

# Windermere rezoning- LDA17-0024

## Q and A

Edmonton

*Last updated: September 24, 2019*

### Overview

A planning application has been received to rezone a property at 16449 16 Avenue NW just west of Anthony Henday Drive. The application proposes to rezone the site from (AG) Agricultural Zone to (DC1) Direct Development Control Provision to allow opportunities for multi-unit residential development across the site such as low rise apartments, row houses or semi-detached houses with a maximum of 175 units for the site. Associated amendments would also be required to the Windermere Neighbourhood Structure Plan and the Windermere Area Structure Plan to facilitate the proposed rezoning.

### Frequently Asked Questions

**Question** - Why is rezoning to a unique, site specific zone necessary?

**Answer** - The current Agricultural Zone (AG) zone was applied to the majority of undeveloped land when it was annexed to the City decades ago, allowing agricultural uses to continue until it was ready for urban development.

In order for the proposed development to proceed, the land must be rezoned to accommodate the proposed uses for the site. Approval of the rezoning by City Council is required before actual building plans can be considered by the City.

The proposed Direct Development Control (DC1) Provision applies a higher degree of control over potential development compared to a standard zone. A specified range of uses and site and building requirements are spelled out in it. In this case, the area is unique with environmental considerations as it is next to an existing ravine. Site and building design regulations are also specific to the land.

**Question** - What is the proposed development?

**Answer** - The proposed rezoning would allow for a high degree of flexibility to build housing ranging from 2-4 storeys with a minimum of 2 units per building to a maximum of multi-unit 4 storey apartment buildings on the site.

The draft proposed zoning includes the following regulations to address density, building layouts, and transitioning to surrounding development:

- A maximum Density of 81 Dwellings per hectare or 175 units
- Increased setbacks from property lines for Apartment buildings to transition to surrounding development
- Increased separation space between buildings

**Question** - If the development is approved by Council, when will construction start?

**Answer** - Construction timelines will be dependent on when the developer wishes to proceed, which can be influenced by a variety of factors such as market conditions.

**Question** - What is the City doing to address concerns about traffic volumes, potential parking issues and concerns that there is only one access point to the neighbourhood?

**Answer** - The City is reviewing a Traffic Impact Assessment (TIA) prepared by a professional engineering firm on behalf of the landowner. The TIA is a technical report used to determine the possible impacts of development on the transportation network and identify mitigation measures to address any issues. A draft copy of the TIA has been made available to the public on the project website. The City's review of the TIA report will be finalized after the public engagement session.

**Question** - What is the proposed site access?

**Answer** - Primary access to the site is proposed to be from 16 Avenue, east of Whispering River Drive with an emergency access through the neighbouring site to the south as shown on the image below. In order for this to occur, the 16 Avenue road right of way (where there is a shared-use path but no road currently) would be constructed as a local road to the City of Edmonton's Complete Streets Design and Construction Standards from Whispering River Drive to the east of the site access, complete with a turn around at the east end of the roadway. In addition, the existing shared use path within the 16 Avenue right-of-way would be reconstructed alongside the roadway. The City is reviewing this access proposal as part of its overall application review and will share its findings once the review is complete.



**Question** - Aside from a TIA, what other information will you be reviewing?

**Answer** - In this case, an environmental site assessment, a slope stability study along the ravine edge, a drainage study, and additional transportation studies if necessary.

**Question** - What public outreach has taken place?

**Answer**

Notices/Meetings to date:

- Sep. 19, 2017 - Applicant and the land developer met with representatives from the Windermere Community League
- Nov 8, 2017 -Notice of application sent to residents in the area, the Community League, and Ward Councillor.
- Nov. 27, 2017 - Windermere DC1 Rezoning webpage posted to the City’s “Planning Applications” website

- Nov. 30, 2017 - Windermere executive met with Ward Councillor Cartmell
- Sep. 24, 2019 - City hosts a drop in public engagement event for the application
  
- Prior to that, the applicant sent out a letter informing residents and the CL that they intended to submit a formal application to the City, and asked for feedback

Next steps:

- The webpage will be updated as new information about the application is available
- Following the drop in public engagement session a “What We Heard Report” will be added to the City’s website summarizing the input received as well as applicant’s responses
- Should the application proceed to City Council Public Hearing, a notice will be sent to residents, the CL and Ward Councillor notifying them of the Public Hearing date
- A report by City Administration is presented at the Public Hearing. It includes a summary of input received throughout the planning application review process and includes a copy of the summary of what was heard. Council will make a decision on the approval of the rezoning and plan amendments at this Public Hearing.
- The agenda for Public Hearings are online on the City’s webpage two weeks prior to the scheduled hearing date.

## More information

[Edmonton.ca/Windermere](http://Edmonton.ca/Windermere) (Under Planning Applications)

City Council Public Hearing Date: To be determined

Reference File Number: LDA17-0024

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