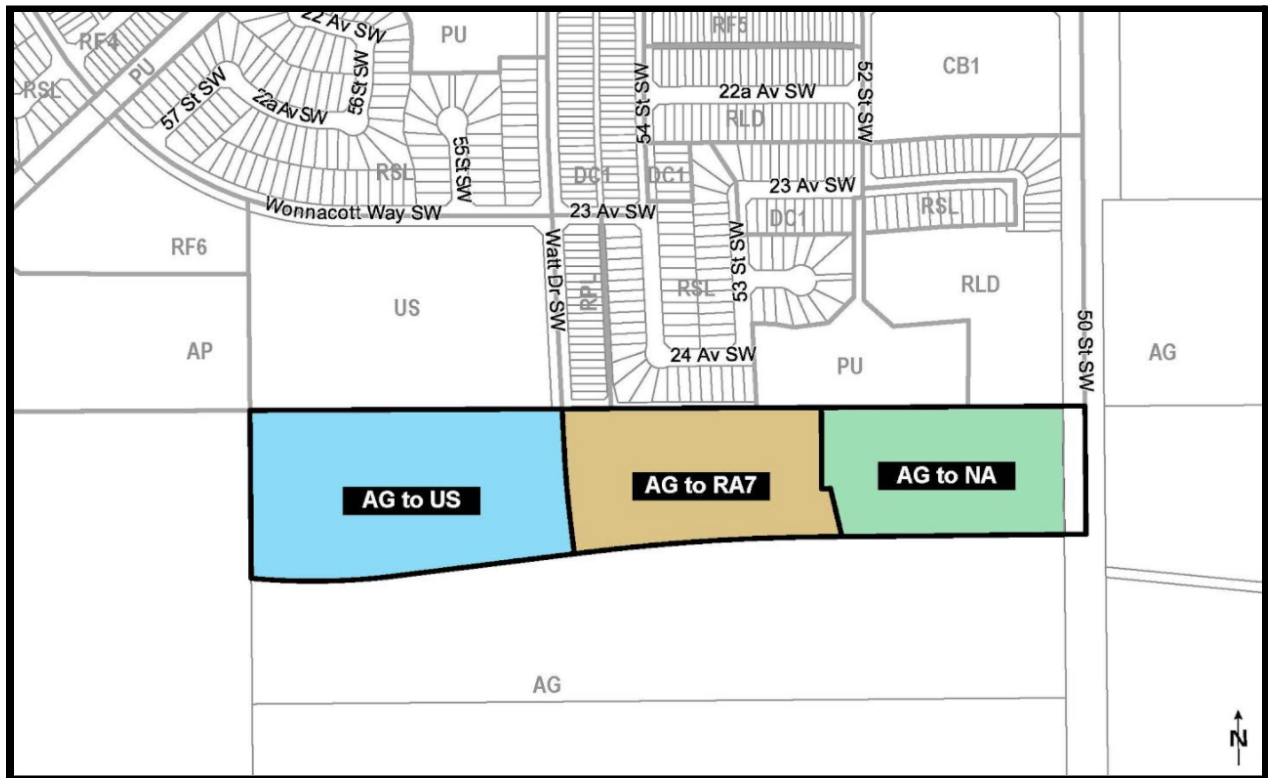




ADMINISTRATION REPORT REZONING WALKER

2610-50 Street SW

To allow for multi-unit residential housing, a district campus park and the protection of a natural area.



Recommendation: That Charter Bylaw 19956 to amend the Zoning Bylaw from (AG) Agricultural Zone to (NA) Natural Area Protection Zone, (RA7) Low Rise Apartment Zone, and (US) Urban Services Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will contribute towards residential densification and housing choice;
- will protect and conserve a natural area;
- will facilitate the assembly and development of a district campus park site;
- will be compatible with the surrounding and planned land uses; and
- conforms with the *Walker Neighbourhood Structure Plan*.

Report Summary

This application was accepted on January 5, 2022 from Fabio Coppola of Invistec Consulting Ltd., on behalf of 1170580 Albert Ltd. The application proposes to change the site's zoning designation to accommodate medium density residential development, the continued development of the district campus park site, and the preservation of a natural area in conformance with the Walker Neighbourhood Structure Plan and City Plan.

The Application

CHARTER BYLAW 19956 will amend the Zoning Bylaw from (AG) Agricultural Zone to (NA) Natural Area Protection Zone, (RA7) Low Rise Apartment Zone, and (US) Urban Services Zone.

