourhood from its current Low Density Residential (LDR) Designation to Medium Density Residential (MDR).

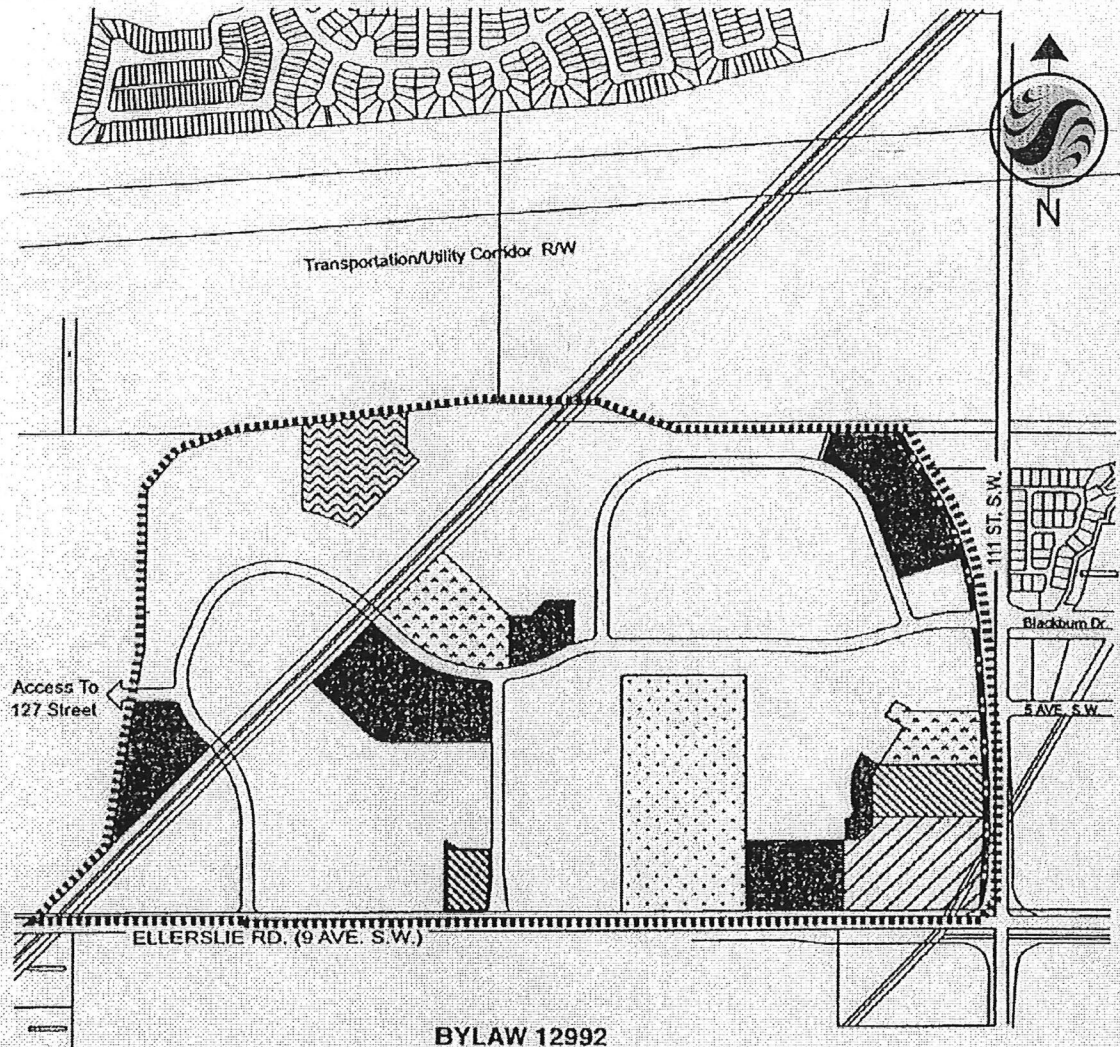
3.0 Development Concept

3.1 Medium Density Residential (MDR)











As shown on Figure 3.0, the area of amendment is located in the north eastern portion of the MacEwan neighbourhood and proposes the westerly extension of an existing MDR site along the northern boundary of the plan area. The subject site is located adjacent to the Transportation and Utilities Corridor (TUC) and is across from lands currently zoned RF4.

A portion of these lands are under the ownership of the Province with portions also owned by Dykstra Construction and beneficially owned by ADMMW Holdings Ltd. The lands owned by the Province have been designated surplus to the TUC. The developers adjacent to the Provinces' lands are currently in negotiations with Provincial authorities for the purchase of these lands. It is the intention of the developers to consolidate the purchased TUC lands with the remnants to form the proposed MDR site.

The addition of this MDR land will have the effect of adding 0.92 hectares of MDR lands to the MacEwan NASP bringing the total to 11.82 hectares. The number of MDR units will increase from 545 units to 591 units.



BYLAW 12992
MacEWAN
Neighbourhood Area Structure Plan

- | | |
|---|--|
|  Low Density Residential |  Park |
|  Medium Density Residential |  Existing Church/Private School |
|  High Rise Apartment Residential (DC2) |  Transit Corridor |
|  Shopping Centre Commercial |  Neighbourhood Convenience Commercial |
|  Stormwater Management Facility |  Boundary of N.A.S.P. |



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Client/Project
 OPALINISKI JOINT PARTNERSHIP
 MACEWAN NEIGHBOURHOOD
 STRUCTURE PLAN AMENDMENT

Figure No.
2.0

Title
Existing Bylaw
Bylaw 12992

March, 2002
 161 06751

AMENDMENT TO THE MacEWAN NEIGHBOURHOOD AREA STRUCTURE PLAN

3.2 Low Density Residential (LDR)

As shown on Figure 3.0, LDR remains the prominent use in the neighbourhood. The reconfiguration of the LDR area to accommodate the extension of the MDR uses along the TUC will see a decrease of approximately 0.92 ha of LDR lands. This will see the total area of LDR lands decrease from 52.23 hectares to 51.31. The number of LDR units will decrease by 20.

The aggregate impact of this additional MDR site is minor and will see the addition of approximately 26 total units to the MacEwan neighbourhood.

4.0 Transportation & Servicing

4.1 Transportation

No changes to the collector or local roadway pattern are required as a result of this amendment.

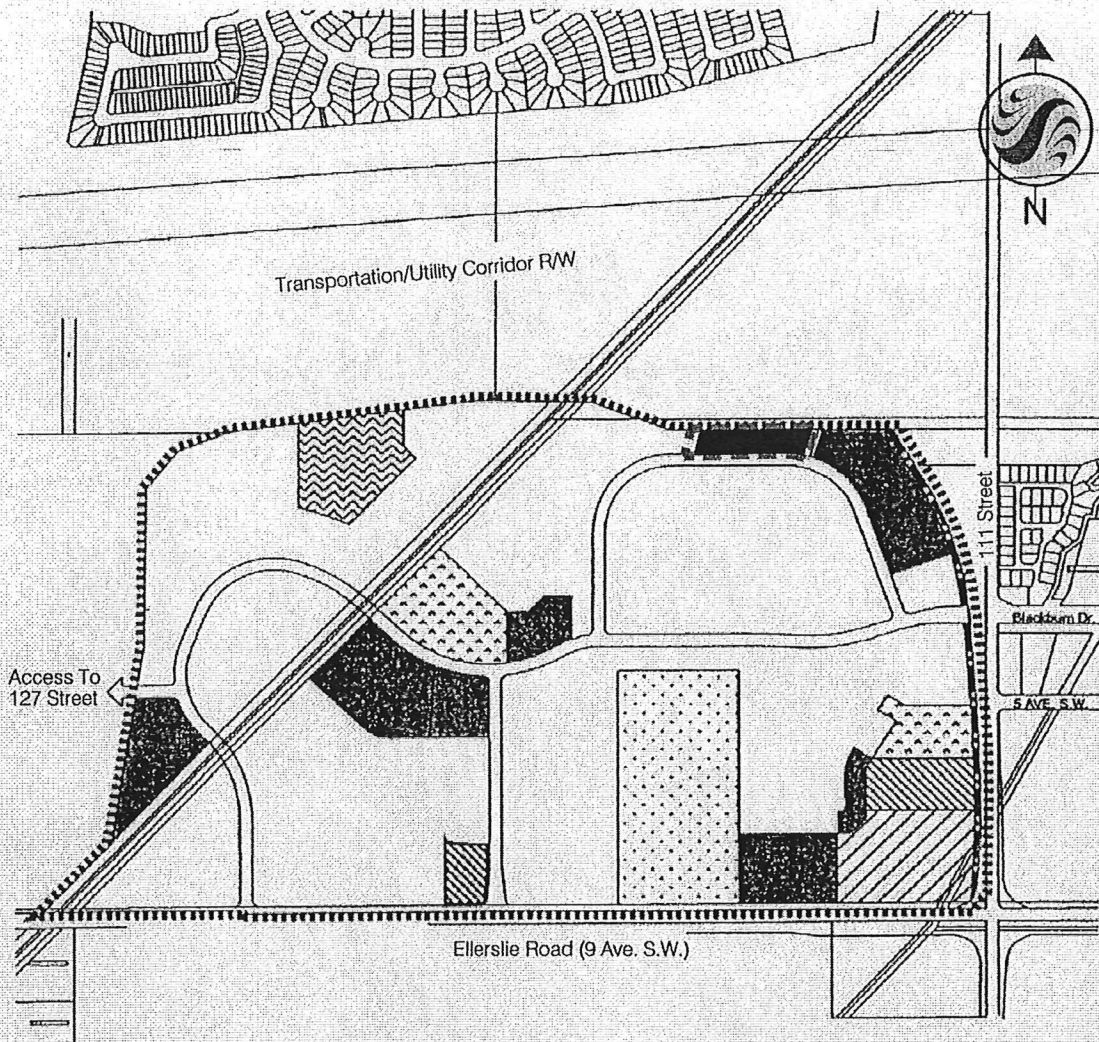
4.2 Servicing












The proposed amendment can be accommodated within the approved storm, sanitary, and water servicing network for the area.

5.0 Rationale

The developers of this portion of MacEwan, Dykstra Construction and ADMMW Holdings Ltd., are currently in negotiations for the purchase of TUC surplus lands from the Province. When assembled with the lands owned by the developers, the resulting site will be approximately 50 m deep. Given the existing local road pattern established through approved and circulating subdivision applications the resulting parcel does not lend itself to the convenient and efficient development of LDR uses. It does however lend itself to an extension of existing MDR uses to the east which work well on sites of this configuration and depth.

To ensure proper transitions, a walkway is located to the west of the amendment site to provide a break between the proposed MDR use and LDR uses further to the west. Additionally, lands located south and across the local roadway are zoned RF4 which provides a density transition between the area of amendment and single family uses located further south.



- | | |
|---|--|
|  Low Density Residential |  Park |
|  Medium Density Residential |  Existing Church/Private School |
|  High Rise Apartment Residential (DC2) |  Transit Corridor |
|  Shopping Centre Commercial |  Neighbourhood Convenience Commercial |
|  Stormwater Management Facility |  Boundary of N.A.S.P. |
| |  Boundary of Amendment |



Stantec

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Client/Project
 OPALINISKI JOINT PARTNERSHIP
 MACEWAN NEIGHBOURHOOD
 STRUCTURE PLAN AMENDMENT

Figure No.
3.0

Title
**Proposed Amendment
 To Bylaw 12992**

March, 2002
 161 06751

**AMENDMENT TO THE MacEWAN
NEIGHBOURHOOD AREA STRUCTURE PLAN**

6.0 Implementation

Concurrently with this NASP Amendment, a rezoning application proposing a RA7 land use provides a clear direction for the development of these lands.

MacEwan
Neighbourhood Area Structure Plan
Existing Land Use & Demographic Profile

GROSS AREA	111.36
Pipeline ROW	5.14
Arterial Roadway Widening	3.03
GROSS DEVELOPABLE AREA	103.19
Stormwater Management Facilities	2.55
Municipal Reserve	
Central Park	2.45
North Virginia Park Woodlot	1.30
Existing Church Property	7.90
Commercial	
Shopping Centre	3.30
Neighbourhood	0.42
Circulation (@ 20% of GDA)	20.64
NET RESIDENTIAL AREA	64.63

RESIDENTIAL LAND USE ANALYSIS

	Area (ha)	Density	Units	Population
LDR	52.23	22	1,149	3,977
MDR	10.90	50	545	1,624
RA9 1	1.50	150	225	461
TOTAL	64.63		1,919	6,062

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Grades K-8	796	265	1,061
Grades 9-12	308	103	411
TOTAL	1,104	368	1,472

LDR/MDR RATIO
59.9% /40.1%

DENSITY
18.59 units per
gross developable ha.

MacEwan
Neighbourhood Area Structure Plan
Land Use & Demographic Profile

GROSS AREA	111.36
Pipeline ROW	5.14
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RESIDENTIAL LAND USE ANALYSIS

	Area (ha)	Density	Units	Population
LDR	51.31	22	1,129	3,906
MDR	11.82	50	591	1,743
HDR	1.50	150	225	461
TOTAL	64.63		1,945	6,110

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Grades K-8	779	259	1,038
Grades 9-12	301	101	402
TOTAL	1,080	360	1,440

LDR/MDR RATIO
58% / 42%

DENSITY
18.8 units per
gross developable ha.

DESCRIPTION: AMENDMENT TO THE MacEWAN NEIGHBOURHOOD AREA STRUCTURE PLAN from low density residential uses to medium density residential uses.

ZONING BYLAW AMENDMENT from (RSL) Residential Small Lot Zone to (RA7) Low Rise Apartment Zone; MacEWAN

LOCATION: North of Ellerslie Road and West of 111 Street SW

LEGAL DESCRIPTION: Portions of Plan 1548 MC, Lots C and D

APPLICANT: Stantec Consulting Ltd.
10160-112 Street
Edmonton, Alberta T5K 2L6

OWNER: United Inc.
#503, 10109-106 Street
Edmonton, Alberta

Dykstra Construction Ltd.
10816-147 Street
Edmonton, Alberta

ACCEPTANCE OF APPLICATION: April 2, 2002

EXISTING DEVELOPMENT: Vacant, Agricultural Land

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: That Bylaw 13118 to amend the MacEwan Neighbourhood Area Structure Plan from Low Density Residential to Medium Density Residential be APPROVED.

That Bylaw 13119 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RA7) Low Rise Apartment Zone be APPROVED.

BYLAW 13118
FILE: NASP/02-0005
BYLAW 13119
FILE: ZB/02-0052
MACEWAN

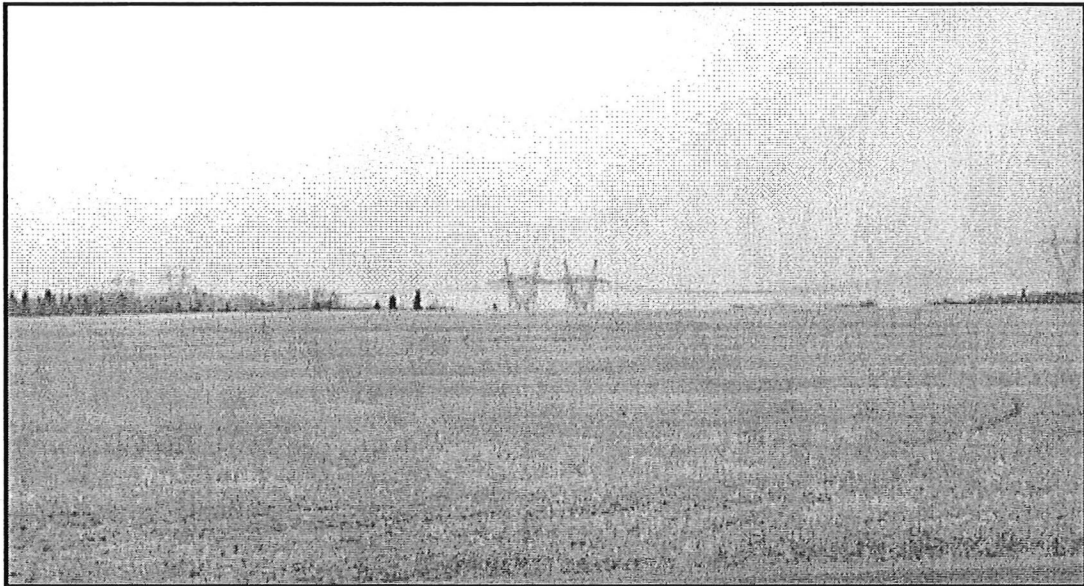
DISCUSSION

1. The Application

This report concerns two related applications. The first application proposes to amend the MacEwan Neighbourhood Area Structure Plan (NASP) by redesignating a 0.92 hectare unsubdivided parcel in the northeast portion of the neighbourhood from low density residential to medium density residential. Associated with this amendment is a concurrent application to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RA7) Low Rise Apartment Zone for the affected area.

2. Site and Surrounding Area

The proposed site is located in the northeast portion of the MacEwan Neighbourhood, immediately south of the Transportation and Utility Corridor (TUC) and west of 111 Street. This area is currently vacant and used for agricultural purposes. North of the site is vacant land that is part of the TUC. To the east of the site are lands that are identified for medium density residential development. To the south are lands zoned, and currently under subdivision for semi-detached housing; while to the west of the site is agricultural land designated for future low density development.



View looking NW from 111 Street SW and Blackburn Drive.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed site is located within the MacEwan Neighbourhood Area Structure Plan that was approved by City Council on August 21, 2001. The MacEwan Neighbourhood Area Structure Plan (NASP) provides for a mix of housing at higher densities in support of the City's land use intensification efforts.

The proposal to redesignate the site from low to medium density residential is in conformance with the objectives of the MacEwan NASP and the Heritage Valley Servicing Concept Design Brief (SCDB). The change results in an increase of 46 medium density units, while decreasing the number of low density units by 20. This represents an overall increase of 26 units in the neighbourhood, which would add approximately 68 people to the total population, which is now projected to be 6,110 people.

This proposal also alters the low/medium density ratio from 59.9/40.1 to 58/42. This is a slight increase in medium density from the originally approved NASP, which had a ratio of 59/41. A higher ratio of medium density housing is supportable, considering the intended character of the neighbourhood with respect to the Heritage Valley SCDB and the MacEwan NASP. Both of these documents encourage more medium density housing through various policies related to efficiency, housing, and transportation. In particular, higher density is encouraged along the future transit route of 111 Street. While this site itself is not abutting 111 Street, it does provide for contiguous medium density development from other sites adjacent to the future transit corridor.

The medium density designation and zoning is compatible with the planned surrounding land uses. There are lands designated as low density to the west and south of the site. These future low density areas will be separated from the area zoned RA7 by a walkway and a road, respectively. They will also be appropriately buffered through regulations relating to the interface of RA7 and low density zones in the Zoning Bylaw.

2. Transportation and Utilities

The Transportation and Streets Department has no concerns with these applications.

No other affected civic departments or outside utility agencies had any concerns regarding this application.

BYLAW 13118
FILE: NASP/02-0005
BYLAW 13119
FILE: ZB/02-0052
MACEWAN

18/24

3. Surrounding Property Owners' Concerns

A Public Meeting to discuss these applications was held on May 1, 2002. Two members of the public attended this meeting to ask questions that were not related to these applications. In addition, the Planning and Development Department did not receive any calls or letters in response to their April 12, 2002 letter of pre-notification.

JUSTIFICATION

The Planning and Development Department recommends that Bylaw 13118 to amend the MacEwan NASP and that Bylaw 13119 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RA7) Low Rise Apartment Zone be APPROVED on the basis that it encourages efficient land use and meets the technical and servicing requirements of affected civic departments and outside agencies.

ATTACHMENT

- 1 Approved Land Use and Population Statistics – Bylaw 12992
- 2 Proposed Land Use and Population Statistics – Bylaw 13118
- 3 Approved MacEwan Neighbourhood Structure Plan – Bylaw 12992
- 4 Proposed MacEwan Neighbourhood Structure Plan – 13118
- 5 Surrounding Land Use Zones Map
- 6 Proposed Rezoning

Written by: C. Jane Purvis
Approved by: Robert Caldwell
Planning and Development Department
June 3, 2002

TABLE 1
MacEWAN NEIGHBOURHOOD AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 12992

	Area (ha)	% of GDA
Gross Area	111.36	
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Medium Density Residential	10.90	50	545	2.98	1,624
High Density Residential	1.50	150	225	2.05	461
Totals	64.63		1,919		6,062

Density: 29.5 units/net residential ha

Housing Mix: 60% Low Density Residential / 40% Medium and High Density Residential

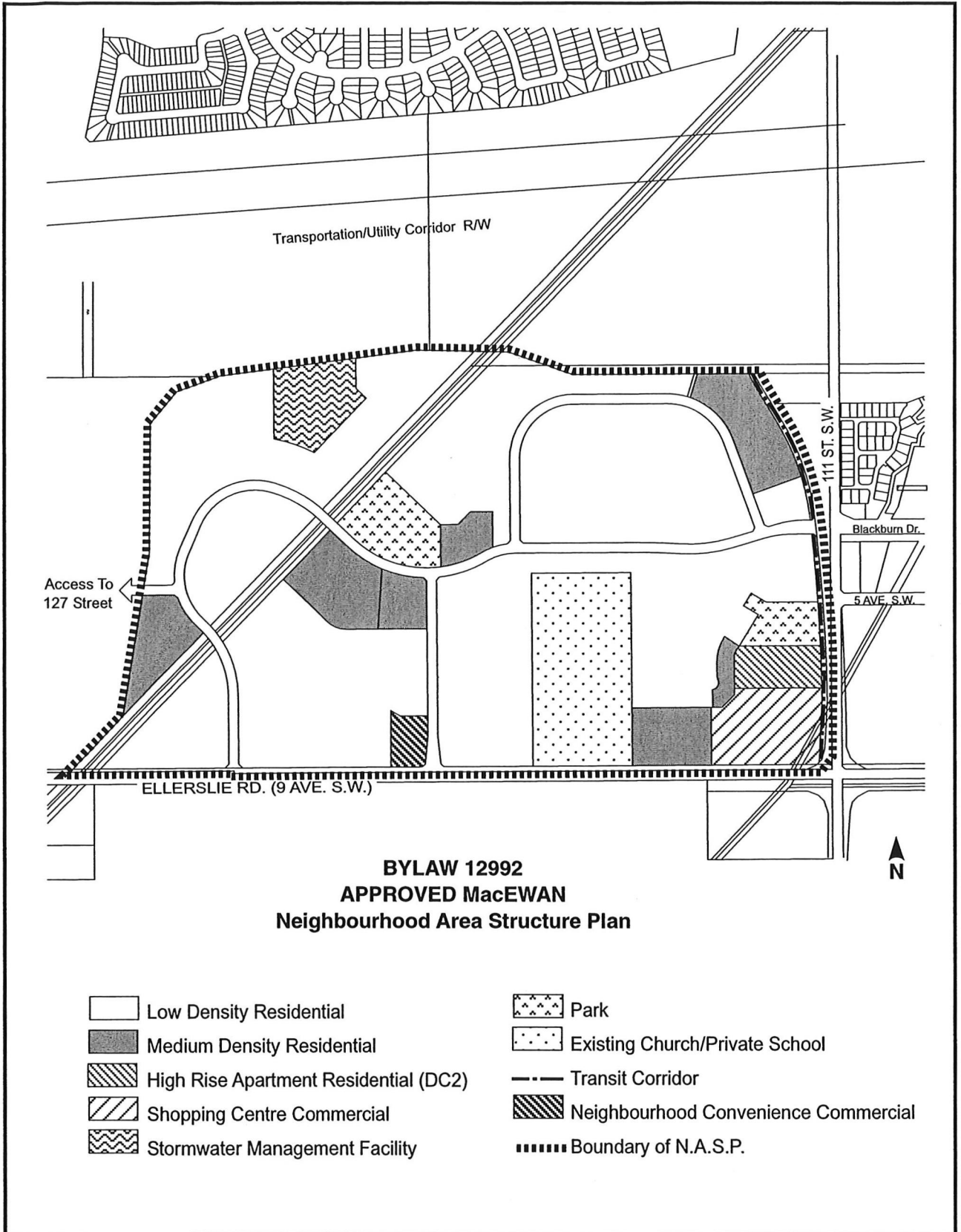
TABLE 2
MacEWAN NEIGHBOURHOOD AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 13118

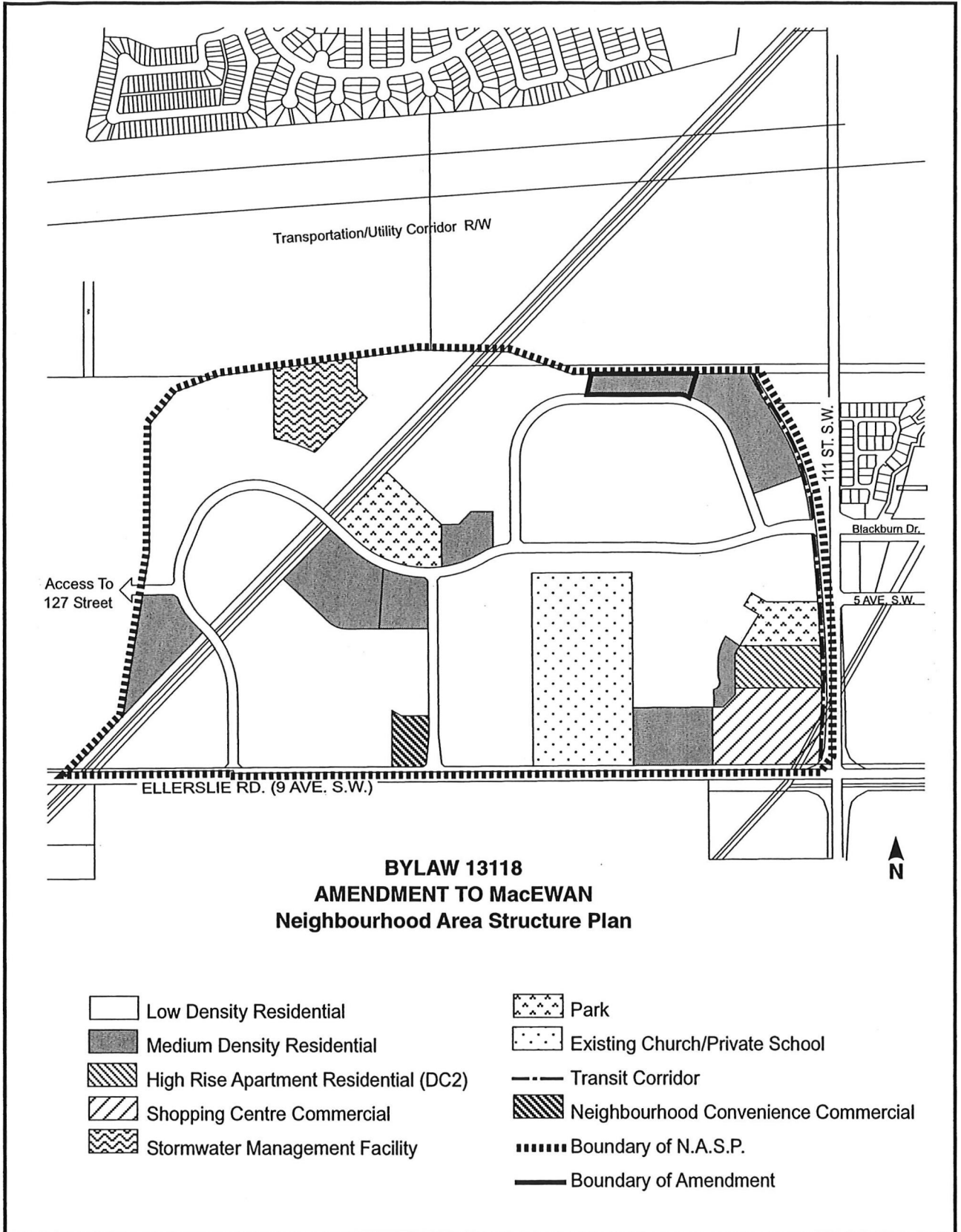
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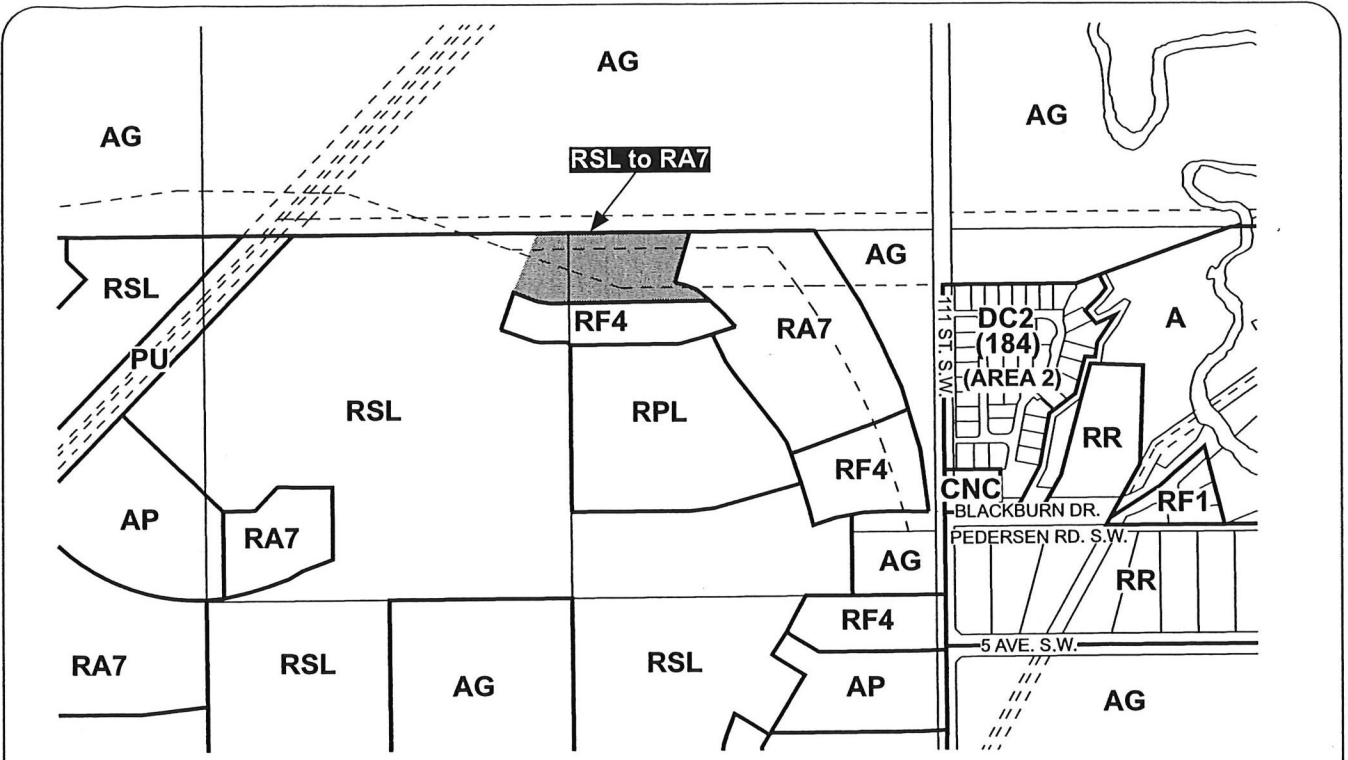
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Density: 30.1 units/net residential ha

Housing Mix: 58% Low Density Residential / 42% Medium and High Density Residential







SURROUNDING LAND USE ZONES

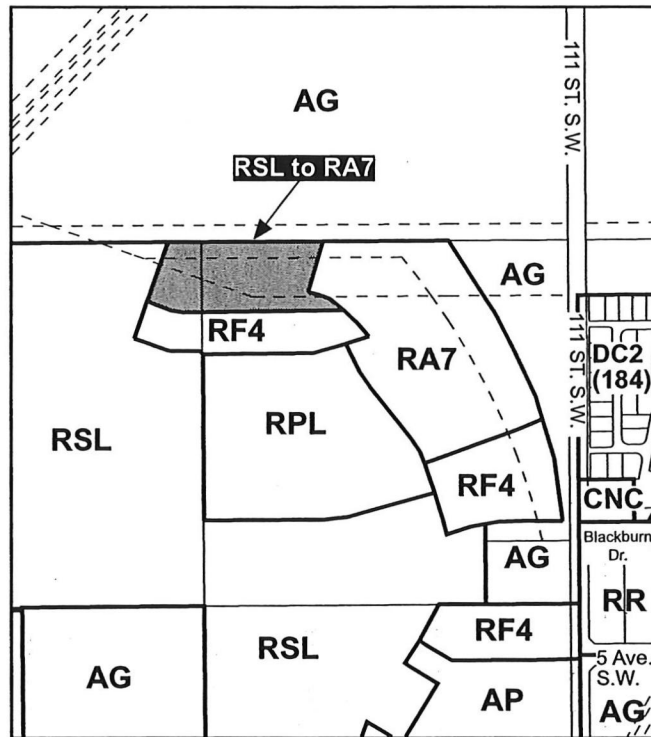
 Site Location

FILE: ZB/02-0052
DATE: June 3, 2002
BYLAW 13119



MacEWAN, BYLAW 13119

Located north of Ellerslie Road
and west of 111 St. S.W.



 Proposed Rezoning from
RSL to RA7



The purpose of proposed Bylaw 13119 is to change the Zoning Bylaw from (RSL) residential small lot zone to (RA7) low rise apartment zone; portions of Lots C and D, Plan 1548 MC, as shown on the above sketch. The proposed amendment will allow for the development of low rise apartments. The Planning and Development Department Supports this proposed bylaw.

PROPOSED REZONING

FILE: ZB/02-0052

DATE: June 3, 2002

PLANNING AND DEVELOPMENT