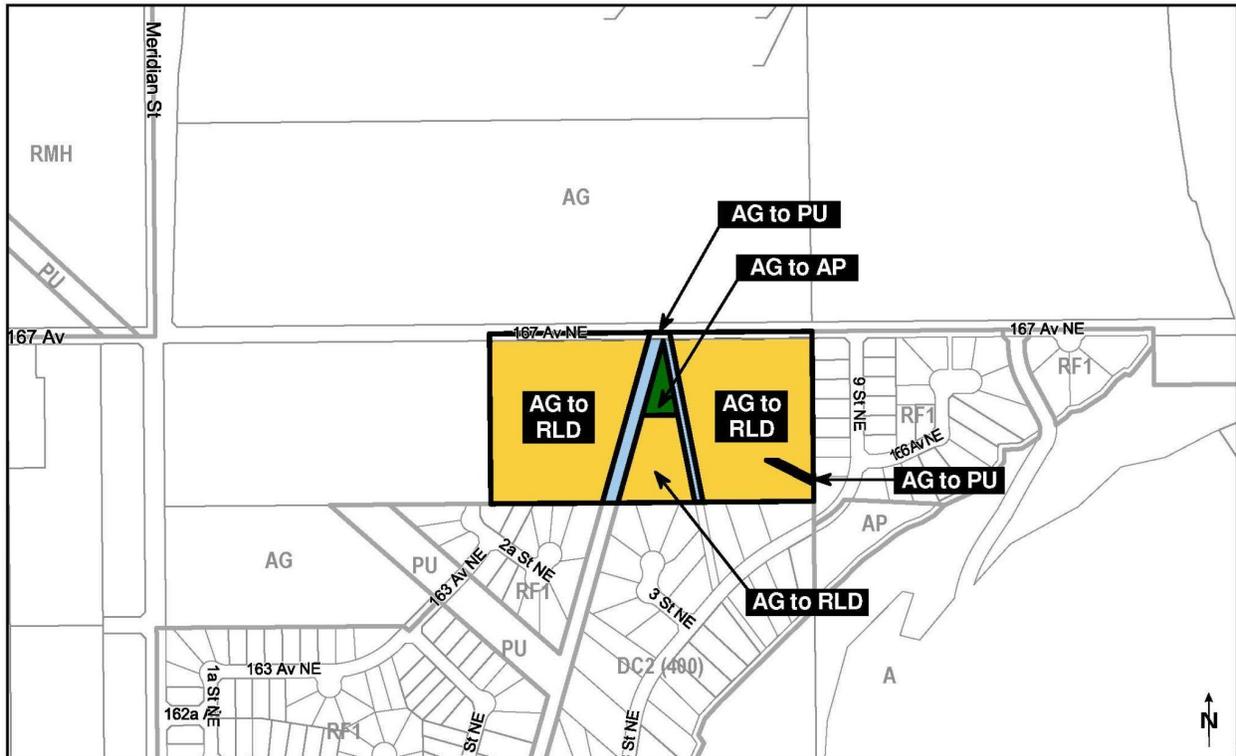




ADMINISTRATION REPORT **REZONING** RURAL NORTH EAST SOUTH STURGEON

611 - 167 Avenue NE

To allow for a public utility corridor, pocket park, and low density residential development.



Recommendation: That Charter Bylaw 19740 to amend the Zoning Bylaw from (AG) Agricultural Zone to (PU) Public Utility Zone, (AP) Public Park Zone and (RLD) Residential Low Density Zone be APPROVED.

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

- allows for continuous development to proceed in this area;
- permits a range of low density housing types;
- allows the opportunity for active and passive recreational opportunities to meet the needs of the surrounding neighbourhood; and
- is in conformance with the associated plan amendment and proposed "Neighbourhood 1A" Neighbourhood Structure Plan

The Application

Charter Bylaw 19740 proposes to rezone the site from (AG) Agricultural Zone to (PU) Public Utility Zone, (AP) Public Parks Zone and (RLD) Residential Low Density Zone. If approved the PU Zone would allow for a public utility corridor, the AP Zone would allow for a pocket park and the RLD zone would allow for a range of low density residential development.

A similar application for the same lands to rezone the subject parcel from (AG) to (PU) Public Utility, (AP) Public Parks and (RF1) Single Detached Residential Zone - proposed Charter Bylaw 19355 - on July 7, 2020. Administration did not support this application in light of there being no approved Neighbourhood Structure Plan in place. City Council ultimately refused the application.

Since the refusal, the applicant has submitted a proposed Neighbourhood 1A Neighbourhood Structure Plan and corresponding technical documents which has been reviewed by Administration and is proceeding concurrently with this application under Charter Bylaw 19774.

Site and Surrounding Area

The site is located south of 167 Avenue NE and west of 9 Street NE.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot / tree stand
CONTEXT		
North	(AG) Agricultural Zone	Sunstar Nurseries
East	(RF1) Single Detached Residential Zone	Single Detached Housing / vacant lots
South	(RF1) Single Detached Residential Zone (PU) Public Utility Zone	Single Detached Housing High Pressure Pipeline Utility Corridor
West	(AG) Agricultural Zone	Single Detached Housing

Planning Analysis

The application proposes to rezone the site from (AG) Agricultural Zone to (PU) Public Utility Zone, (AP) Public Parks Zone and (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for the first development of proposed “Neighbourhood 1A” in Horse Hill.

PLANS IN EFFECT

The rezoning area is located within the Horse Hills Area Structure Plan (ASP) and the proposed Neighbourhood 1A Neighbourhood Structure Plan. The proposed (PU) Public Utility Zone, (AP) Public Parks Zone and (RLD) Residential Low Density Zone conforms to the proposed NSP which designates the site for the maintenance of a public utility corridor, the development of a pocket park and for low density residential development. The RLD Zone meets the plan’s objectives to establish a variety of housing to meet consumer needs, encourage diversity and support aging in place.

CITYPlan Alignment

The application aligns with the applicable policies of City Plan by supporting growth within Edmonton’s existing boundaries, concentrating development around key nodes and corridors, strengthening our natural systems, and providing a mix of uses that will allow residents to meet their daily needs.

Technical Review

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

Community Engagement

ADVANCE NOTICE April 1, 2021	<ul style="list-style-type: none"> ● Number of recipients: 40 ● Three (3) responses received ● Number of responses in support: 0 ● Number of responses with concerns: 3
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	<ul style="list-style-type: none">• Common comments included: Preserve prime agricultural land, too much density for the area.
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/projects_plans/communities_neighbourhoods/horse-hills-n-ighbourhood-1a-nsp.aspx

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19740
Location:	South of 167 Avenue NE and west of 9 Street NE
Address:	611 - 167 Avenue NE
Legal Description:	NW-33-53-23-4
Site Area:	8.01 ha
Neighbourhood:	Rural North East Sturgeon
Notified Community Organization(s):	Horse Hill Community League (1995) Association; Clareview and District Area Council Area Council; & Area Council No. 17 Area Council
Applicant:	WSP Canada

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone(s):	(AP) Public Park (PU) Public Utility (RLD) Residential Low Density Zone
Plan(s) in Effect:	Horse Hill Area Structure Plan & (Proposed) Horse Hill Neighbourhood 1A Neighbourhood Structure Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination