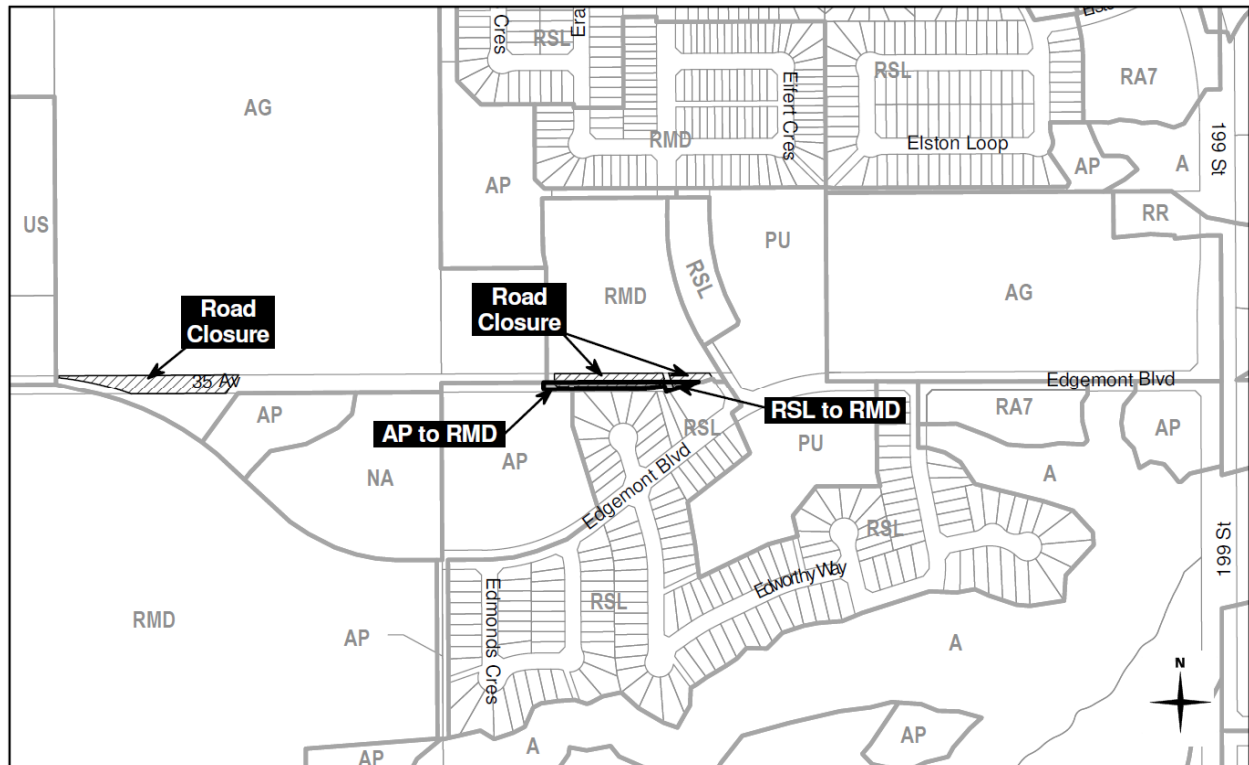




REZONING AND ROAD CLOSURE EDGEMONT

Portions of 35 Avenue NW, west of 199 Street NW

To close road rights-of-way and rezone a portion of this land, facilitating the future development of street oriented residential uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- the road rights-of-way proposed for closure are confirmed surplus to City needs;
- development of a replacement road for 35 Avenue NW, realigned to the south, is underway;
- the new alignment is a collector roadway, designed to effectively service existing and planned land uses in the vicinity; and
- the subject areas will provide land for future residential development, in accordance with the Edgemont Neighbourhood Area Structure Plan.

THE APPLICATION

- BYLAW 18423 proposes to close three portions of 35 Avenue NW road right-of-way, west of 199 Street NW; and
- CHARTER BYLAW 18424 proposes to amend the Zoning Bylaw from (AP) Public Parks Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone.

The road closure component pertains to three portions of 35 Avenue NW, totalling approximately 0.48 hectares. These areas are intended to be sold and consolidated with abutting land, to facilitate the development of residential uses.

The rezoning component involves the two easternmost closure areas. The proposed RMD Zone provides opportunities for the development of Single Detached, Semi-detached and Row Housing uses.

This application complies with the Edgemont Neighbourhood Area Structure Plan. The provision of land for residential development facilitates a diverse and compact urban form. The transportation planned and developing transportation infrastructure is optimized, supporting best practices for land use.

SITE AND SURROUNDING AREA

Existing 35 Avenue NW runs east-west in southcentral Edgemont, connecting 199 Street NW and Winterburn Road (215 Street) NW. The vicinity is partially rezoned and subdivided, and the development of land uses is underway, in accordance with the Edgemont Neighbourhood Area Structure Plan. Construction of Edgemont Boulevard NW, a collector roadway, is occurring south of 35 Avenue NW in order to replace its functionality.

This application consists of three areas along 35 Avenue NW. The west site is approximately 0.28 hectares (ha). Two east sites, closer to 199 Street NW, are approximately 0.16 ha and 0.05 ha, respectively. The rezoning component pertains to the eastern areas, only.

All three subject sites are to be integrated with abutting land, providing opportunities for the ongoing development of residential uses in this vicinity.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
WEST SUBJECT SITE CONTEXT	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • 35 Avenue NW road right-of-way
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped agricultural land, currently occupied by a single detached house
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • 35 Avenue NW road right-of-way
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped agricultural land
West	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (US) Urban Services Zone 	<ul style="list-style-type: none"> • 35 Avenue NW road right-of-way • Undeveloped agricultural land • Religious Assembly uses occupy land to the northwest

	EXISTING ZONING	CURRENT USE
EAST SUBJECT SITES	• (AG) Agricultural Zone	• 35 Avenue NW road right-of-way
CONTEXT		
North	• (RMD) Residential Mixed Dwelling Zone	• Undeveloped agricultural land
East	• (PU) Public Utility Zone	• Stormwater management facility
South	• (RSL) Residential Small Lot Zone • (AP) Public Parks Zone	• Single detached residential uses • Undeveloped agricultural land
West	• (AP) Public Parks Zone • (AG) Agricultural Zone	• 35 Avenue NW road right-of-way

PLANNING ANALYSIS

This application complies with the Edgemont Neighbourhood Area Structure Plan (NASP). The NASP supports the closure of roadways as they become redundant, and as new alignments are developed. The Edgemont NASP designates this application's west subject area for Low Rise/Medium Density Housing and the two eastern areas for Street Oriented Residential uses.

The road closure component proposes to close three portions of 35 Avenue NW road right-of-way that are considered surplus to City needs. These three areas can be physically closed and removed when the replacement roadway for 35 Avenue NW, Edgemont Boulevard NW, is fully constructed. The west subject area is to be consolidated with abutting property to its south and the two eastern closure areas will be consolidated with property to the north.

Once constructed and operational, Edgemont Boulevard NW will serve as a collector roadway, providing for efficient traffic movement in southcentral Edgemont. Area residents will utilize the roadway for convenient access to other parts of the neighbourhood. It will also accommodate future transit service.

This application's rezoning component pertains to the two easternmost closure areas. The proposed RMD Zone provides opportunities for Single Detached, Semi-detached and Row Housing residential development. The west closure area is currently (AG) Agricultural Zone and a future rezoning application will designate it for residential development, in accordance with the Edgemont NASP.

The portion of 35 Avenue NW that is situated between this application's west and east areas will remain as road right-of-way until adjacent land is proposed for development. At that time, proposals to appropriately close and rezone this section of road are anticipated.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE September 28, 2016 (road closure component)</p> <p>December 13, 2016 (addition of rezoning component to application)</p>	<ul style="list-style-type: none"> • Number of recipients: 55 • Two responses were received. <ul style="list-style-type: none"> ○ The first individual asked about impacts of area development and this proposal on properties in the vicinity. Information was provided about the area's planned land uses and the ongoing provision of legal access to existing properties. ○ The second respondent preferred that 35 Avenue NW remain open indefinitely, expressing concern about traffic safety for residents along Edgemont Boulevard NW. Information was provided about the Edgemont Neighbourhood Area Structure Plan's transportation network. It was explained that the road closure areas will not be physically closed to traffic until its replacement, Edgemont Boulevard NW, is fully constructed and operational. • Number of recipients: 33 • One response was received. <ul style="list-style-type: none"> ○ This individual requested and received information about planned land uses in the vicinity.
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> • Not held

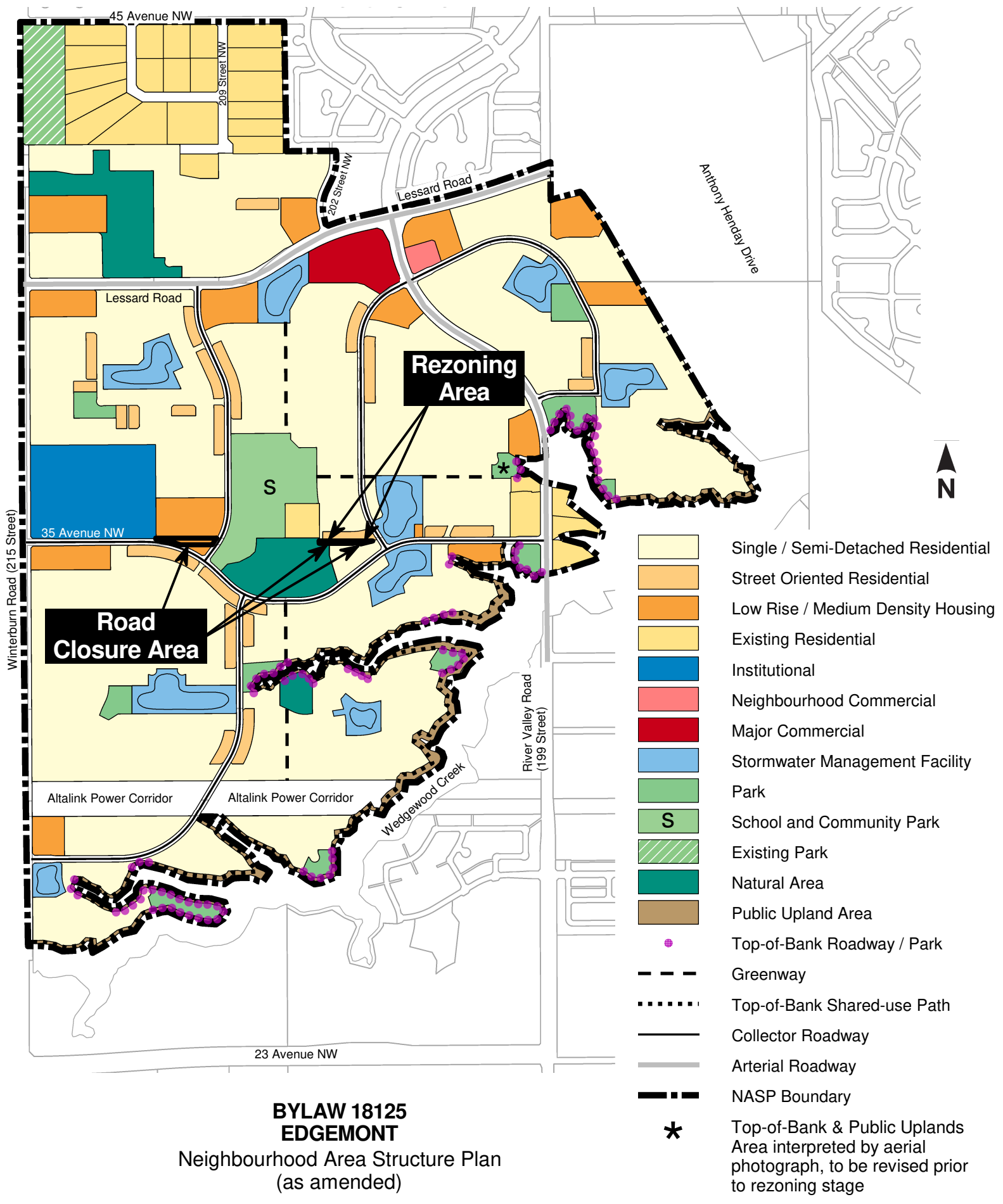
As this application was being prepared for Public Hearing, a resident inquired about the road closure. Concern was expressed about the impact of future development on existing trees in the area and this individual asked about the decision-making process for land development. Information was provided about the Edgemont Neighbourhood Area Structure Plan's creation and content, including planned land uses and protected natural areas. It was also explained that the road closure areas will not be physically closed to traffic until its replacement, Edgemont Boulevard NW, is fully constructed and operational.

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Map – Edgemont Neighbourhood Area Structure Plan (Land Use Concept)
- 2 Application Summary



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Road Closure and Rezoning
Bylaws:	18423 and 18424
Location:	35 Avenue NW, west of 199 Street NW
Address:	East application area is to be consolidated with property at 20574 - 35 Avenue NW. West application area is to be consolidated with property at 3215 Winterburn Road NW.
Legal Descriptions:	East application area is to be consolidated with SE-7-52-25-4. West application area is to be consolidated with Lot 1, Plan 7823334.
Site Area:	East application area is approximately 0.21 hectares. West application area is approximately 0.28 hectares.
Neighbourhood:	Edgemont
Ward - Councillor:	5 - Sarah Hamilton
Notified Community Organizations:	The Hamptons and Wedgewood Community Leagues, and the West Edmonton Communities Area Council
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	(AP) Public Parks Zone and (RSL) Residential Small Lot Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Edgemont Neighbourhood Area Structure Plan and Riverview Area Structure Plan
Historic Status:	None

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 Branch: City Planning
 Section: Planning Coordination