Site and Surrounding Area

The subject site is 11.78 ha in area and is undeveloped. The site contains an existing natural area in the form of a tree stand. It is located west of 50 Street SW and south of 24 Avenue SW in the south portion of the Walker neighbourhood. Lands north of the site contain a stormwater management facility, low density housing and a K-9 public school while lands to the east, west and south are undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped

CONTEXT		
North	(RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone (RLD) Residential Low Density Zone (US) Urban Services Zone (PU) Public Utility Zone	Low Density Housing Low Density Housing Undeveloped K-9 Public School Stormpond
East	(AG) Agricultural Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped

Planning Analysis

The **Walker Neighbourhood Structure Plan** was adopted in April 2007 and guides development within this neighbourhood. The Plan designates the subject site for a District Park Campus, as well as School/Park and Medium Density Residential land uses. The proposed zones conform to the Plan's Policies and Objectives by:

- supporting the provision of housing forms with appropriate population densities and compact urban forms;
- designing and locating school and community facilities to provide inter-neighbourhood focal points;
- locating multi-family uses close to the community and neighbourhood focal points;
- providing efficient, contiguous and staged infrastructure and urban development; and
- preserving and enhancing natural areas and open spaces.

The proposed Plan amendment aligns with **the City Plan** by:

- supporting a framework for 15-minute districts (Big City Move: a Community of Communities);
- contributing to outcomes that give residents the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs;
- accommodating new housing development within the city's developing areas, to reach a milestone population of 1.25 million people; and
- conserving, restoring and reconnecting natural areas and ecological networks within the built environment for human and ecosystem health.

LAND USE COMPATIBILITY

Charter Blaw 19956 will allow an opportunity for residential development, the continued development of the district campus park site, and protection of natural area in the form of:

- medium density housing, (RA7 Zone);
- the pervervation of a natural area (tree stand), (NA Zone); and
- district campus park and community-related facilities, (US Zone).

The provision of multi-unit housing at the future intersection of Watt Drive SW and 25 Avenue SW will provide good transportation linkages at a major entry point to the neighbourhood. The

protection of the treed natural area will provide both an amenity and pedestrian linkages for existing and future residents. The incorporation of the District Park Campus site will also provide residents with amenity space for passive and active recreational opportunities.

The proposed zones are appropriate as they will allow for the continuous development of the Walker neighbourhood and will be compatible with existing and planned land uses. Further to this, the Charter Bylaw conforms with the Walker Neighbourhood Structure Plan and aligns with City Plan.

Technical Review

Transportation

Administration supports the application. Several requirements at the next stage of development are necessary to provide transportation infrastructure, such as:

- Preparation of Concept Plans for 25 Avenue SW;
- Dedication of road right-of-way for 25 Avenue SW and 50 Street SW;
- Construction of the first two lanes of 25 Avenue NW;
- Upgrades (interim/temporary) to the intersection of 50 Street SW and 25 Avenue SW, including turn-bays and signalization.
- Construction of the collector road (Watt Drive SW) from its existing terminus to the future 25 Avenue SW; and
- Construct shared use paths where required.

The landowner / Developer will be responsible for undertaking this work at the next stage of development.

Drainage

Administration supports this application. Drainage infrastructure can be provided via connections to sanitary and storm sewers in Watt Drive SW. The landowner / Developer will be responsible for providing this infrastructure at the next stage of development.

EPCOR Water

EPCOR Water Services supports this application and advises that a Hydraulic Network Analysis (HNA) report will be required prior to the next stage of development.

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

Community Insights

ADVANCE NOTICE

March 16, 2021

-
- Number of recipients: 32
 - Number of responses with concerns: 19
 - Common comments included:
 - will reduce privacy;
 - residents were not aware of medium density land use;
-

	<ul style="list-style-type: none"> o residents were told by builder the area would remain as natural area; o will lower property values; o will distort the neighbourhoods identity; o will increased noise pollution; and o will reduce the quality of life.
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/walkerplanningapplications

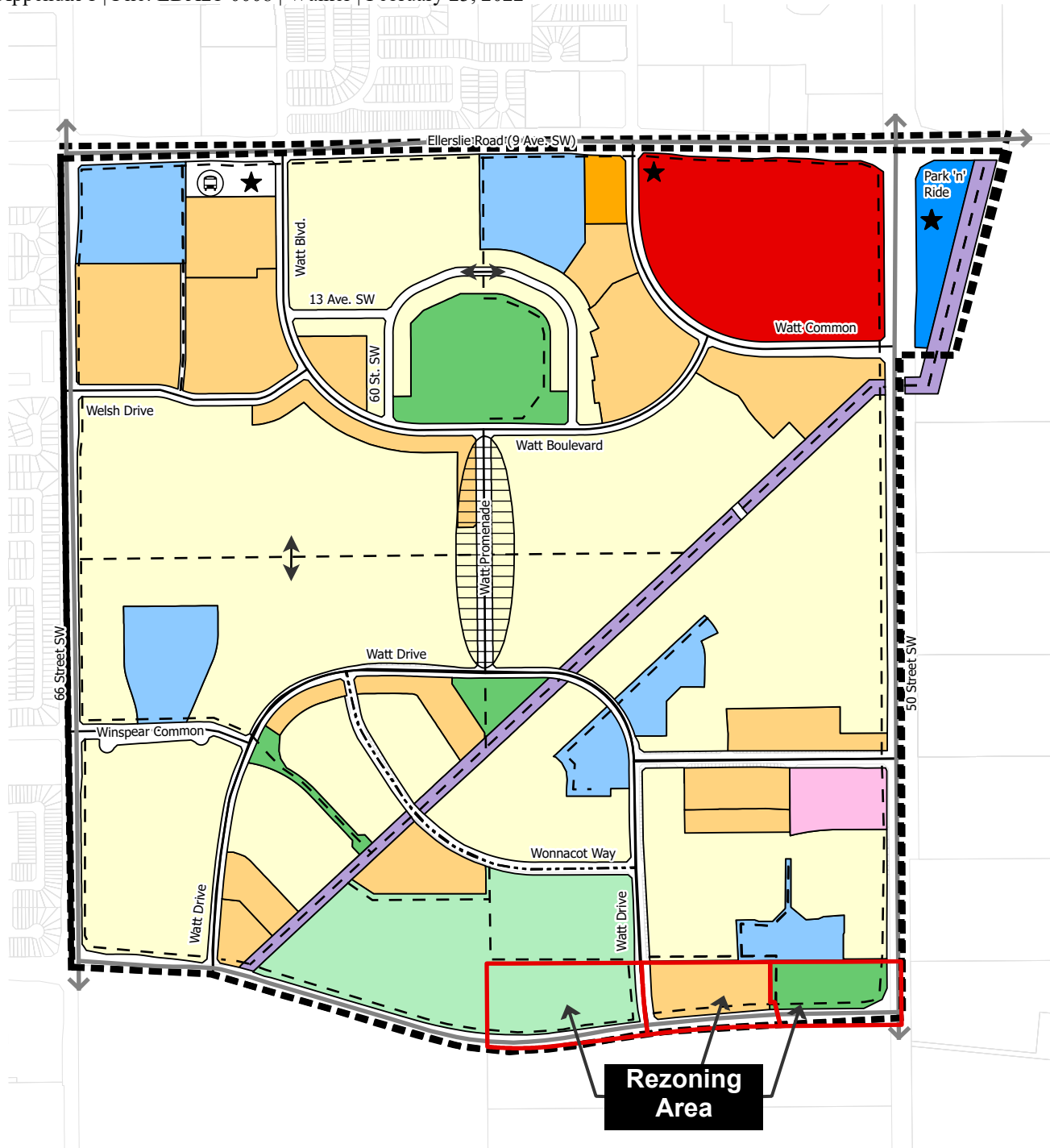
An Advance Notice was sent to surrounding property owners and the Summerside Community League on March 16, 2021. As a result, 19 email responses were received. The most common feedback expressed concerns about increased density, decreased property values and feelings of being misinformed by various parties about the future development plans of the neighbourhood.

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 19638
WALKER
 Neighbourhood Structure Plan
 (as amended)

- | | | | |
|----------------------------|--------------------------------|--------------------------------|-----------------|
| Low Density Residential | District Park Campus | Enhanced Pedestrian Connection | NSP Boundary |
| Medium Density Residential | School / Park | Arterial Roadway | Future HST Stop |
| High Density Residential | Stormwater Management Facility | Collector Roadway | Transit Centre |
| Community Commercial | Pipeline Right-of-Way | Minor Collector (Non-Transit) | Rezoning Area |
| Neighbourhood Commercial | Park 'n' Ride Site | Multi-Use Trail | |

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:	Rezoning
Charter Bylaw:	19956
Location:	South of 24 Avenue SW and West of 50 Street SW
Address:	2610 - 50 Street SW
Legal Description:	Portions of Lot B, Plan 2311RS
Site Area:	11.78 ha
Neighbourhood:	Walker
Ward:	Karhiio
Notified Community Organization(s):	Summerside Community League
Applicant:	Fabio Coppola, Invistec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(NA) Natural Area Protection Zone (RA7) Low Rise Apartment Zone (US) Urban Services Zone
Plan(s) in Effect:	Walker NSP
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination