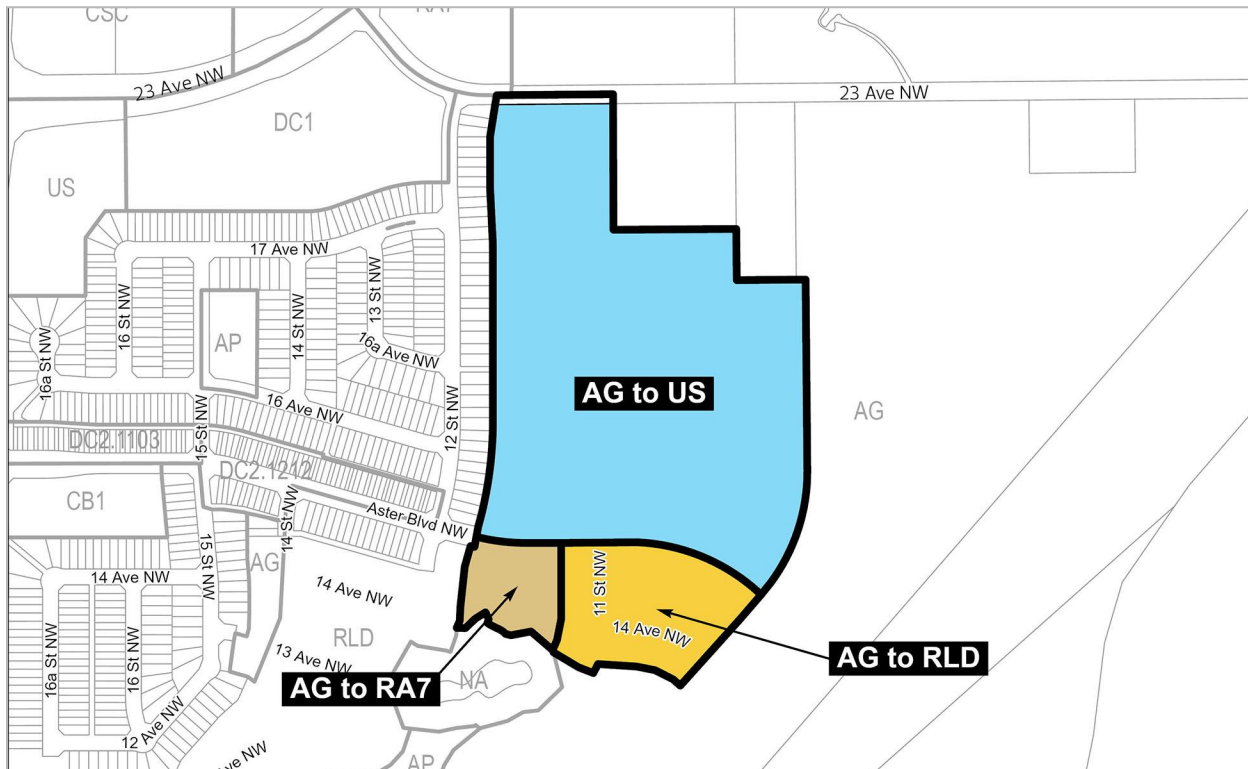


605 – 23 Avenue NW

To allow for a range of ground-oriented housing, low rise multi-unit housing, a school, and a park



Recommendation: That Bylaw 20530 to amend the Aster Neighbourhood Structure Plan and Charter Bylaw 20531 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RA7) Low Rise Apartment Zone, and (US) Urban Services Zone, be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity to increase housing diversity in the Aster neighbourhood
- Is compatible with existing and planned surrounding land uses
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

Application Summary

BYLAW 20530 would amend the Aster Neighbourhood Structure Plan (NSP) to relocate a portion of a medium density site to the southeast edge of the neighbourhood, redistribute row housing and top-of-bank roadway, and revise wetlands boundaries based on updated surveys. The proposed amendment conforms with the Meadows Area Structure Plan and aligns with The City Plan. An associated subdivision (LDA23-0023) is currently under review by Administration.

CHARTER BYLAW 20531 would amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RA7) Low Rise Apartment Zone, and (US) Urban Services Zone. The proposed rezoning would allow for a range of ground-oriented housing with flexibility in lot sizes and widths (RLD); low rise multi-unit housing with limited commercial uses on the ground floor (RA7); and a school and park site (US).

This application was accepted on December 29, 2022, from WSP on behalf of Qualico Communities.

This proposal aligns with the goals and policies of The City Plan to accommodate growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area with minor amendments to the statutory plan.

The basic approach included the following techniques:

Mailed notice, April 17, 2023

- Number of recipients: 171
- Number of responses: 6 (2 with concerns)

Webpage

- edmonton.ca/rezoningapplications

Common comments heard throughout the various methods include:

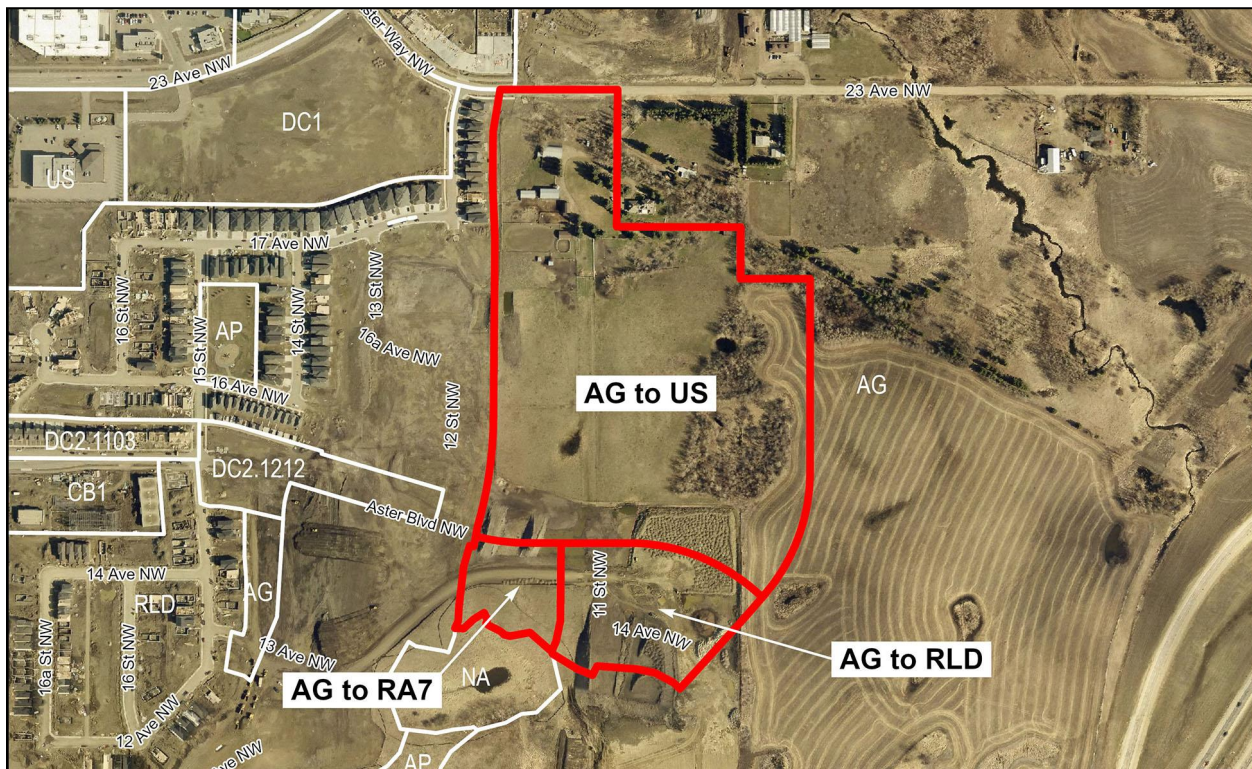
- Question about the timeline for building schools in the neighbourhood
- Does not support the redistribution of top-of-bank roadway

In response to public feedback, the applicant revised their application and removed a proposed top-of-bank roadway from the property in question.

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

Site and Surrounding Area

The subject site is approximately 16.6 ha in area, and located in the central portion of the Aster neighbourhood. The site and surrounding area are primarily undeveloped, with agricultural uses to the southeast. Low density residential development is currently under construction to the west of the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Mix of agricultural uses and undeveloped land
CONTEXT		
North	(AG) Agricultural Zone	Mix of rural residential houses and undeveloped land
East	(AG) Agricultural Zone	Mix of agricultural uses, rural residential houses and undeveloped land
South	(AG) Agricultural Zone (NA) Natural Areas Protection Zone	Mix of agricultural uses and undeveloped land Wetland
West	(RLD) Residential Low Density	Mix of single detached houses and undeveloped land



