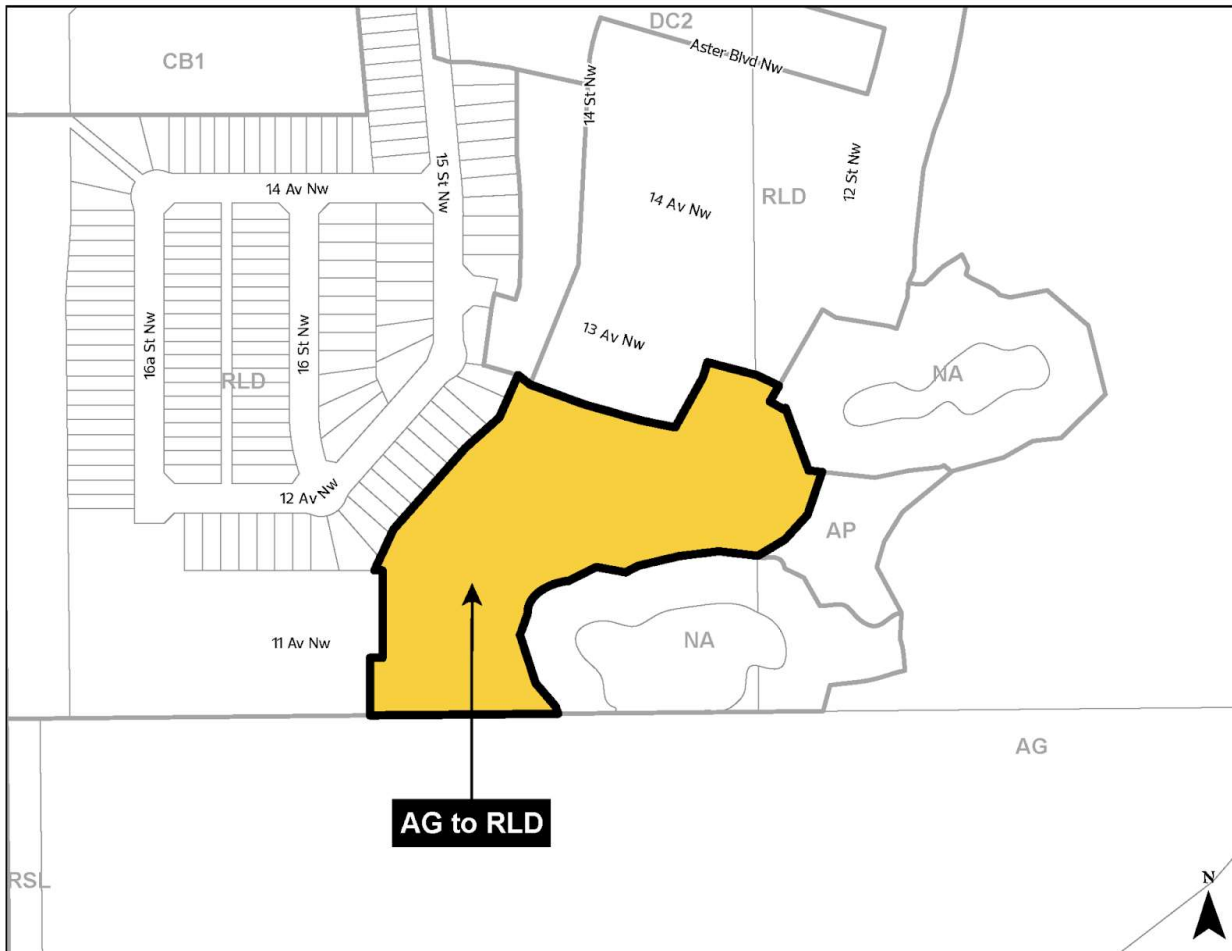


1141 Aster Boulevard NW and 1111 - 23 Avenue NW

To allow for low-density residential development, Aster



Recommendation: That Charter Bylaw 20328 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low-Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- conforms to the Aster Neighbourhood Structure Plan
- is compatible with existing and planned surrounding land use
- aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries

Application Summary

CHARTER BYLAW 20328 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone for the purpose of developing a range of low-density housing. The proposed rezoning conforms to the Aster Neighbourhood Structure Plan and Meadows Area Structure Plan.

This application was accepted on July 27, 2022, from WSP on behalf of Qualico Developments West Ltd.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

An associated subdivision application (LDA22-0472) for the subject area is currently under review by Administration.

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 application proposes a rezoning to a standard zone, the proposal conforms with applicable statutory plans, and no responses were received from the Advance Notice. The Basic Approach included:

Advance Notice, August 29, 2022

- Number of recipients: 61
- Number of responses with concerns: 0

Webpage

- edmonton.ca/asterplanningapplications

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

Site and Surrounding Area

The subject site is approximately 2.72 hectares and is located east of 17 Street NW and south of 19 Avenue NW in the Aster neighbourhood. The Aster neighbourhood is in the early stages of development and the vision for the neighbourhood is to create a predominantly residential community with a mix of supporting land uses to foster a family-oriented community. The site is currently undeveloped and is primarily surrounded by undeveloped land intended for low-density residential uses, a future park and protected natural areas/wetlands.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RLD) Residential Low Density Zone 	<ul style="list-style-type: none"> • Undeveloped land (future low density residential) • Undeveloped residential lots
East	<ul style="list-style-type: none"> • (NA) Natural Areas Protection Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Crown claimed wetlands • Undeveloped land (future park)
South	<ul style="list-style-type: none"> • (NA) Natural Areas Protection Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Crown claimed wetlands • Undeveloped land (future low density residential)
West	<ul style="list-style-type: none"> • (RLD) Residential Low Density Zone 	<ul style="list-style-type: none"> • Undeveloped land

Planning Analysis

Land Use Compatibility

The application will rezone the subject site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone. The RLD Zone allows for a range of low density housing with flexibility of lot sizes to accommodate a mix of residential development including Single Detached, Semi-detached and Duplex Housing.

With the exception of the (NA) Natural Areas Protection Zone and (AP) Public Parks Zone parcels to the east and southeast, all areas surrounding the subject site are either designated for residential use by the NSP or zoned for low density residential development. The NA zoned parcels to the east and southeast of the site will remain as natural areas/wetlands and a park will be developed on the AP zoned parcel to the east. In regards to the height, scale, and uses, the proposed RLD Zone will be compatible with existing and future surrounding development.

Plans in Effect

The subject site is within the Aster Neighbourhood Structure Plan (NSP), which designates the site for Low Density Residential development. The proposal to rezone the site conforms to the policies and goals of the Aster NSP by providing for a variety of housing types and creating a neighbourhood destination that promotes a strong sense of community and connects its residents with the natural environment. The proposal also conforms to the Meadows Area Structure Plan (ASP) which designates the site for 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.

Technical Review

Transportation

With development of the site, installation of a traffic signal at 17 Street/Aster Boulevard will be required. As per the NSP, the owner will be required to construct a shared use path along the west side of the abutting natural area, including walkway connections generally provided at 120 metre intervals to provide access.

A Transportation Infrastructure Projections (TIP) Study is required for the Meadows Area. The report will provide guidance on the construction of roadways funded through the Arterial Roads for Development Bylaw (ARA) and identify the arterial priorities within the short term and long term horizons. The results of the TIP Study will be used to inform the arterial priorities in the area and provide guidance to potential staging for the arterial roadway development within the study area as development continues.

In the absence of the TIP Study being completed and accepted, arterial conditions for 17 Street upgrades and the 23 Avenue extension will be applied to subdivisions within the ARA basin.

Transit

There is currently no bus service available within the Aster neighbourhood. Local bus route 516 does operate nearby in Laurel, but the rezoning site is roughly a one kilometre walk to the nearest bus stops used by route 516 (at the intersection of 17 Street NW and 23 Avenue NW).

ETS intends to provide bus service to Aster in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit. The rezoning site will be roughly 400m walking distance to bus stops when bus service is added to Aster Boulevard NW in the future.

A “district rapid” mass transit bus route is proposed to operate adjacent to Aster (on 17 Street NW and 23 Avenue NW) in the mass transit network associated with the 1.25 million population scenario of The City Plan.

Drainage

Permanent sanitary and storm servicing for the subject site shall be in general accordance with the servicing schemes identified in the Aster Neighbourhood Design Report Amendments and accepted Engineering Drawings to support this rezoning.

EPCOR Water

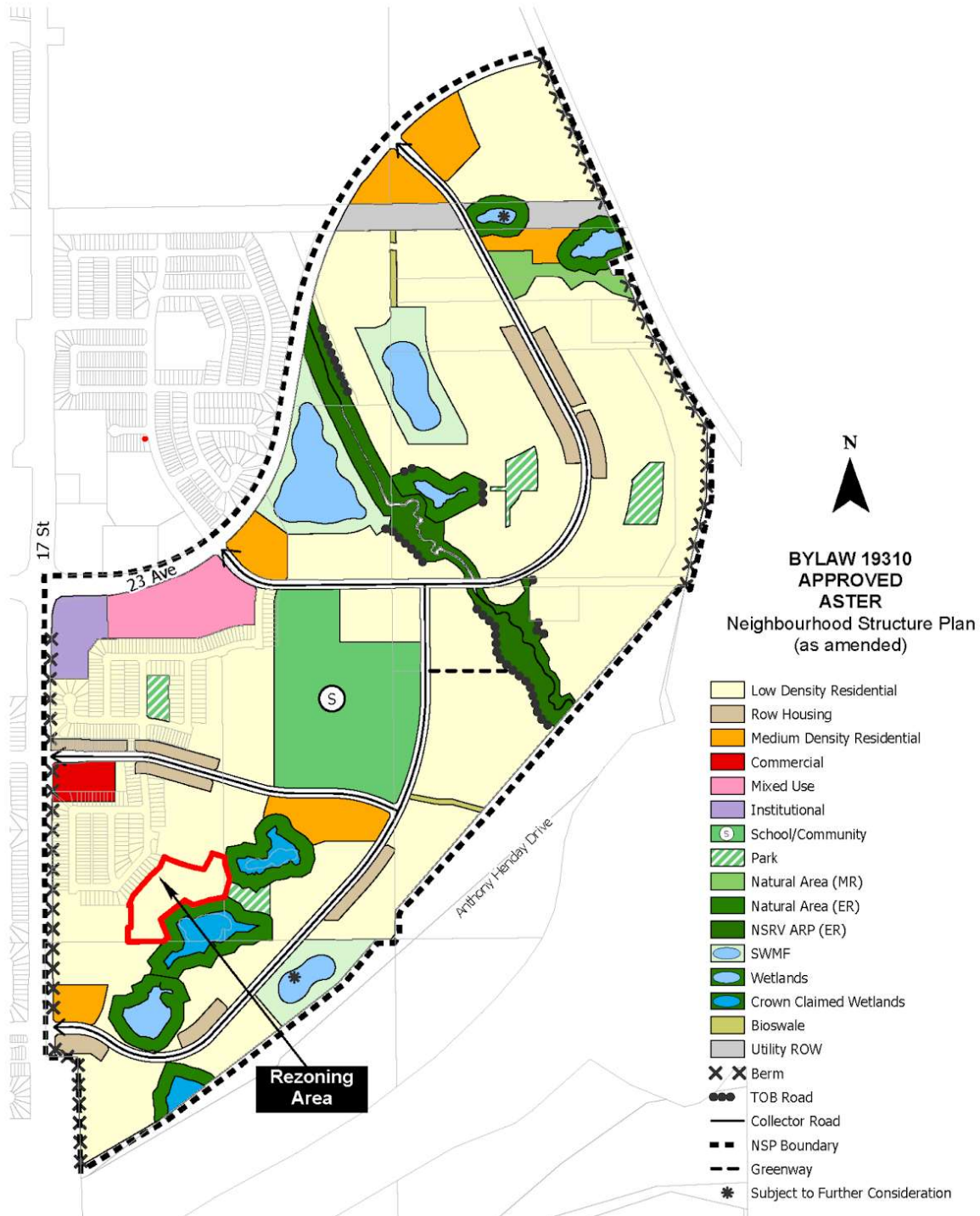
EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage.

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

Appendices

- 1 Context Map
- 2 Application Summary

Approved NSP Context Map



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:	20328
Location:	East of 17 Street NW and south of 19 Avenue NW
Addresses:	1141 Aster Boulevard NW and 1111 - 23 Avenue NW
Legal Descriptions:	A portion of Lot 1, Block 14, Plan 2220645 and a portion of Lot 1, Block 15, Plan 2220646
Site Area:	2.72 hectares
Neighbourhood:	Aster
Ward:	Sspomitapi
Notified Community Organizations:	Meadows Community League Association Fulton Meadows Community League
Applicant:	WSP on behalf of Qualico Developments West Ltd.

Planning Framework

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

Written By:	Gilbert Quashie-Sam / Andrea Wadsworth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination