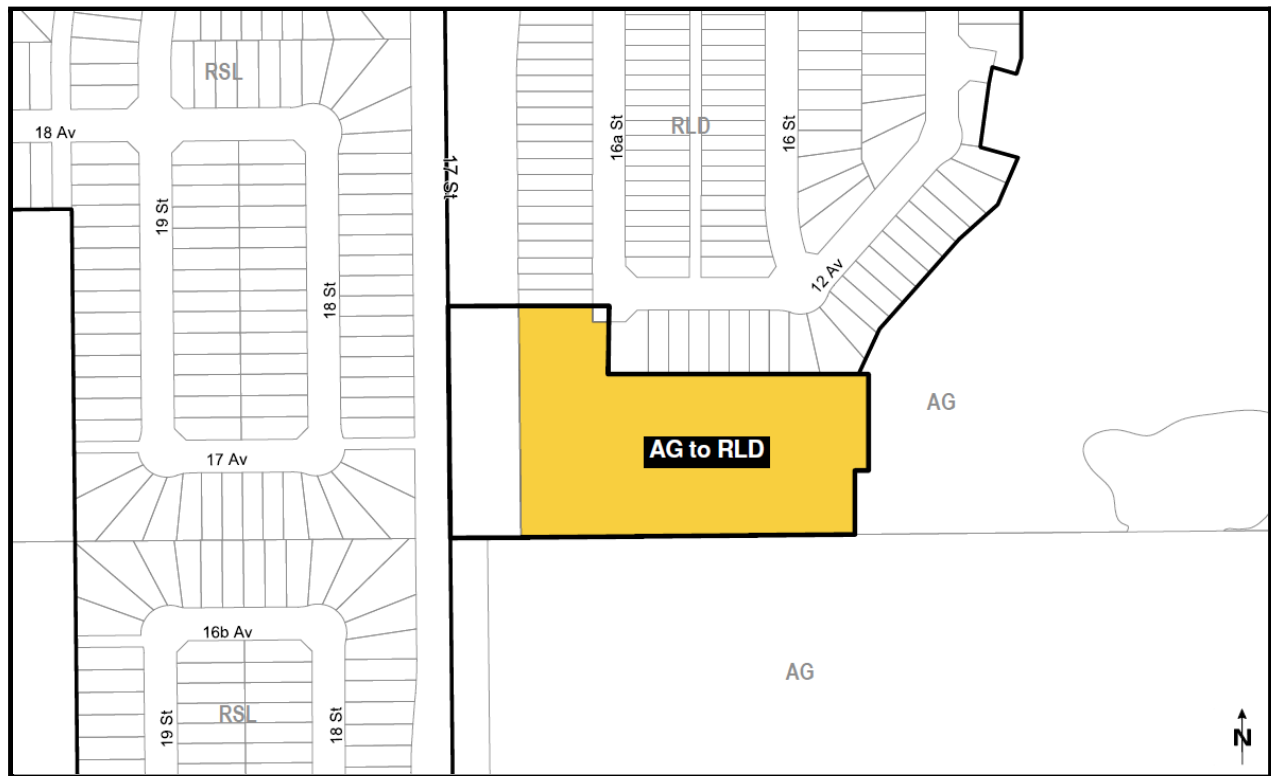


1141 Aster Boulevard NW

To rezone land for low density residential development.



Recommendation: That **Charter Bylaw 20096** to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it conforms with the Aster Neighbourhood Structure Plan; and
- it will be compatible with existing and planned surrounding land uses.

Application Summary

CHARTER BYLAW 20096 proposes to rezone a portion of Lot 1, Block 14, Plan 2220645 from AG to RLD for the purpose of developing low density housing. The proposal conforms with the Meadows Area Structure Plan (ASP) and the Aster Neighbourhood Structure Plan (NSP), which designate the site for Residential Development and Low Density Residential Development respectively. The proposal also aligns with the City Plan.

This application was accepted from WSP Ltd., on behalf of Qualico Developments West Ltd., on February 7, 2022.

Community Insights

Administration applied a Basic Approach to seek public feedback about this application because:

- the proposal conforms to the statutory plans (ASP and NSP); and
- no responses were received from the Advance Notice postcard.

The Basic Approach included the following techniques:

- Information about the application was added to the City of Edmonton's website; and
- An Advance Notice postcard was sent to surrounding property owners within a 60 meter radius and community leagues in the area.

Further details of the Advance Notice and website are below:

Advance Notice, Sent: February 18, 2022

- Number of recipients: 58
- Number of responses with concerns: 0

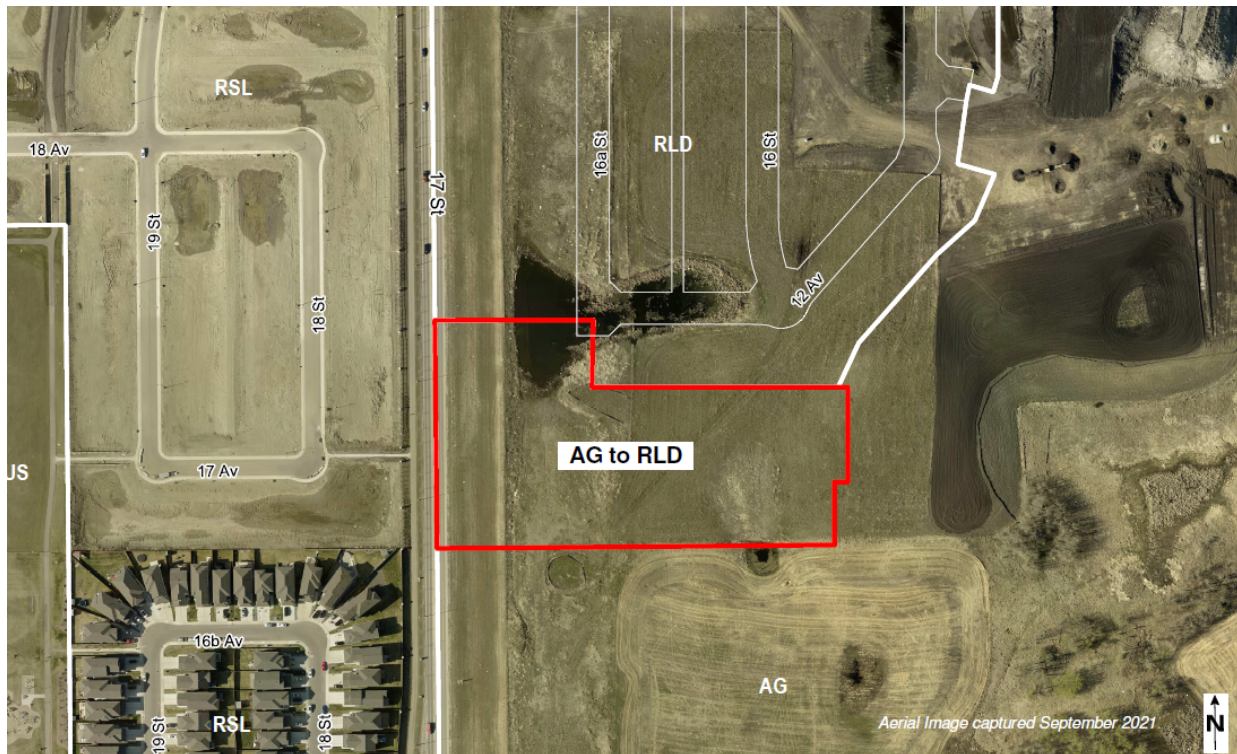
Webpage

- edmonton.ca/asterplanningapplications

No feedback was received from the Meadows Community League Association or the Fulton Meadows Community League at the time this report was written.

Site and Surrounding Area

The site is located east of 17 Street NW and south of 23 Avenue NW in the Aster neighbourhood. It is approximately 1.65 hectares in area and is undeveloped.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(RLD) Residential Low Density Zone	Undeveloped residential lots
East	(AG) Agricultural Zone	Undeveloped land
South	(AG) Agricultural Zone	Undeveloped land
West	(RSL) Residential Small Lot Zone	Undeveloped residential lots

Planning Analysis

Plans in Effect

The proposal to rezone the subject site conforms with the **Aster Neighbourhood Structure Plan (NSP)** which designates the site for Low Density Residential development. The proposed rezoning aligns with the **City Plan** by accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

Land Use Compatibility

The application to rezone the subject site from AG to RLD was submitted in conjunction with an associated subdivision application (LDA22-0074). The RLD Zone allows a range of low-density housing. The associated subdivision application proposes to create 36 single detached residential lots and is currently under review by Administration.

With the exception of the AG zoned parcels to the east and south, all areas surrounding the subject site are zoned for residential uses. The NSP designates the land to the east and south for low density residential development. The proposed RLD Zone will be compatible with the existing and future surrounding development.

Technical Review

Transportation and Transit

Administration supports the proposed rezoning and advises the following:

- All required infrastructure and Arterial Roadway Assessments will be dealt with at the subdivision stage.
- Future transit routing will be north of the rezoning site, along Aster Boulevard NW.

Drainage

Administration supports the proposed rezoning and advises the following:

- Permanent sanitary and storm servicing for the subject area must be provided in accordance with the accepted Aster Neighbourhood Design Report.

EPCOR Water

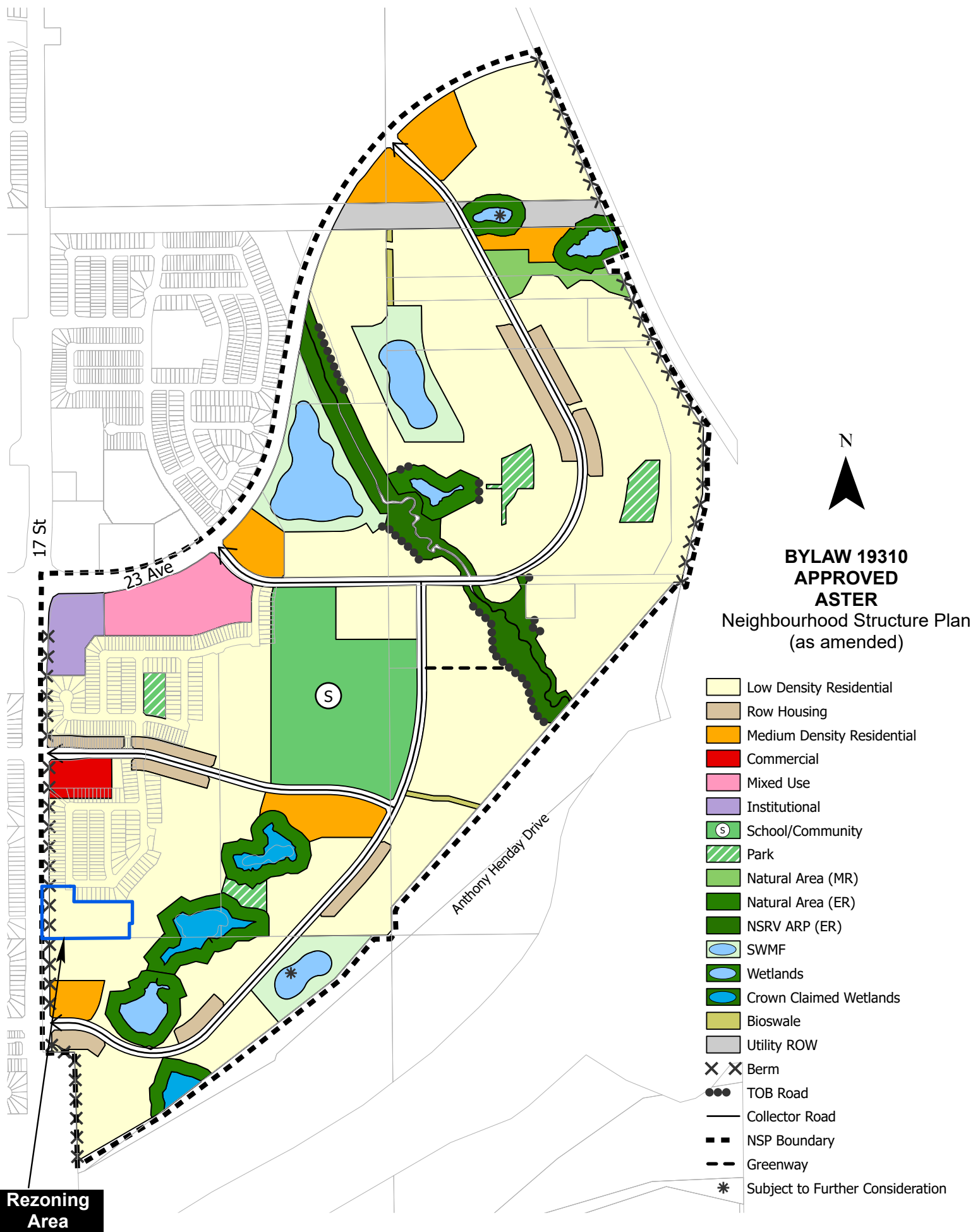
EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage.

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

Appendices

1 Context Map

2 Application Summary



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw(s):	20096
Location:	East of 17 Street NW and south of 19 Avenue NW
Address(es):	1141 Aster Boulevard NW
Legal Description(s):	A portion of Lot 1, Block 14, Plan 2220645
Site Area:	1.65 hectares
Neighbourhood:	Aster
Ward:	Sspomitapi
Notified Community Organization(s):	The Meadows Community League Association; and The Fulton Meadows Community League
Applicant:	WSP Ltd., on behalf of Qualico Developments West Ltd.

Planning Framework

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Meadows Area Structure Plan; and Aster Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Gilbert Quashie-Sam
Tim Ford
Development Services
Planning Coordination