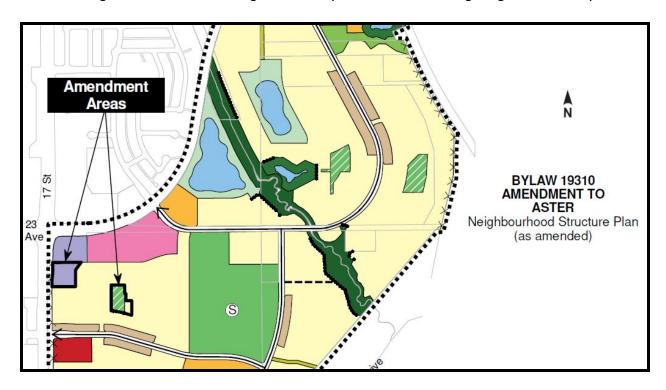


1303 - 23 Avenue NW

To allow for ground oriented housing and the expansion of an existing religious assembly use.



RECOMMENDATION AND JUSTIFICATION

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

- increase the variety of housing choices in the Aster neighbourhood;
- be compatible with surrounding and planned land uses; and
- support the expansion of an established institutional facility within the Aster neighbourhood.

THE APPLICATION

 BYLAW 19310 proposes to amend the Aster Neighbourhood Structure Plan (NSP) to redesignate 0.82 ha of land from Low Density Residential to Institutional use, to allow for the expansion of an existing church site in the western portion of the NSP area. Administrative amendments are also included for statistical and mapping updates based on minor land use changes that have occurred through previously approved subdivisions and rezonings.

Proposed land use designation changes and administrative adjustments are shown below:

	EXISTING NSP	PROPOSED AMENDMENTS	CHANGE FROM EXISTING NSP
Institutional	1.23 ha	1.96 ha	+0.73 ha
Commercial	1.31	1.11 ha	-0.20 ha
Local/Pocket Parks	2.49 ha	2.77 ha	+0.28 ha
Single/Semi-detached	87.17 ha	86.08 ha	-1.62 ha
Mixed-use (Non Residential Portion)	2.22 ha	2.25 ha	+0.03 ha
Mixed-use (Residential)	2.22 ha	2.25 ha	+0.03 ha
Low-Rise/Medium Density	9.36 ha	9.58 ha	+ 0.22 ha
Population	8,755 people	8,720	- 35 people
Density (units per net residential hectare)	33 upnrha	34 upnrha	+1 upnrha

2. **CHARTER BYLAW 19311** proposes to rezone the subject site from (AG) Agricultural Zone and (DC1) Direct Development Control Provision to (RLD) Residential Low Density Zone and (US) Urban Services Zone. The proposed RLD Zone will allow for a variety of low density housing forms. The proposed US Zone will allow for the expansion of an existing church site.

SITE AND SURROUNDING AREA

The subject site is undeveloped and is located south of 23 Avenue NW and east of 17 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Undeveloped land
CONTEXT	PIOVISION	
CONTEXT		
North	(US) Urban Services Zone	 Religious Assembly (Church)
East	(RLD) Residential Low Density Zone	Undeveloped land
South	(DC2) Site Specific Development	Undeveloped land
	Control Provision	
West	(RSL) Residential Low Density Zone	Undeveloped land
	(PU) Public Utility Zone	

PLANNING ANALYSIS

The proposed rezoning to (RLD) Residential Low Density Zone conforms to the Aster NSP which designates the area for Low Density Residential uses and aligns with the goals and objectives of the Plan by encouraging a variety of housing forms for a wide spectrum of incomes and variety of lifestyles.

The proposed amendment would result in the redesignation of 0.82 ha of land from Low Density Residential to Institutional in the Aster NSP plan area and would allow for the expansion of an existing church located at the southeast corner of the intersection of 17th Street and 23rd Avenue. The proposed amendment supports the policies and objectives of the Aster NSP by optimizing the use of existing infrastructure and supporting community livability and resident

health by providing more community gathering spaces and a mix of commercial and institutional designations within the plan area.

There is no requirement to refer the plan amendment to the Edmonton Metropolitan Region Board as the overall net residential density will increase slightly as a result of the Administrative amendments that account for minor land use changes that have occurred through previously approved subdivisions and rezonings.

TECHNICAL REVIEW

The proposed amendment and rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed changes and will be provided in due course at later stages of development. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE	Number of recipients: 27
March 24, 2020	No responses
PUBLIC MEETING	Not held
WEBPAGE	• edmonton.ca/aster

CONCLUSION

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

APPENDICES

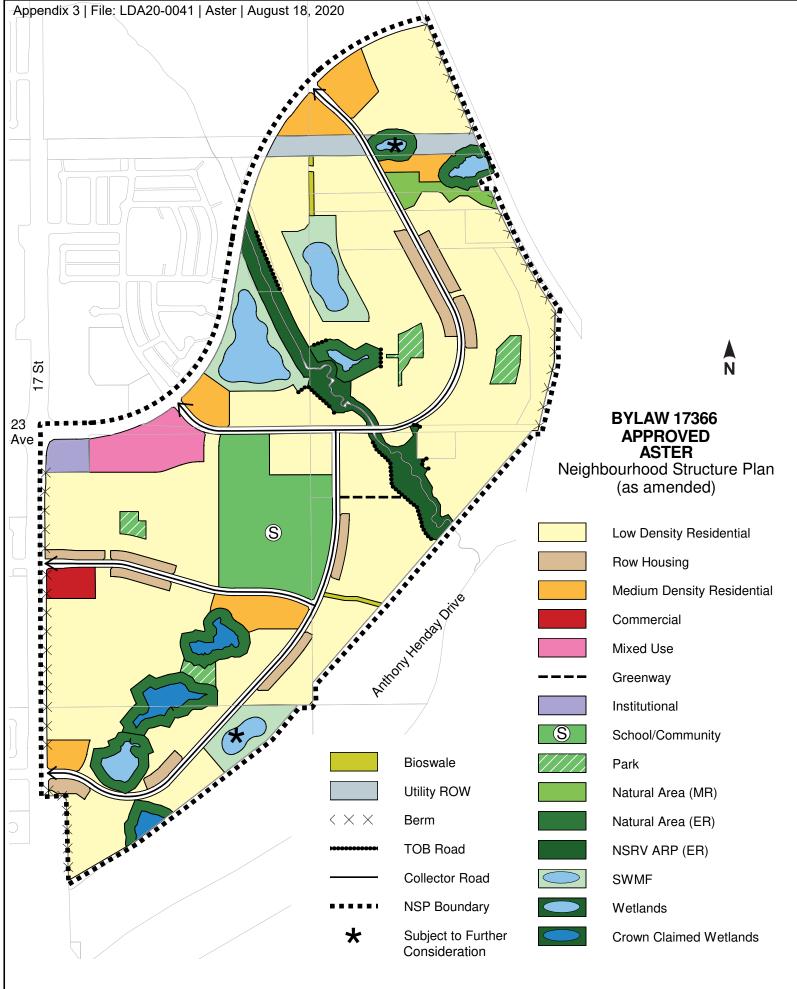
- 1 Approved Aster NSP Land Use and Population Statistics Bylaw 17366
- 2 Proposed Aster NSP Land Use and Population Statistics Bylaw 19310
- 3 Approved Aster NSP Map Bylaw 17366
- 4 Proposed Aster NSP Bylaw 19310
- 5 Application Summary

					Area (ha.)	% of GDA
GROSS AREA					204	
Natural Area (Environmental Reserve)					20.09	
Environmental Reserve				7.15		
Wetland Environmental Reserve				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					1.31	0.7 9
Parkland, Recreation, School (Municipal Reserve))				15.68	8.9
Local/Pocket Parks				2.49		
MR Greenway				0.19		
CKC/School/Park				13.00		
Natural Area (Municipal Reserve)					1.87	1.1 9
Institutional						
Church Site					1.23	0.7 9
Mixed-Use (Non Residential Portion)					2.22	1.3 9
Transportation						
Circulation(20% of GDA)					35.12	20.0 9
Transit Centre				NA		
Infrastructure/ Servicing						
Storm Water Management Facilities					13.25	7.5 9
Special Use				NA		
Total Non-Residential Area					70.68	40.3 9
Net Residential Area (NRA)					104.92	59.7 %
,					175.60	100.0 %
RESIDENTIAL LAND USE AREA, UNIT & POPULAT	ION COUNT				173.00	100.0 /
Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NR
Single / Semi-Detached	87.17	25	2,179	2.8	6,102	83.1 %
Row Housing	6.17	45	278	2.8	777	5.9 9
Low-Rise/Medium Density	9.36	90	842	1.8	1,516	8.9
Medium to High Rise Units	0	225	0	1.5	0	0.0 9
Mixed Uses (residential uses)	2.22	90	200	1.8	360	2.1 9
Total	104.92		3,499		8,755	100.0 9
STUDENT GENERATION COUNT						
Public School Board						70
Elementary School	352					
Junior High School	176					
Senior High School	176					
Separate School Board						35
Elementary School	176					
Junior High School	88					
	88					
Senior High School						105
Senior High School Total Student Population						
Total Student Population SUSTAINABILITY MEASURE						
Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha)						
Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha) Units Per Net Residential Hectare (uprha)						
Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha) Units Per Net Residential Hectare (uprha) [Single / Semi-Detached] / [Row Housing; Low – Medium Density Housing; Medium to High-Rise U	Rise /					33.
Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha) Units Per Net Residential Hectare (uprha) [Single / Semi-Detached] / [Row Housing; Low –	Rise /					33. 83% / 179
Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha) Units Per Net Residential Hectare (uprha) [Single / Semi-Detached] / [Row Housing; Low – Medium Density Housing; Medium to High-Rise Unit Ratio	Rise /					49. 33. 83% / 179 989 1009

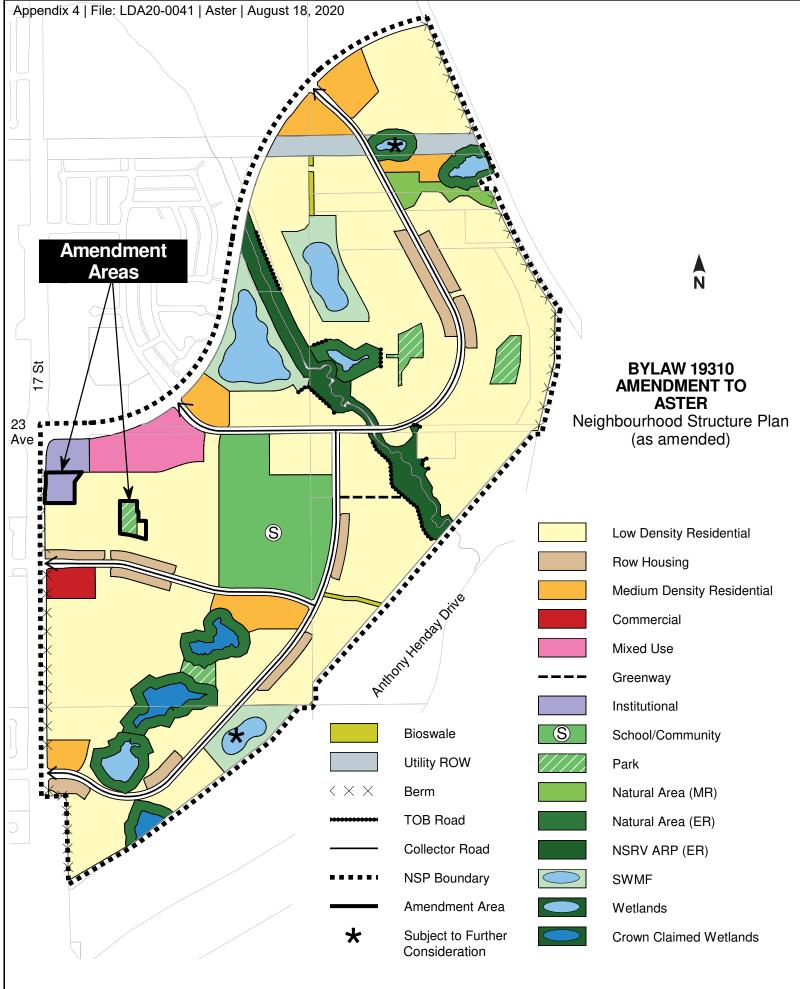
Presence / Loss of Natural Area Feature	Land / Water
Protected as Environmental Reserve	20.09
Conserved as Naturalized Municipal Reserve (MR)	1.87
Loss to Development (ha)	35.68

					Area (ha.)	% of GDA
GROSS AREA					204	
Natural Area (Environmental Reserve)					20.09	
Environmental Reserve				7.15		
Wetland Environmental Reserve				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 Res	serve)				15.96	9.1 %
Local/Pocket Parks				2.77		
MR Greenway				0.19		
CKC/School/Park				13.00		
Natural Area (Municipal Reserve)					1.87	1.1 %
Institutional						
Church Site					1.96	1.1 %
Mixed-Use (Non Residential Portion)					2.25	1.3 %
Transportation						
Circulation(20% of GDA)					35.12	20.0 %
Transit Centre				NA		
Infrastructure/ Servicing						
Storm Water Management Faci	ilities				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 & POP	ULATION COUNT					
land lies	• // \	I Init /ha		Doomlo/Unit	5 I	0/ [ND.
Land Use Single / Semi-Detached	Area (ha)	Unit/ha	Units	People/Unit	Population	
Single / Semi-Detached	86.08	25	2,152	2.8	6,026	82.7 %
Single / Semi-Detached Row Housing	86.08 6.17	25 45	2,152 278	2.8 2.8	6,026 777	% of NRA 82.7 % 5.9 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density	86.08 6.17 9.58	25 45 90	2,152 278 862	2.8 2.8 1.8	6,026 777 1,552	82.7 % 5.9 % 9.2 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units	86.08 6.17 9.58 0	25 45 90 225	2,152 278 862 0	2.8 2.8 1.8 1.5	6,026 777 1,552	82.7 % 5.9 % 9.2 % 0.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses)	86.08 6.17 9.58 0 2.25	25 45 90	2,152 278 862 0 203	2.8 2.8 1.8	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2%
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total	86.08 6.17 9.58 0	25 45 90 225	2,152 278 862 0	2.8 2.8 1.8 1.5	6,026 777 1,552	82.7 % 5.9 % 9.2 % 0.0 % 2.2%
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT	86.08 6.17 9.58 0 2.25	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board	86.08 6.17 9.58 0 2.25 104.08	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School	86.08 6.17 9.58 0 2.25 104.08	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School	86.08 6.17 9.58 0 2.25 104.08	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School	86.08 6.17 9.58 0 2.25 104.08	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School Separate School Board	86.08 6.17 9.58 0 2.25 104.08 352 176	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School Separate School Board Elementary School	86.08 6.17 9.58 0 2.25 104.08 352 176 176	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Junior High School Junior High School	86.08 6.17 9.58 0 2.25 104.08 352 176 176 176	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Senior High School Senior High School	86.08 6.17 9.58 0 2.25 104.08 352 176 176	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School Separate School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Senior High School Senior High School Senior High School	86.08 6.17 9.58 0 2.25 104.08 352 176 176 176	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School Separate School Board Elementary School Junior High School Senior High School Total Student Population SUSTAINABILITY MEASURE	86.08 6.17 9.58 0 2.25 104.08 352 176 176 176	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 9 5.9 9 9.2 9 0.0 9 2.29 100.0 9
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School Separate School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Senior High School Senior High School Senior High School Senior High School SustainABILITY MEASURE Population Per Net Hectare (ppnha)	86.08 6.17 9.58 0 2.25 104.08 352 176 176 176	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 % 704
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School Separate School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Senior High School Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha) Units Per Net Residential Hectare (uprha)	86.08 6.17 9.58 0 2.25 104.08 352 176 176 88 88	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 9 5.9 9 9.2 9 0.0 9 2.29 100.0 9 352
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Sunior High School Separate School Board Elementary School Junior High School Sunior High School Senior High School Senior High School Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha) Units Per Net Residential Hectare (uprha) [Single / Semi-Detached] / [Row Housing; Medium Density Housing; Medium to High-	86.08 6.17 9.58 0 2.25 104.08 352 176 176 176 88 88	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 9 5.9 9 9.2 9 0.0 9 2.29 100.0 9 70 35
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Separate School Board Elementary School Junior High School Junior High School Junior High School	86.08 6.17 9.58 0 2.25 104.08 352 176 176 176 88 88	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 % 704 3552 1056 34 83% / 17%
Single / Semi-Detached Row Housing Low-Rise/Medium Density Medium to High Rise Units Mixed Uses (residential uses) Total STUDENT GENERATION COUNT Public School Board Elementary School Junior High School Senior High School Separate School Board Elementary School Junior High School Sustanta High School Total Student Population SUSTAINABILITY MEASURE Population Per Net Hectare (ppnha) Units Per Net Residential Hectare (uprha) [Single / Semi-Detached] / [Row Housing; Length Medium Density Housing; Medium to High-Unit Ratio	86.08 6.17 9.58 0 2.25 104.08 352 176 176 88 88 88	25 45 90 225	2,152 278 862 0 203	2.8 2.8 1.8 1.5	6,026 777 1,552 0 365	82.7 % 5.9 % 9.2 % 0.0 % 2.2% 100.0 %

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



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:	19310
Charter Bylaw:	19311
Location:	South of 23 Avenue NW and east of 17 Street NW
Address:	1303 - 23 Avenue NW
Legal Description:	a portion of NW-32-51-23-4
Site Area:	n/a
Neighbourhood:	Aster
Notified Community Organization:	Fulton Meadows Community League
Applicant:	Tanya MacNeil; WSP

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
	(DC1) Direct Development Control Provision
	(DC2) Site Specific Development Control Provision
Proposed Zones:	(RLD) Residential Low Density Zone
	(US) Urban Services Zone
Plans in Effect:	Aster Neighbourhood Structure Plan (NSP)
	The Meadows Area Structure Plan (ASP)
Historic Status:	N/A

Written By: Sean Conway Approved By: Laurie Moulton

Branch: Development Services
Section: Planning Coordination