

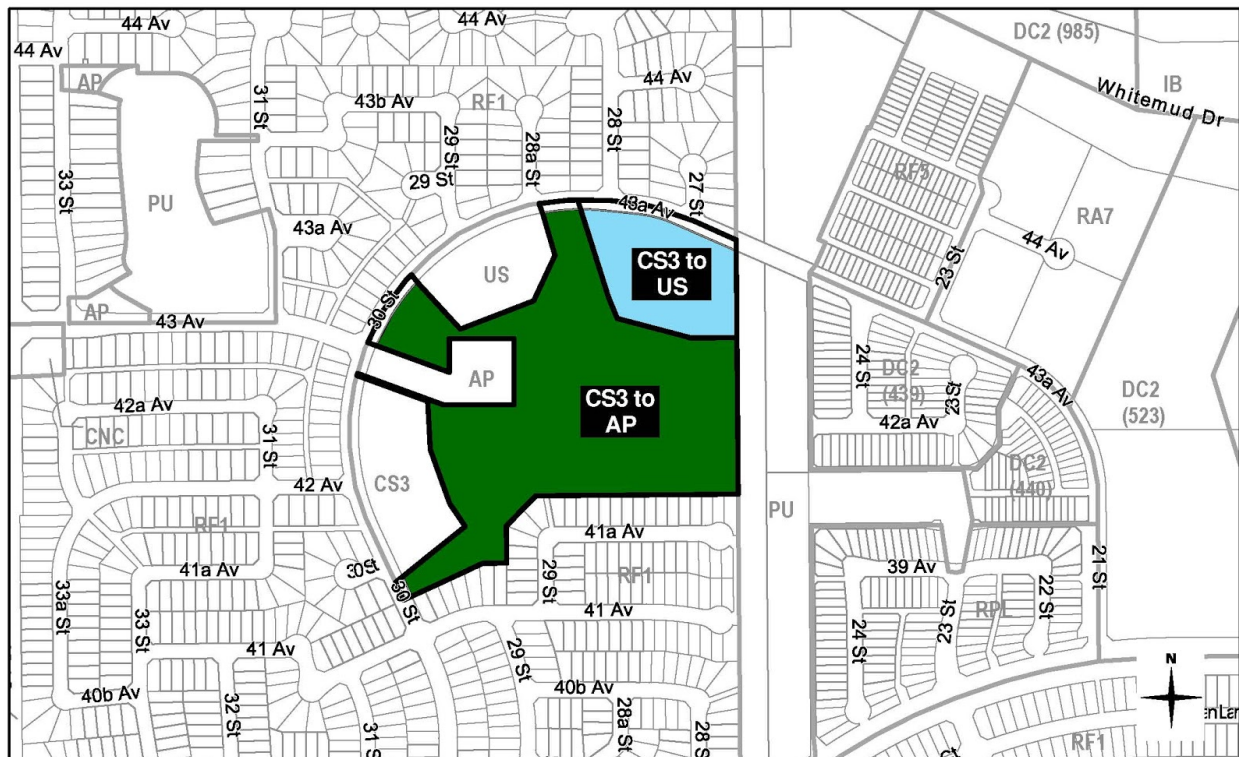


ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** LARKSPUR

2845 - 43A Street NW

4205C - 30 Street NW

To redesignate a portion of the neighbourhood plan from school park site to Row Housing/Semi-Detached density residential use, and to rezone lands to acknowledge an existing school and park site.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it recognizes the existing development of the School / Park site including the Row Housing development and new Junior High; and
- the uses are compatible with surrounding and planned land uses.

THE APPLICATION

BYLAW 19389 to amend the Larkspur Neighbourhood Structure Plan (NSP) acknowledge an existing Row Housing development and Junior High School. NSP Maps, text, and statistics are proposed to be revised accordingly.

CHARTER BYLAW 19390 to amend the Zoning Bylaw to rezone the subject site from (CS3) Community Services 3 Zone to (AP) Public Parks Zone and (US) Urban Services Zone. The proposed zoning allows for the existing school / park uses in conformance with the related proposed amendments to the Larkspur Neighbourhood Structure Plan (Bylaw 19389).

SITE AND SURROUNDING AREA

The proposed rezoning is located in the central area of the Larkspur neighbourhood, located North of 38 Avenue NW and west of 91 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (CS3) Community Services 3 Zone 	<ul style="list-style-type: none"> • Existing Junior High school and park site • Row housing units
CONTEXT		
North	<ul style="list-style-type: none"> • (US) Urban Services Zone • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Elementary School • Single Detached Housing
East	<ul style="list-style-type: none"> • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • High pressure pipeline, multi-use path
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single Detached Housing
West	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (CS3) Community Services 3 Zone 	<ul style="list-style-type: none"> • Single Detached Housing • Row Housing

PLANNING ANALYSIS

The Larkspur Neighbourhood Structure Plan currently recognizes the 11 ha site as a School / Park site. Within the School / Park site, the opportunity for two public elementary schools, a junior high, community league as well as “housing opportunity for first time home buyers on a surplus school site” are indicated. The proposed plan amendment, updates the Plan to show how the site has developed with a residential component, an existing elementary school (Velma E. Baker), and junior high school (Thelma Chalifoux) - scheduled to open in the fall of 2020. The proposed plan amendment will update the locations of the schools, as well as the location of row housing which was developed in partnership with the City’s First Place Program for accessible housing for first time home buyers. The proposed plan amendment is a minor increase in the proposed overall neighbourhood plan density from 43.94 to 45.17 persons per gross developable hectare, due to the existing row housing development that was previously unaccounted for. The proposed NSP amendment supports the proposed rezoning.

The site is zoned (CS3) Community Services 3 Zone which allows for Public Education Services uses and residential uses, while the current uses are permitted, the City committed to the community that it would recommend to Council the existing school and park site be rezoned to AP (Public Parks Zone) and US (Urban Services Zone) to recognize the school and parks on the property and demonstrate to the community that the city did not intend to develop further residential uses on the school park site.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 15, 2018	<ul style="list-style-type: none">• Number of recipients: 229• Number of responses in support: 0• Number of responses with concerns: 2• Common comments included: Concern about traffic congestion and noise; concern with vandalism from junior high students
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/larkspur

There were two responses received about the proposed rezoning as a result of the advance notice. Both responders included concerns about increased traffic - including concerns about traffic congestion in front of the existing elementary school at various times of the day, and noise, and vandalism as a result of the proposed school. In response to the concerns administration confirmed that the second school was already part of the approved Larkspur NSP plan, and that there were various regulations in the zoning bylaw to help regulate the development of school uses.

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 13120
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19389
- 3 Approved NSP – Bylaw 14442
- 4 Proposed NSP – Bylaw 19389
- 5 Application Summary

Approved Statistics

**LARKSPUR NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 13120**

	Area (ha)	% of GDA
Gross Area	157.39	
Major Pipeline/Powerline Corridor	7.06	
Gross Developable Area	150.33	100.0
Circulation		
Arterial Roads	6.39	4.3
Major Collector Roads	4.40	2.9
Internal Roads	15.32	10.2
School/Parks	12.73	8.5
Community Commercial	23.18	15.4
Neighbourhood Commercial	0.18	0.1
Stormwater Management Facilities	5.61	3.7
Other	0.08	0.1
Total Non-Residential	67.89	45.2
Net Residential Area	82.44	54.8

Land Use	Area (ha)	Units	% of Total DUs	Population
Single Family	63.36	1,000	49.2	3,889
Direct Control Semi-Detached	2.90	78	3.8	230
Row Housing/Semi-Detached	3.22	135	6.7	399
Low Density Family	8.77	294	14.5	1014
Medium/High Density Apartment	4.19	524	25.8	1074
Total Residential Lands	82.44	2,031	100.0	6,606

Land Use	Area (ha)	Units	% of Total DUs	Population
Single Family	63.36	1,000	49.2	3,889
Direct Control Semi-Detached	2.90	78	3.8	230
Low Density Family	3.22	135	6.7	399
Medium Density Multiple Family	8.77	294	14.5	1014
Medium/High Density Apartment	4.19	524	25.8	1074
Total Residential Lands	82.44	2,031	100.0	6,606

Gross Density: 43.94 persons per gross developable hectare

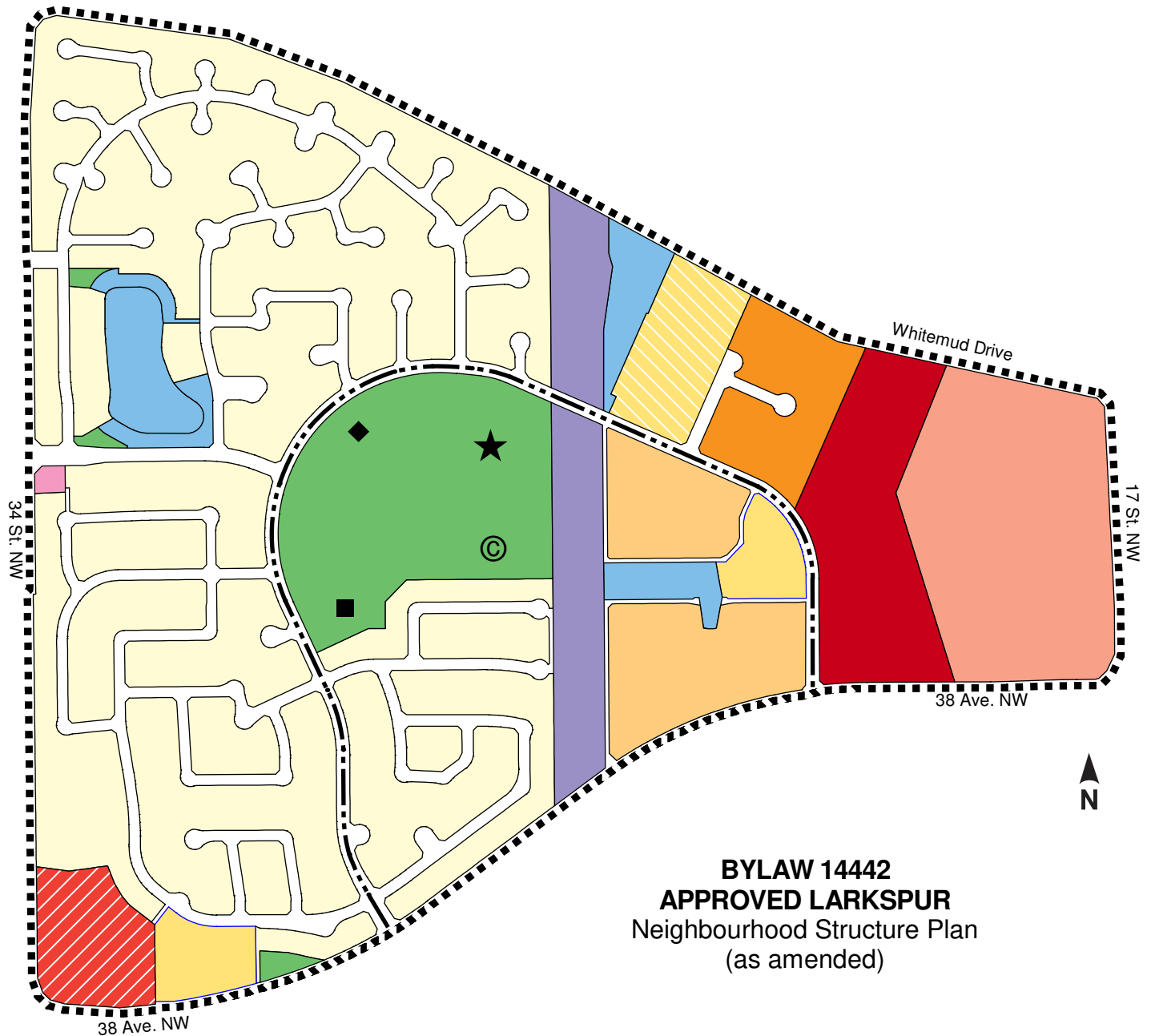
Student Generation	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)
Public	499	206	225
Separate	264	108	123

Larkspur Neighbourhood Structure Plan
Land Use and Population Statistics
Bylaw 19389



















	Area (ha)	% of GDA
Gross Area	157.39	
Major Pipeline/Powerline Corridor	7.06	
Gross Developable Area	150.33	100.00
Circulation		
Arterial Roads	6.39	4.3
Major Collector Roads	4.40	2.9
Internal Roads	15.32	10.2
School/Parks	11.31	7.5
Community Commercial	23.18	15.4
Neighbourhood Commercial	0.18	0.1
Stormwater Management Facilities	5.61	3.7
Other	0.08	0.1
Total Non-Residential	66.47	44.2
Net Residential Area	83.86	55.8

Land Use	Area (ha)	Units	% of Total DUs	Population
Single Family	63.36	1,000	47.7	3,889
Direct Control Semi-Detached	2.9	78	3.7	230
Row Housing/ Semi-Detached	4.64	201	9.6	583
Low Density Family	8.77	294	14.0	1014
Medium/High Density Apartment	4.19	524	25.0	1,074
Total Residential Lands	83.86	2,097	100.0	6,790

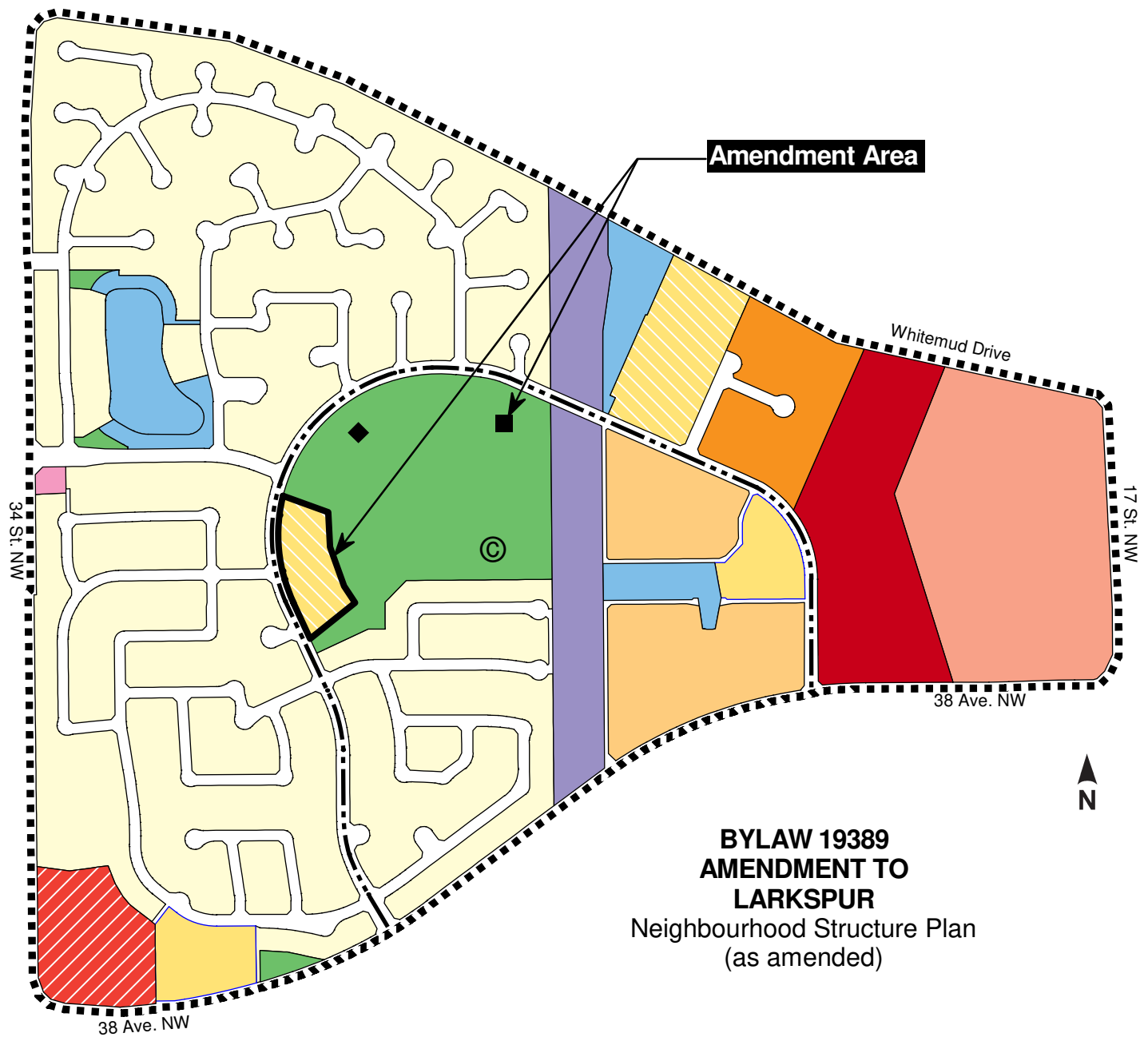
Gross Density: **45.17** persons per gross developable hectare



BYLAW 14442
APPROVED LARKSPUR
 Neighbourhood Structure Plan
 (as amended)

- | | | | |
|---|--|--|---------------------------------|
|  | Single Family |  | Shopping Centre (Site Specific) |
|  | Row Housing / Semi-Detached |  | Commercial (Site Specific) |
|  | Row Housing / Semi-Detached (Site Specific) |  | Retail/Service Commercial |
|  | Low Density (Family) |  | School / Park |
|  | Medium Density / High Density (Apartment) |  | Public Elementary |
|  | Housing Opportunity for First Time Homebuyers on Surplus School Site |  | Public Junior High |
|  | PUL (Lake) |  | Community League |
|  | Neighbourhood Convenience Commercial |  | Bus Route |
| | |  | Pipelines |
| | |  | N.S.P. Boundary |

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.



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APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	19389
Charter Bylaw:	19390
Location:	North of 38 Avenue NW and west of 91 Street NW
Addresses:	2845 – 43A Street NW
Legal Descriptions:	Portion of Lot 8, Block 8, Plan 9022833
Site Area:	~9 ha
Neighbourhood:	Larkspur
Notified Community Organizations:	The Meadows Community League Association Millwoods Presidents Council Area Council
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zones:	(CS3) Community Services 3 Zone
Proposed Zones:	(AP) Public Parks Zone, (US) Urban Services Zone
Plans in Effect:	Larkspur Neighbourhood Structure Plan, Meadows Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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Development Services
Planning Coordination