View of the site looking southeast from 23 Avenue NW and 12 Street NW

Planning Analysis

The City Plan

The subject site is located in a developing area as identified in The City Plan, and is expected to contribute to Edmonton's growth between the 1 and 1.25 million population markers. This proposal aligns with the goals and policies of The City Plan by providing active transportation connections and accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Aster Neighbourhood Structure Plan (NSP)

An amendment to the Aster NSP is required to facilitate this rezoning application. A large medium density residential (MDR) site in the central portion of the neighbourhood will be split into two smaller sites, and redistributed to the southeast edge of the neighbourhood along a collector road and adjacent to a stormwater management facility. A row housing site will be relocated further north from the new MDR site, and several other row housing sites will be reconfigured in size.

A bioswale is no longer required between the school site and the eastern edge of the neighbourhood, and a new public utility lot will be located on the northeastern boundary of the school site, which will transfer surface drainage to the stormwater management facility to the north. The boundaries of crown claimed wetlands have been adjusted based on updated surveys, which results in an increase to the area dedicated to single/semi-detached housing. Top-of-bank roadway has been redistributed to improve accessibility throughout the neighbourhood. The total amount of top-of-bank roadway as well as neighbourhood unit density remains unchanged. Lastly, administrative adjustments have been made to Bylaw 20530 to align with the approved Figure 10 - Land Use Concept Plan.



Comparison of land use concept in the central portion of the Aster NSP

See Appendices 3 and 4 for full maps and legends

Changes to Land Use and Population Statistics are summarised in the table below.

Aster Land Use and Population Statistics	Approved (ha)	Proposed (ha)	Difference (ha)
Single/semi-detached	86.1	87.4	+ 1.3
Row housing	6.2	5.7	- 0.5
Low-rise/medium density	9.6	9.8	+ 0.2
Wetland Environmental Reserve	12.9	11.6	- 1.3
Unit Density	34 upnra	34 upnra	0

Land Use Compatibility

The proposed zones are compatible with existing and planned land uses. A shared pathway will be located on the western boundary of the RA7 site, which will provide key north/south active modes connections through the neighbourhood. Two K-9 schools are planned to be developed on the school site, and the rezoning to the US zone will facilitate this development in the future.

Technical Review

Transportation

Several transportation policies and maps within the NSP have been amended to reflect current City directions. Key updates include designing all roads within the NSP area to be safe, accessible and attractive for all users in accordance with the City's Bike Plan and Complete Streets Design and Construction Standards. In addition, the NSP amendment also includes a policy to provide directions for

midblock pedestrian crossings and active mode priority intersections to enhance the livability of the neighbourhood.

The proposed development will require construction of the following infrastructure. These construction requirements will be further reviewed and refined at the subdivision stage:

- Construct arterial roads as per the recommendations in the Transportation Infrastructure Projections Study (TIPS).
- Construct 3.0 m asphalt shared pathway along the west boundary of the land being rezoned and collector roads.
- Mid-block crossings including marked crosswalk, curb ramps, and curb extensions.

Transit

There is currently no conventional or On Demand bus service operating in Aster; however, as the neighbourhood develops, transit service for this neighbourhood will evolve over time.

Additionally, a mass transit bus route is anticipated to operate on 17 Street NW and 23 Avenue NW as part of the future mass transit network associated with the 1.25 million population horizon as described in The City Plan.

Drainage

The Neighbourhood Design Report (NDR) provides a plan for sanitary and stormwater servicing as development proceeds in the Aster neighbourhood. The proposed NSP amendment and rezoning is supported by the current NDR. Both sanitary and stormwater servicing for the proposed rezoning area will be available from the sewers along Aster Boulevard NW and 23 Avenue NW.

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 Approved NSP Land Use and Population Statistics – Bylaw 19310
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 20530
- 3 Approved NSP – Bylaw 19310
- 4 Proposed NSP – Bylaw 20530
- 5 Application Summary

ASTER NEIGHBOURHOOD STRUCTURE PLAN **APPROVED LAND USE AND POPULATION STATISTICS** **(BYLAW 19310)**

	Area (ha.)	% of GDA				
GROSS AREA	204					
Natural Area (Environmental Reserve)	20.09					
<i>Environmental Reserve</i>	7.15					
<i>Wetland Environmental Reserve</i>	12.94					
Pipeline & Utility Right-of-Way	2.59					
Arterial Road Right-of-Way	5.72					
GROSS DEVELOPABLE AREA	175.60	100.0 %				
Existing Land Uses						
Commercial	1.11	0.6 %				
Parkland, Recreation, School (Municipal Reserve)	15.96	9.1 %				
<i>Local/Pocket Parks</i>	2.77					
<i>MR Greenway</i>	0.19					
<i>CKC/School/Park</i>	13.00					
Natural Area (Municipal Reserve)	1.87	1.1 %				
Institutional						
<i>Church Site</i>	1.96	1.1 %				
Mixed-Use (Non Residential Portion)	2.25	1.3 %				
Transportation						
<i>Circulation(20% of GDA)</i>	35.12	20.0 %				
Transit Centre	NA					
Infrastructure/ Servicing						
Storm Water Management Facilities	13.25	7.5 %				
Special Use	NA					
Total Non-Residential Area	71.52	40.7 %				
Net Residential Area (NRA)	104.08	59.3 %				
	175.60	100.0 %				
RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT						
Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
Single / Semi-Detached	86.08	25	2,152	2.8	6,026	82.7 %
Row Housing	6.17	45	278	2.8	777	5.9 %
Low-Rise/Medium Density	9.58	90	862	1.8	1,552	9.2%
Medium to High Rise Units	0	225	0	1.5	0	0.0 %
Mixed Uses (residential uses)	2.25	90	202	1.8	360	2. %
Total	104.08		3,494		8,720	100.0 %
STUDENT GENERATION COUNT						
Public School Board		704				
Elementary School	352					
Junior High School	176					
Senior High School	176					
Separate School Board		352				
Elementary School	176					
Junior High School	88					
Senior High School	88					
Total Student Population		1056				
SUSTAINABILITY MEASURE						
Population Per Net Hectare (ppnha)		50				
Units Per Net Residential Hectare (uprha)		34				
[Single / Semi-Detached] / [Row Housing; Low – Rise / Medium Density Housing; Medium to High-Rise Units] Unit Ratio		83% / 17%				
Population (%) within 500m of Parkland		98%				
Population (%) within 400m of Transit Service		100%				
Population (%) within 600m of Commercial Service		58%				
Presence / Loss of Natural Area Feature	Land / Water					
Protected as Environmental Reserve	20.09					
Conserved as Naturalized Municipal Reserve (MR)	1.87					
Loss to Development (ha)	35.68					

**ASTER NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
(BYLAW 20530)**

	Area (ha.)	% of GDA
GROSS AREA	204	100.0%
Natural Area (Environmental Reserve)	18.8	
<i>Environmental Reserve</i>	7.2	
<i>Wetland Environmental Reserve</i>	11.6	
Pipeline & Utility Right-of-Way	2.6	
Arterial Road Right-of-Way	5.7	
GROSS DEVELOPABLE AREA	176.9	100.0%
Existing Land Uses		
Commercial	1.11	0.6%
Parkland, Recreation, School (Municipal Reserve)	15.8	8.9%
<i>Local/Pocket Parks</i>	2.9	
<i>MR Greenway</i>	0.2	
<i>CKC/School/Park</i>	12.8	
Natural Area (Municipal Reserve)	1.9	1.1%
Institutional		
<i>Church Site</i>	2.0	1.1%
Mixed-Use (Non Residential Portion)	2.3	1.3%
Transportation		
<i>Circulation (20% of GDA)</i>	35.4	20.0%
Transit Centre	NA	
Infrastructure/ Servicing		
Storm Water Management Facilities	13.3	7.5%
Special Use	NA	
Total Non-Residential Area	71.7	40.6%
Net Residential Area (NRA)	105.2	59.5%
	176.9	100.0%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
Single/Semi-Detached	87.4	25	2,186	2.8	6,121	83.1%
Row Housing	5.7	45	256	2.8	716	5.4%
Low-Rise/Medium Density	9.8	90	885	1.8	1,592	9.3%
Medium to High Rise Units	0	225	0	1.5	0	0.0%
Mixed Uses (residential uses)	2.3	90	203	1.8	365	2.1%
Total	105.2		3,530		8,794	100.0%

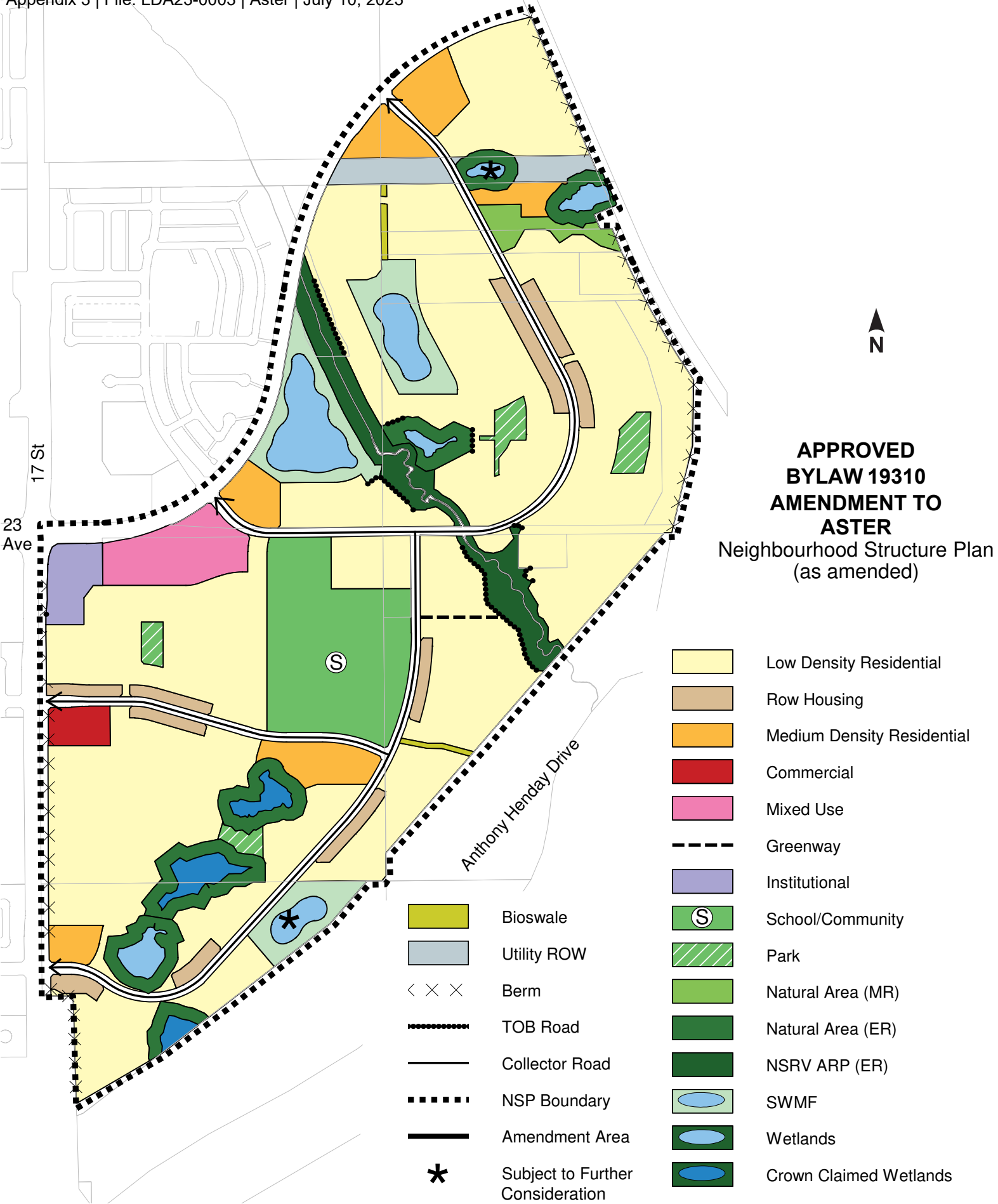
STUDENT GENERATION COUNT

Public School Board	708
Elementary School	354
Junior High School	177
Senior High School	177
Separate School Board	355
Elementary School	177
Junior High School	89
Senior High School	89
Total Student Population	1063

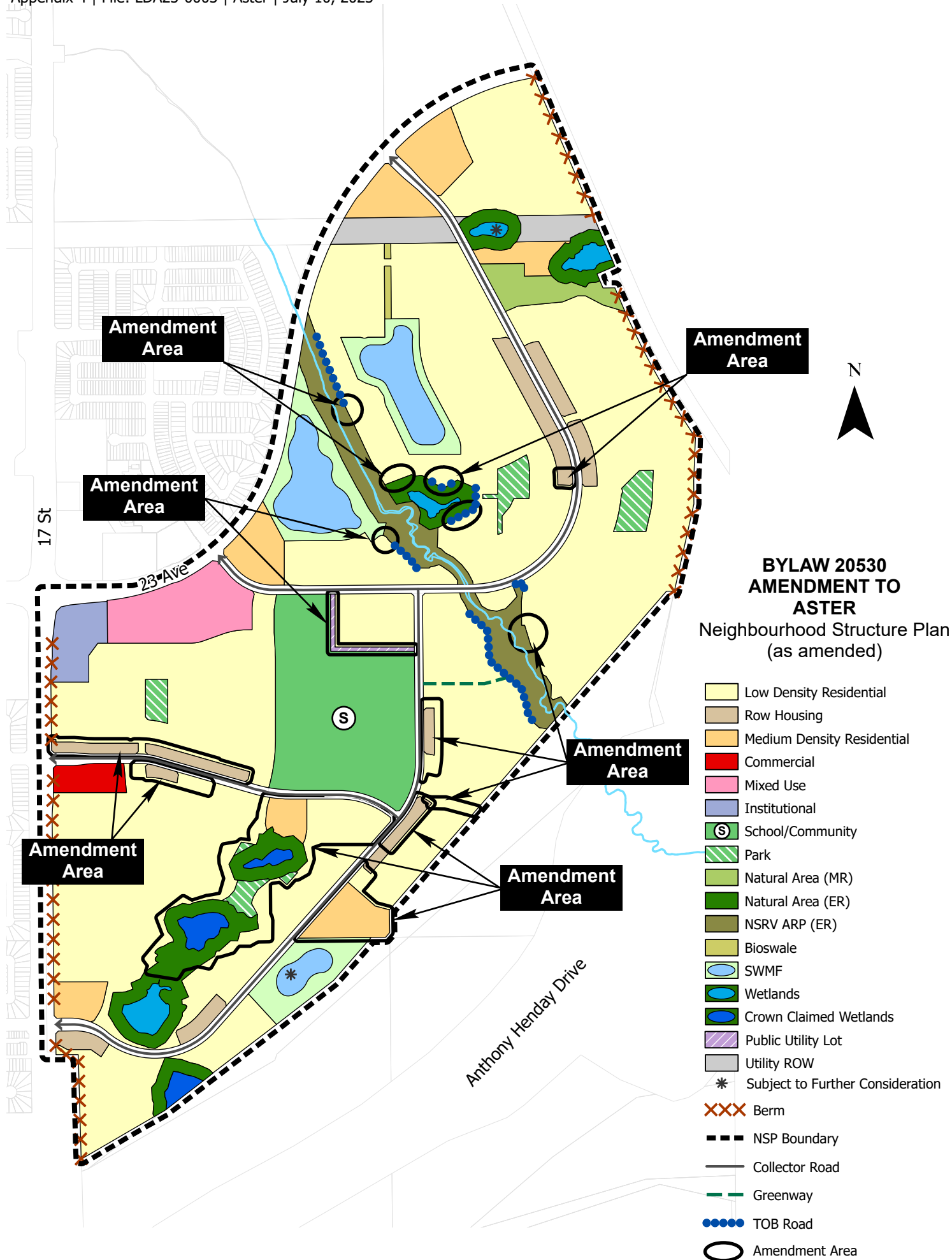
SUSTAINABILITY MEASURE

Population Per Net Hectare (ppnha)	50
Units Per Net Residential Hectare (uprha)	34
[Single/Semi-Detached]/[Row Housing; Low -Rise/Medium Density Housing; Medium to High-Rise Units] Unit Ratio	83% / 17%
Population (%) within 500m of Parkland	98%
Population (%) within 600m of Transit Service	100%
Population (%) within 600m of Commercial Service	58%

Presence/Loss of Natural Area Feature	Land/ Water
Protected as Environmental Reserve	18.8
Conserved as Naturalized Municipal Reserve (MR)	1.9
Loss to Development (ha)	35.7



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.



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:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	20530, 20531
Location:	East of 17 Street NW and northwest of Anthony Henday Drive
Address:	605 - 23 Avenue NW
Legal Description:	A portion of Lot 1, Block A, Plan 2320512
Site Area:	16.63 ha
Neighbourhood:	Aster
Ward:	Sspomitapi
Notified Community Organizations:	Fulton Meadows Community League Meadows Community League Association
Applicant:	Tanya MacNeil, WSP

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(RLD) Residential Low Density Zone (RA7) Low Rise Apartment Zone (US) Urban Services Zone
Plans in Effect:	Meadows Area Structure Plan Aster Neighbourhood Structure Plan
Historic Status:	None

Written By:	Andrea Wadsworth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination