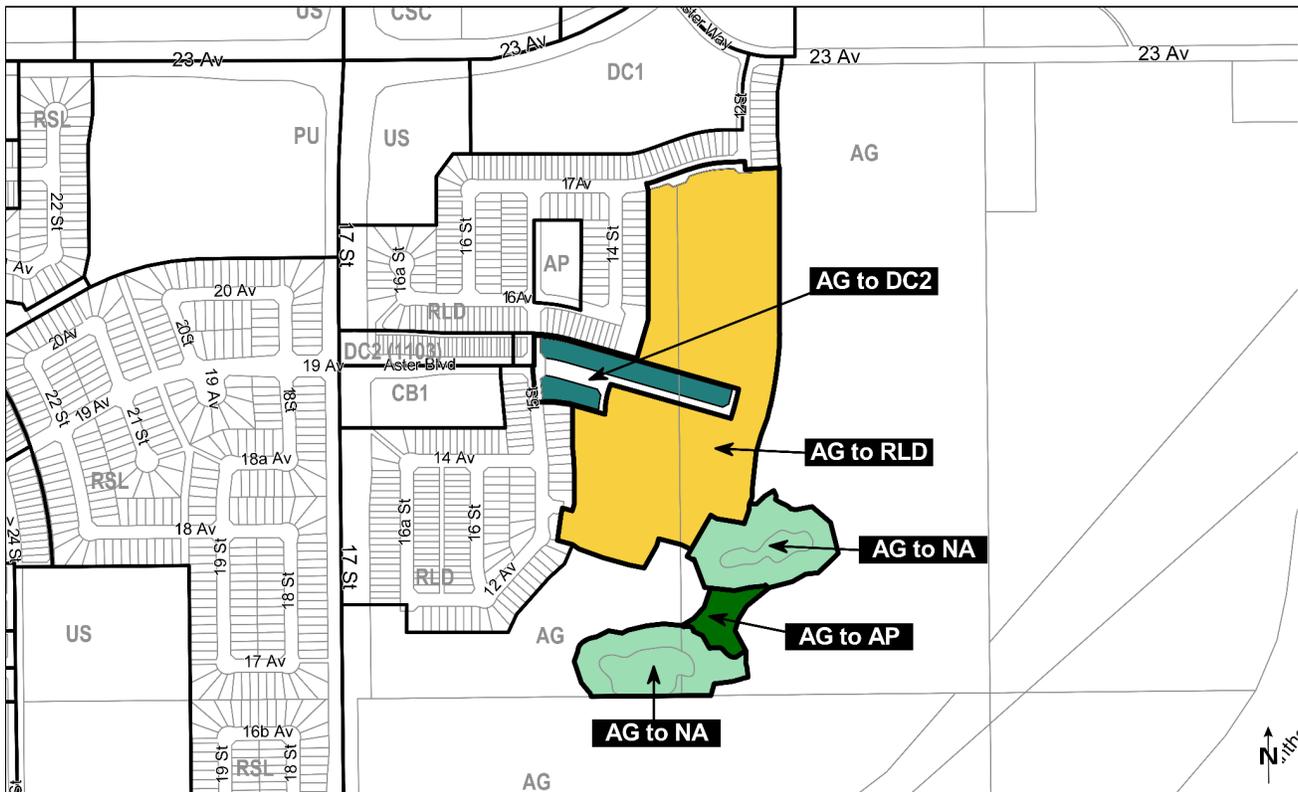


1111 - 23 Avenue NW and 1141 - Aster Boulevard NW

To allow for residential and park development, and the preservation of wetlands, Aster.



Recommendation: That Charter Bylaw 20122 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision, (RLD) Residential Low Density Zone, (NA) Natural Area Protection Zone and (AP) Public Parks Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the preservation of crown claimed wetlands;
- conforms with the Aster Neighbourhood Structure Plan;
- will be compatible with surrounding land uses; and
- aligns with the City Plan.

Application Summary

CHARTER BYLAW 20122 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision, (RLD) Residential Low Density Zone, (NA) Natural Area Protection Zone and (AP) Public Parks Zone.

The (RLD) zone will allow for a range of low density housing. The (DC2) zone will allow for small-lot, row housing that cannot be accommodated within any other standard zone. The (AP) zone will allow for public park uses, and the (NA) zone will allow for the preservation of two wetlands. The proposed changes comply with the Aster Neighbourhood Structure Plan and the CityPlan.

This application was accepted on December 2, 2021, from WSP (Tanya MacNeil) on behalf of Qualico Developments West Ltd.

Community Insights

This application was processed using the Basic Approach to public engagement, which included a notice sent to surrounding landowners and information posted on a city website.

Basic Approach Details:

Advance Notice, sent January 11, 2022

- Number of recipients: 28
- Number of responses: 1

Comments raised:

- One nearby resident sought more information on the zoning process, and has not expressed any concerns about the rezoning at the time of writing this report.

Webpage

- edmonton.ca/asterplanningapplications

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

Site and Surrounding Area

The subject site is a collection of undeveloped areas totalling 13.8 ha in area. It is located south of 23 Avenue NW and east of 17 Street NW in the interior portion of the Aster neighbourhood. The surrounding area is generally undeveloped.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped Land
CONTEXT		
North	(RLD) Residential Low Density Zone	Undeveloped Land
East	(AG) Agricultural Zone	Undeveloped Land
South	(AG) Agricultural Zone	Undeveloped Land
West	(RLD) Residential Low Density Zone (DC2. 1103) Site Specific Development Control Provision	Undeveloped Land Undeveloped Land, for shallow-lot, multi-unit housing

Planning Analysis

The Aster Neighbourhood Structure Plan was adopted in January 2016 and guides development within this neighbourhood. The proposed rezoning conforms to the Aster Neighbourhood Structure Plan (NSP) and designates this area for each portion of rezoning as follows:

- a) 'Low Density Residential Housing' corresponds to the (RLD) Residential Low Density Zone;
- b) 'Row Housing' corresponding to the (DC2) Site Specific Development Control Provision;
- c) 'Crown Claimed Wetlands' corresponds to the (NA) Natural Area Protection Zone; and
- d) 'Park' corresponds to the (AP) Public Parks Zone.

The proposed zones will conform to the Aster NSP's Policies and Objectives by:

- Incorporating a mix of dwelling types and forms that cater to a wide variety of consumers;
- Allowing flexibility in housing form based on area analysis and current market conditions;
- Embracing a walkable, attractive and comfortable neighbourhood by creating various shared-use paths that lead to natural features, ... ; and
- Connecting residents with the environment by maintaining, enhancing and creating natural features such as wetlands and natural water bodies, parks and treed areas.

The table below compares the similar RMD Zone (when developed as row housing) to the proposed DC2 Provision.

	RMD <i>Standard Zone</i>	DC2 Proposed
Principal Building		
Minimum Site Area	150 m2 (internal) 186 m2 (end) 195m2 (zero lot line corner/flanking)	91.25 m2
Minimum Site Width	5.0 m (internal) 6.2 m (end)	3.65 m
Minimum Site Depth	30.0 m	25.0 m
Minimum Density	n/a	35 Dwellings/ha
Maximum Site Coverage	55% (internal & end) 45% (corner/abutting zero lot line)	55%
Maximum Height	12.0 m	13.0

Front Setback	4.5 m 3.0 m (treed blvd.)	4.5 m
Interior Side Setback	1.2 m 3.0 m (treed blvd.) 1.5 m (zero lot line)	1.2 m
Flanking Side Setback	2.4 m	2.4 m
Rear Setback	7.5 m 4.5 m (corner)	5.5 m

The proposed DC2 regulations and comparable RMD Zone (a standard zone) are similar in terms of minimum setbacks, with the main difference being a denser built form in terms of size site, site coverage, height and density under the proposed DC2.



*Proposed DC2 area of application
along Aster Boulevard NW*

Land Use Compatibility

Charter Blaw 20122 will allow an opportunity for low density residential development, row housing, park uses, and the preservation of natural areas, in accordance with the Aster NSP. Because the proposed zones conform with the neighbourhood plan, they will be compatible with the planned surrounding land uses. The proposed zones will facilitate the continuous development of the Aster neighbourhood.

The City Plan

This proposed rezoning aligns with the City Plan by:

- Accommodating new housing development within the city's developing areas, to reach the milestone population of 1.25 million people;
- Conserving, restoring, and reconnecting natural areas and ecological networks within the built environment for human and ecosystem health; and
- Giving Edmontonians the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

Technical Review

Transportation

Administration supports this application. Development of this area will require the construction of 17 Street to a four lane arterial roadway standard between 23 Avenue and Silverberry Road.

To support further development in the Meadows ASP, area developers have agreed to complete a Transportation Infrastructure Projections Study. The report will provide guidance on the staging of arterial roadway construction (as required under the Arterial Roads for Development Bylaw) based on anticipated future development patterns. Similar studies have previously been undertaken for the Lewis Farms ASP and the Windermere and Heritage Valley areas.

Drainage

Administration supports this application. Development allowed under the proposed zone will not have a significant impact on existing proposed drainage infrastructure. Permanent sanitary and stormwater servicing connections are available from sewers along 12 Street, 13 Street, 14 Street, 15 Street and 16 Avenue.

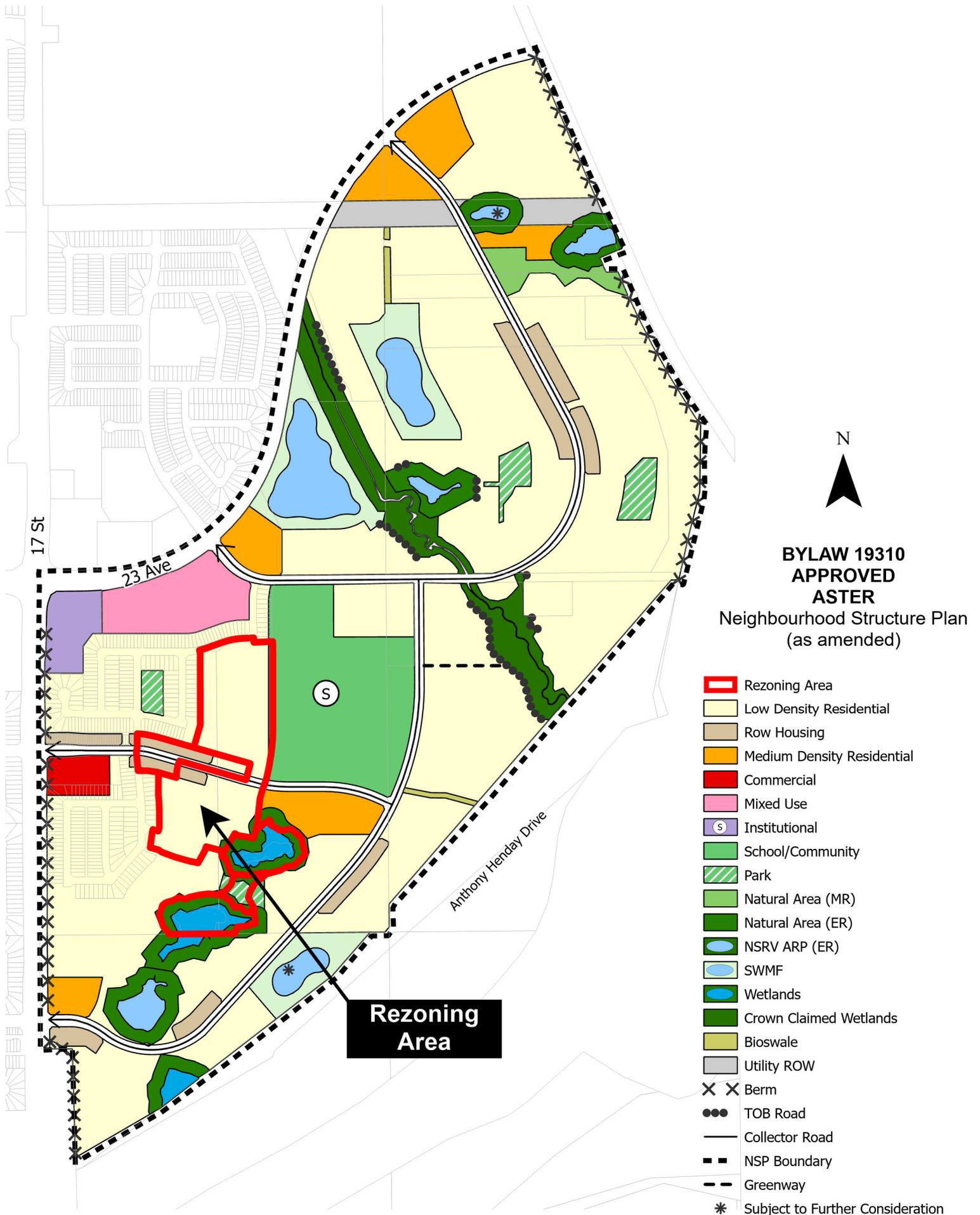
EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Context Plan Map
- 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:	Rezoning
Charter Bylaw):	20122
Location:	South of 17 Avenue NW and east 15 Street NW
Address(es):	1111 – 23 Avenue NW 1141 – Aster Boulevard NW
Legal Description(s):	Portions of Lot 1, Block 15, Plan 2220646 Portions of Lot 1, Block 14, Plan 2220645
Site Area:	Approximately 13.8 hectares
Neighbourhood:	Aster
Ward:	Sspomitapi
Notified Community Organization:	Fulton Meadows Community League
Applicant:	WSP

Planning Framework

Current Zone(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision (RLD) Residential Low Density Zone (NA) Natural Area Protection Zone (AP) Public Parks Zone
Plan(s) in Effect:	Aster Neighbourhood Structure Plan The Meadows Area Structure Plan
Historic Status:	None

Written By:

Kerry Girvan

Approved By:

Tim Ford

Branch:

Development Services

Section:

Planning Coordination