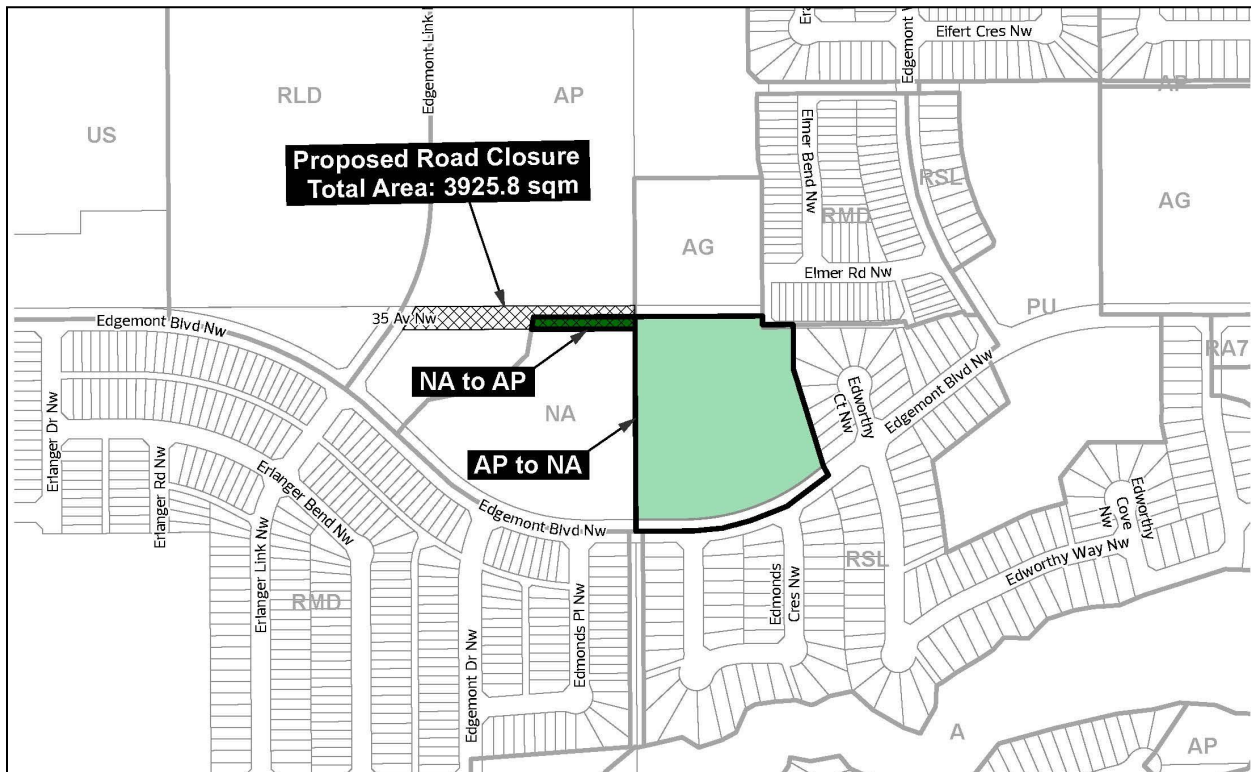


5120, 5210, and 5150 - Edgemont Boulevard NW

To close a portion of the road right-of-way (35 Avenue NW) and allow for school and park development and a natural area.



Recommendation: That Bylaw 20528 and Charter Bylaw 20529 to close a portion of road right-of-way and amend the Zoning Bylaw from (NA) Natural Areas Protection Zone and (AP) Public Parks Zone to (AP) Public Parks Zone and (NA) Natural Areas Protection Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Protects and conserves a natural area
- Facilitates the assembly and development of a school and park site
- Will be compatible with the surrounding and planned land uses
- Conforms to the Edgemont Neighbourhood Structure Plan and aligns with the goals and policies of The City Plan.

Application Summary

CHARTER BYLAW 20528 to close a portion of road right-of-way located on 35 Avenue NW.

CHARTER BYLAW 20529 to amend the Zoning Bylaw for a portion of road right-of-way located on 35 Avenue NW and Lot 1 MR, Block 12, Plan 1320806 from (NA) Natural Areas Protection Zone to (AP) Public Parks Zone and (AP) Public Parks Zone to (NA) Natural Areas Protection Zone.

This application was accepted on July 6, 2023, from Stantec Consulting Ltd. on behalf of Brookfield Residential (Alberta) LP.

This proposal aligns with the goals and policies of The City Plan to create 15-minute districts that allow residents to easily complete their daily needs while protecting a system of conserved natural areas within a functioning and interconnected ecological network.

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 zoning change follows the statutory plan and continues the anticipated development of the area.

The basic approach included the following techniques:

Mailed notice, November 9, 2022

- Number of recipients: 1187
- Number of responses with concerns: 6

Common comments heard throughout the various methods include:

- In agreement with the proposed rezoning to preserve the natural area and to add more park space.
- In agreement with closing the portion of 35 Avenue NW.

Webpage

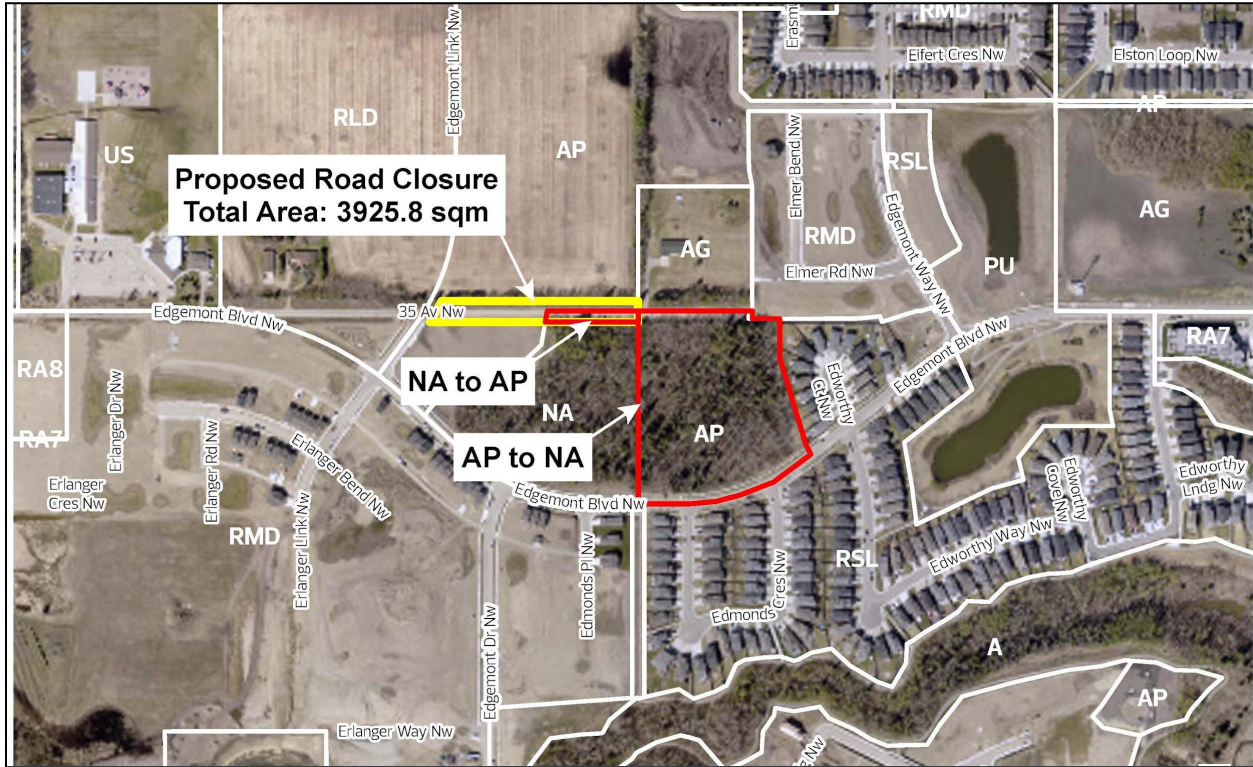
- edmonton.ca/planningapplications

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 2.6 hectares and is centrally located within the Edgemont neighbourhood. The site is surrounded by land designated as (AP) Public Parks Zone and (AG) Agricultural Zone in the north, (RSL) Residential Small Lot Zone in the south and east and (NA) Natural Areas Protection Zone in the west.

Currently, the build-out of the neighbourhood is approximately 50%, and the neighbourhood is planned for residential, commercial, institutional, open space, and natural area uses, contributing to a complete community. The site is in close proximity to Wedgewood Creek, which offers residents access to open space and natural area amenities. The land north of the subject site will contain the future Edgemont K-9 EPSB school and park site. This school has received construction funding, and design and planning work is ongoing.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(NA) Natural Areas Protection Zone (AP) Public Parks Zone	Undeveloped/ Natural Area
CONTEXT		
North	(AG) Agricultural Zone (AP) Public Parks Zone	Single Detached House Undeveloped
East	(RSL) Residential Small Lot Zone	Single Detached Houses
South	(RSL) Residential Small Lot Zone (NA) Natural Areas Protection Zone	Single Detached Houses Natural Area
West	(NA) Natural Areas Protection Zone (AP) Public Parks Zone	Natural Area Undeveloped



Aerial view of application area

Planning Analysis

The City Plan

Edgemont is identified within The City Plan as a developing neighbourhood and an area of anticipated growth between the 1 and 1.25 million population markers. As The City Plan envisions an additional 1 million people within Edmonton's existing boundaries, this proposal will contribute to this vision by facilitating the development of a school site and open space while preserving land designated as Natural Area.

The proposed rezoning aligns with The City Plan's Big City Move, *Greener As We Grow*, by strengthening and improving access to our natural systems by protecting a healthy and sustainable urban forest and open spaces in support of biodiversity while connecting communities to nature and natural areas. By facilitating the assembly and development of a school and park site, the proposal conforms with The City Plan's vision of creating 15-minute districts that allow residents to easily complete their daily needs.

The proposed rezoning and road closure application aligns with other objectives and policies of The City Plan, including:

- Protect, restore, and maintain a system of conserved natural areas within a functioning and interconnected ecological network.
- Expand and enhance a healthy and sustainable urban forest.
- Conserve, restore and reconnect natural areas and ecological networks within the built environment for human and ecosystem health.

Plans in Effect

The subject site is within the Edgemont Neighbourhood Structure Plan, which designates the proposed portion of the road right-of-way as for school and park; and the treed area for the natural area. The

proposed AP Zone will allow for the development of school and park development. The NA Zone will allow for the continued protection of natural area. The proposed zones are in conformance with the Edgemont Neighbourhood Structure Plan by accommodating the City of Edmonton requirements for school and parks sites and conserving environmentally sensitive area (NW339) within the plan area.

Land Use Compatibility:

Once closed, the right-of-way portion will be consolidated with the adjacent lands zoned as (AP) Public Zone and will allow the development of a school and park site. The NA Zone will provide for natural area protection. These AP and NA Zones are compatible with existing and surrounding areas.

Technical Review

Open Space

The area to be rezoned is part of Natural Area NW 339, and the proposed rezoning to NA will better support the priorities to protect and conserve this area, in accordance with the Site Specific Natural Area Management Plan. The abutting portion of the road will be consolidated into the Natural Area site and will be zoned and restored accordingly.

Another portion of the road will be zoned AP and consolidated to the remainder of the park site on the north. This portion of the road will be integrated into the future design for the school/park space.

Transportation

Currently, Edgemont Boulevard NW, to the south of 35 Avenue NW, is constructed and operational. This road closure and rezoning is required to formalize the roadway network in accordance with the Edgemont Neighbourhood Structure Plan.

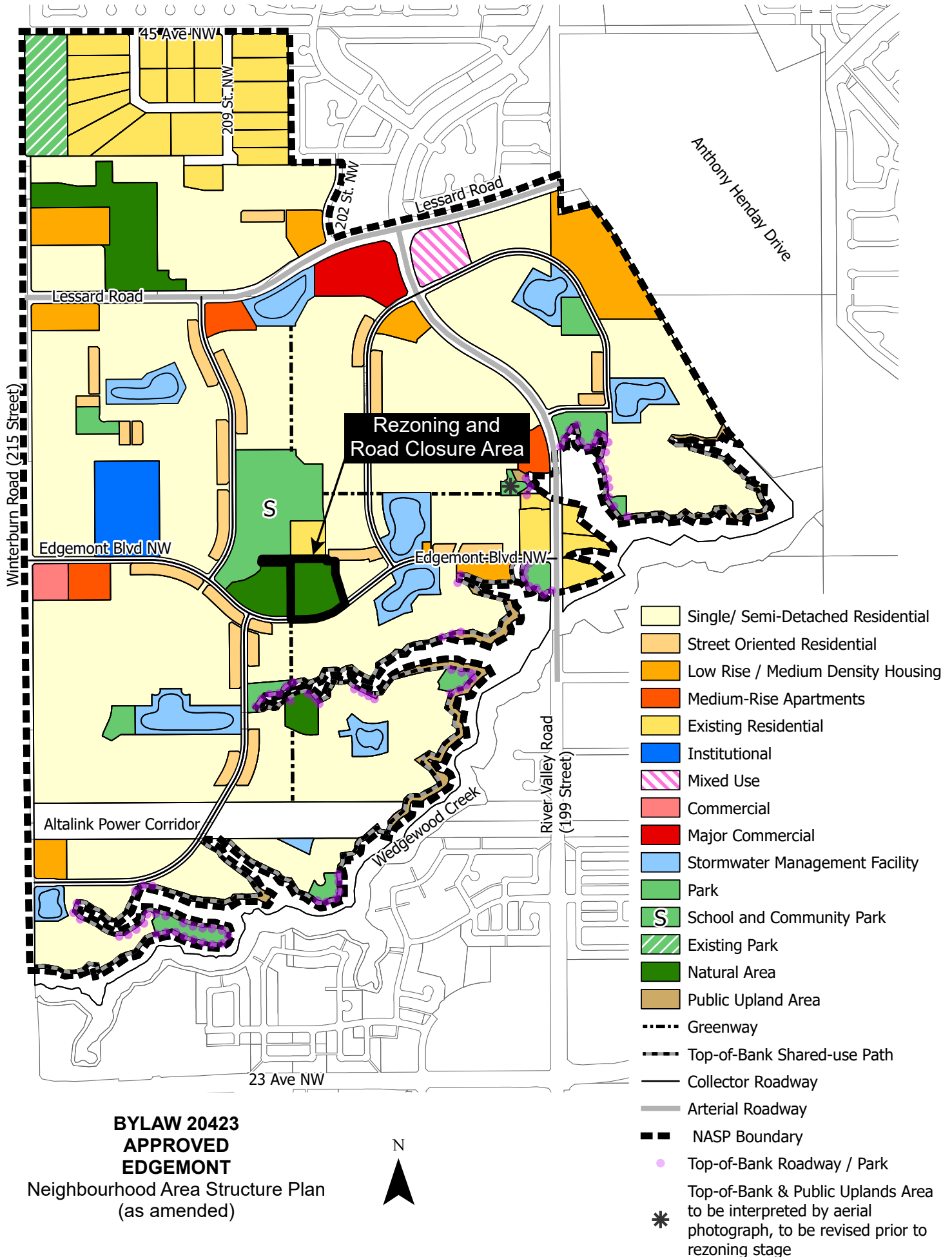
Drainage

The proposed road closure and rezoning conforms to the Edgemont Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. The rezoning to AP and NA has been contemplated and accommodated in the design/construction of the neighbourhood sewer systems. There are no plans for future drainage infrastructure within the proposed road closure area.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

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:	Road Closure Rezoning
Bylaw	20528
Charter Bylaw:	20529
Location:	North of Edgemont Boulevard NW and east of Edgemont Link NW
Address:	5120, 5210 & 5150 - Edgemont Boulevard NW
Legal Description:	Lot 1MR, Block 12, Plan 1320806
Site Area:	6138 square metres
Neighbourhood:	Edgemont
Ward:	sipiwiyiniwak
Notified Community Organization:	Edgemont Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zones:	(NA) Natural Area Protection Zone (AP) Public Parks Zone
Proposed Zone:	(NA) Natural Areas Protection Zone (AP) Public Parks Zone
Plan in Effect:	Edgemont NASP
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination