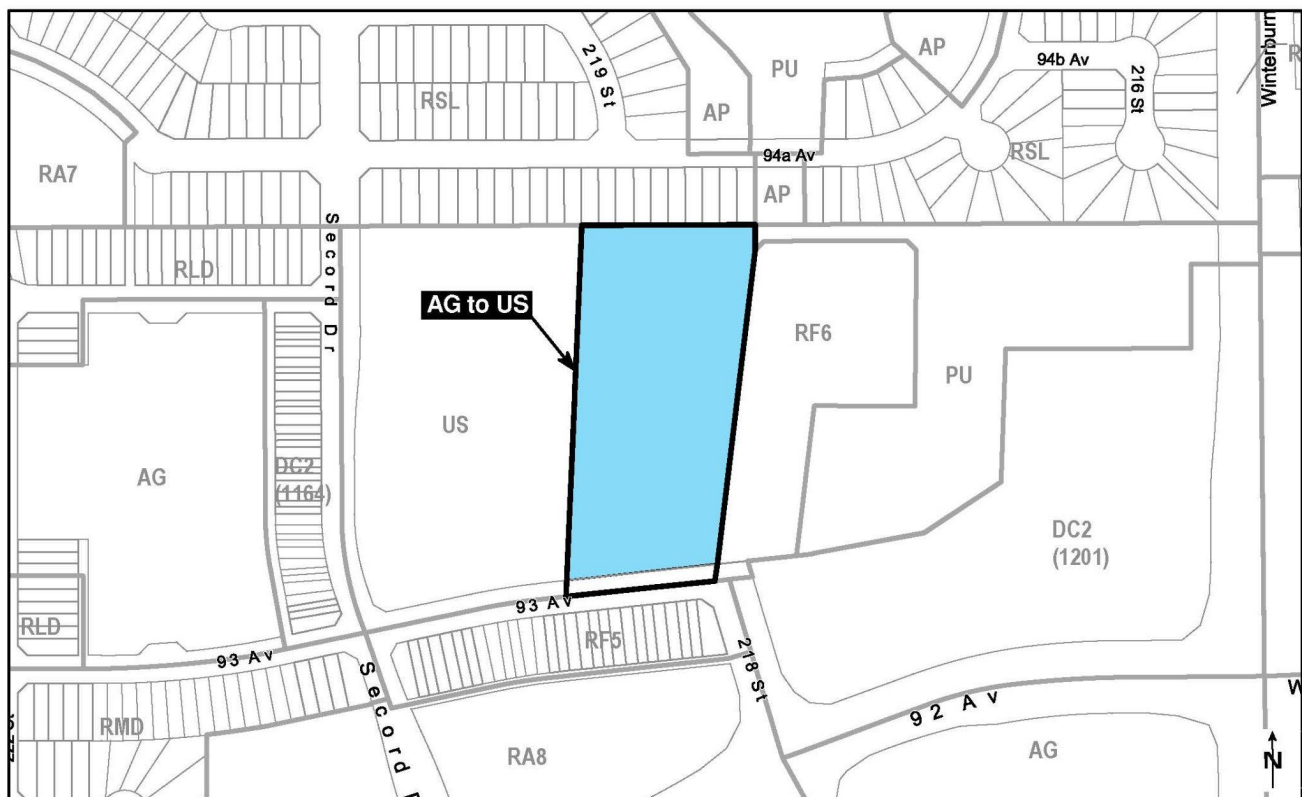


21810 – 93 Avenue NW

To allow for the development of a school / park site, and to place a Municipal Reserve (MR) designation on the property.



Recommendation: That Charter Bylaw 20200 to amend the Zoning Bylaw from (AG) Agricultural Zone to (US) Urban Services Zone, and that Bylaw 20227 to place a Municipal Reserve (MR) designation on the property be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will be compatible with existing and planning surrounding land uses; and
- conforms to the Secord Neighbourhood Structure Plan by facilitating future school and park uses.

Application Summary

CHARTER BYLAW 20200 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (US) Urban Services Zone for the purpose of accommodating a school / park site. The proposed amendment conforms with the Secord Neighbourhood Structure Plan (NSP), and aligns with City Plan. The rezoning will support the development of a Catholic K-9 school and park site.

BYLAW 20227 is being advanced concurrently with Charter Bylaw 20200 and allows Council to place the “Municipal Reserve (MR)” designation onto the subject property. This designation would remain on title and further limit use of the land to school, park and community recreation uses.

This application was accepted on March 28, 2022, and was submitted by the City of Edmonton.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed rezoning complies with the Secord Neighbourhood Structure Plan, is rezoning to a standard zone, and the proposal conforms to the City Plan and planning policies.

The Basic Approach included the following techniques :

- Information on the application was added to the City of Edmonton’s website; and
- An Advance Notice postcard was sent to the affected Community Leagues and surrounding property owners within a 60 meter radius. Further details of the Advance Notice and website are below.

Advance Notice, April 12, 2022

- Number of recipients: 54
- Number of responses: 0

Webpage

- edmonton.ca/secordplanningapplications

No formal feedback or position was received from the Secord Community League or the West Edmonton Communities Areas Council at the time this report was written.

Site and Surrounding Area

The subject site is approximately 2 ha in area, located east of proposed Secord Drive NW and north of 93 Avenue NW, abutting a 2.9 ha property zoned US that is part of the planned school / park site. The property is one block north of 92 Avenue NW, an arterial road and transit corridor bordering the neighbourhood. Additional transit access will be available along Secord Drive NW in the future.

The surrounding area is generally developing with single detached housing and row housing, and undeveloped lands that are intended for medium density multiple family and the school / park site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(RSL) Residential Small Lot Zone	Single Detached Housing
East	(RF6) Medium Density Multiple Family Zone	Undeveloped

South	(RF5) Row Housing Zone	Row Housing
West	(US) Urban Services Zone	Undeveloped, planned school / park site

Planning Analysis

This application conforms with the Secord Neighbourhood Structure Plan which identifies the area as “MR - Park / School” and is intended for a “Separate Elementary / Junior High”. The proposed US Zone will allow the development of a Public Education Service (Catholic K9 school). The MR designation further limits the use of the land to school, park and community recreation uses.

This application supports the City Plan by contributing to the development of vibrant and inclusive communities where children, youth and families can live, learn and grow together.

Technical Review

Transportation

Administration has reviewed a Transportation Impact Assessment (TIA) for an application in Secord near to this site which included analysis for this area of the neighbourhood. The analysis showed that the intersection of 215 Street and 92 Avenue will approach its capacity in the next several years as a result of the area’s cumulative growth. These congested conditions are generally applicable to the 215 Street corridor between Whitemud Drive and Stony Plain Road, and Webber Greens Drive east of 215 Street.

215 Street is a planned six-lane corridor; however, only two lanes (with additional turning lanes at key intersections) are currently constructed. Widening of the roadway is a City obligation per the Arterial Roads for Development Bylaw 14380. At this time, funding has not been allocated for the upgrade of this roadway to four lanes. Roadway upgrades are anticipated to be discussed through the upcoming Budget process later in 2022.

Arterial roadway construction in the Lewis Farms area has been conditioned as part of nearby subdivisions and is underway. This construction includes the first two urbanized lanes of 231 Street from Rosenthal Boulevard to Whitemud Drive. Improvements to Whitemud Drive between 215 Street and 231 Street are anticipated to begin in 2023.

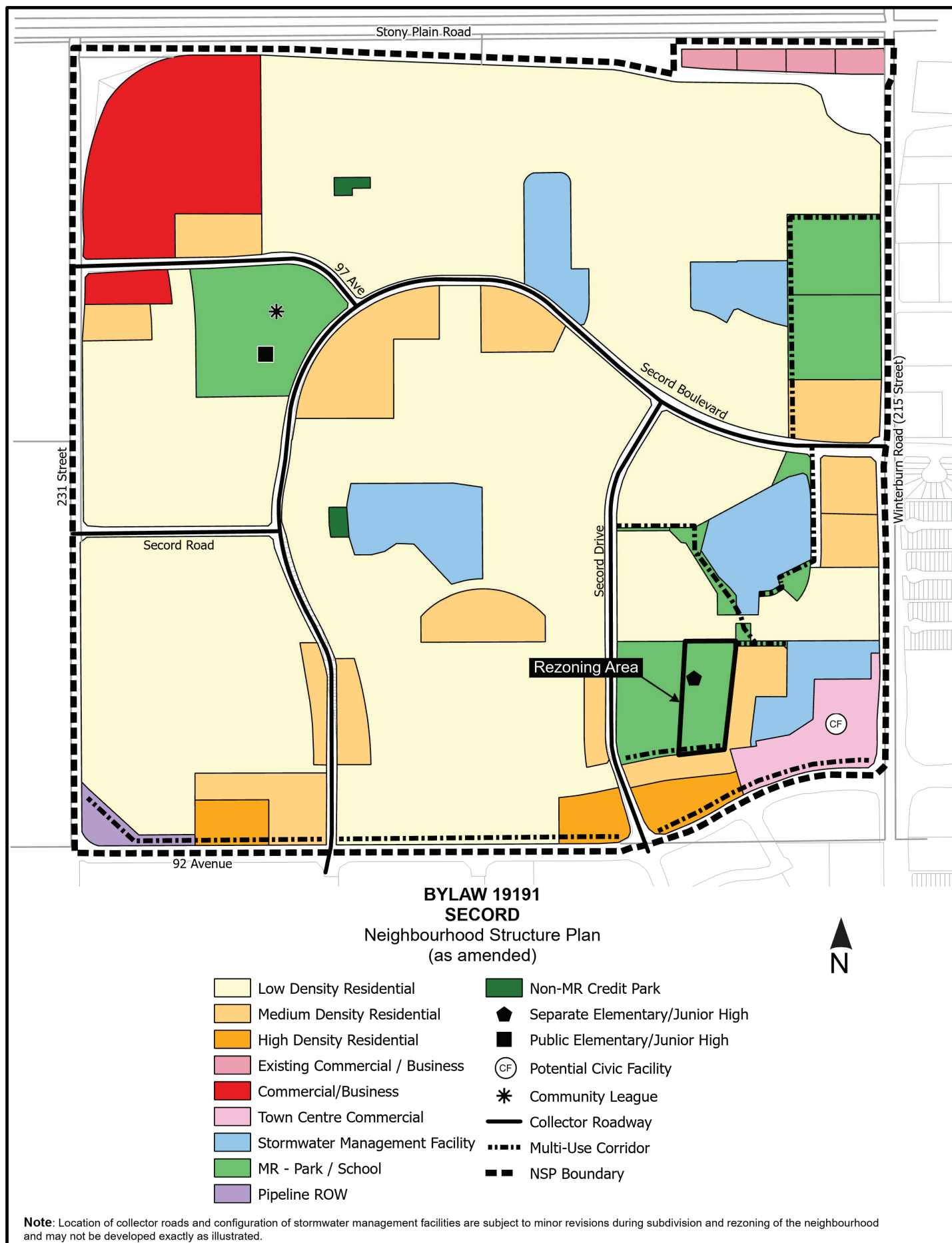
Drainage

The proposed rezoning conforms to the Secord Neighbourhood Design Report, which provides a plan for future sanitary and stormwater servicing in the neighbourhood. As per the NDR, the future school/park site is to be serviced from the public sewer mains within 93 Avenue NW. This infrastructure was constructed as part of a previous subdivision for Secord Stage 18.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



Application Summary

Information

Application Type:	Rezoning Addition of Municipal Reserve Designation
Charter Bylaw:	20200
Bylaw:	20227
Location:	North of 93 Avenue NW and east of Secord Boulevard NW
Address:	21810 - 93 Avenue NW
Legal Description:	Lot 64, Block 2, Plan 1923304
Site Area:	2 ha
Neighbourhood:	Secord
Ward:	Nakota Isga Ward
Notified Community Organization(s):	Secord Community League West Edmonton Communities Areas Council
Applicant:	City of Edmonton, Real Estate

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(US) Urban Services Zone
Plan(s) in Effect:	Secord Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination