

Application Summary

CHARTER BYLAW 20284 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (AP) Public Parks Zone for the purpose of the development of public land for active and passive recreational uses and the opportunity for public schools. The proposed amendment conforms with the Edgemont Neighbourhood Area Structure Plan.

This application was accepted on June 14, 2022, from Stantec Consulting Ltd. on behalf of Brookfield Residential (Alberta) LP.

This proposal aligns with the goals and policies of The City Plan.

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 land use is compatible with the context of the site and surrounding area, and no responses were received in Advance Notice.

The Basic Approach included the following techniques:

Advance Notice to property owners within 60 m and the Edgemont Community League - June 28, 2022

- Number of recipients: 63
- Number of responses with concerns: 0

Webpage

- edmonton.ca/edgemontplanningapplications

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

Site and Surrounding Area

The subject site is approximately 6.15 hectares and is located centrally within the Edgemont neighbourhood. Existing vehicular access to the site is through 35 Avenue to the south of the site. On-demand transit is operating in a portion of the Edgemont neighbourhood.

The surrounding area is in various stages of development with low and medium-density housing to the east and south of the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped
East	(AP) Public Parks Zone (AG) Agricultural Zone	Undeveloped Single Detached House
South	(AP) Public Parks Zone (NA) Natural Areas Protection Zone	Undeveloped Natural Areas
West	(AG) Agricultural Zone	Undeveloped

Planning Analysis

This application conforms with the Edgemont Neighbourhood Area Structure Plan which identifies the site as “School and Community Park”. The proposed zone would allow for the opportunity to develop a public park for active and passive recreational uses and allow for the future development of a public school.

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

With development, the owner will be required to construct the north-south collector road adjacent to the site. To the south of this parcel is the 35 Avenue right-of-way which the owner will be required to formally close as per the vision set out in the NASP.

Drainage

The proposed rezoning is in alignment with the Edgemont Neighbourhood Design Report, which outlines the planned sanitary and stormwater servicing schemes for the neighbourhood. Sanitary and stormwater sewer systems in the area have been planned, designed, and constructed to accommodate the land uses proposed with this application. Any infrastructure needed to service the subject area will be made a requirement at the time of future subdivision application.

Transit

ETS does not currently provide standard bus service to Edgemont. On-demand transit is operating in a portion of Edgemont, with pick-up/ drop-off stops nearby on Edgemont Boulevard and Edgemont Way. Residents using on-demand transit in Edgemont can be taken to Lewis Farms Transit Centre to connect to the larger city-wide transit network.

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 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20284
Location:	North of 35 Avenue NW and west of Edgemont Way
Address:	5240 - Edgemont Boulevard NW
Legal Description:	A portion of SW-7-52-25-4
Site Area:	6.15 ha
Neighbourhood:	Edgemont
Ward:	sipiwiyiniwak
Notified Community Organization:	Edgemont Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(AP) Public Parks Zone
Plan in Effect:	Edgemont NASP
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Ethan Chow

Tim Ford

Development Services

Planning Coordination