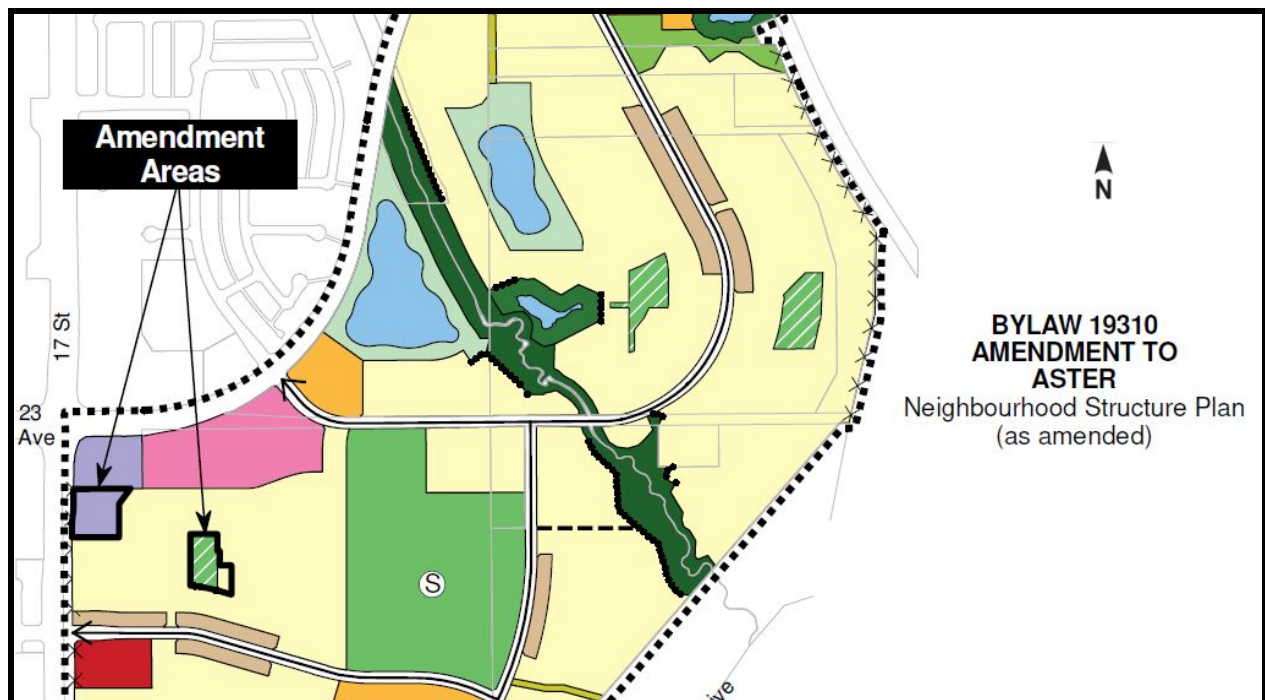




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT ASTER

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

1. **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.

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 March 24, 2020	<ul style="list-style-type: none">• Number of recipients: 27• No responses
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/aster

CONCLUSION

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

APPENDICES

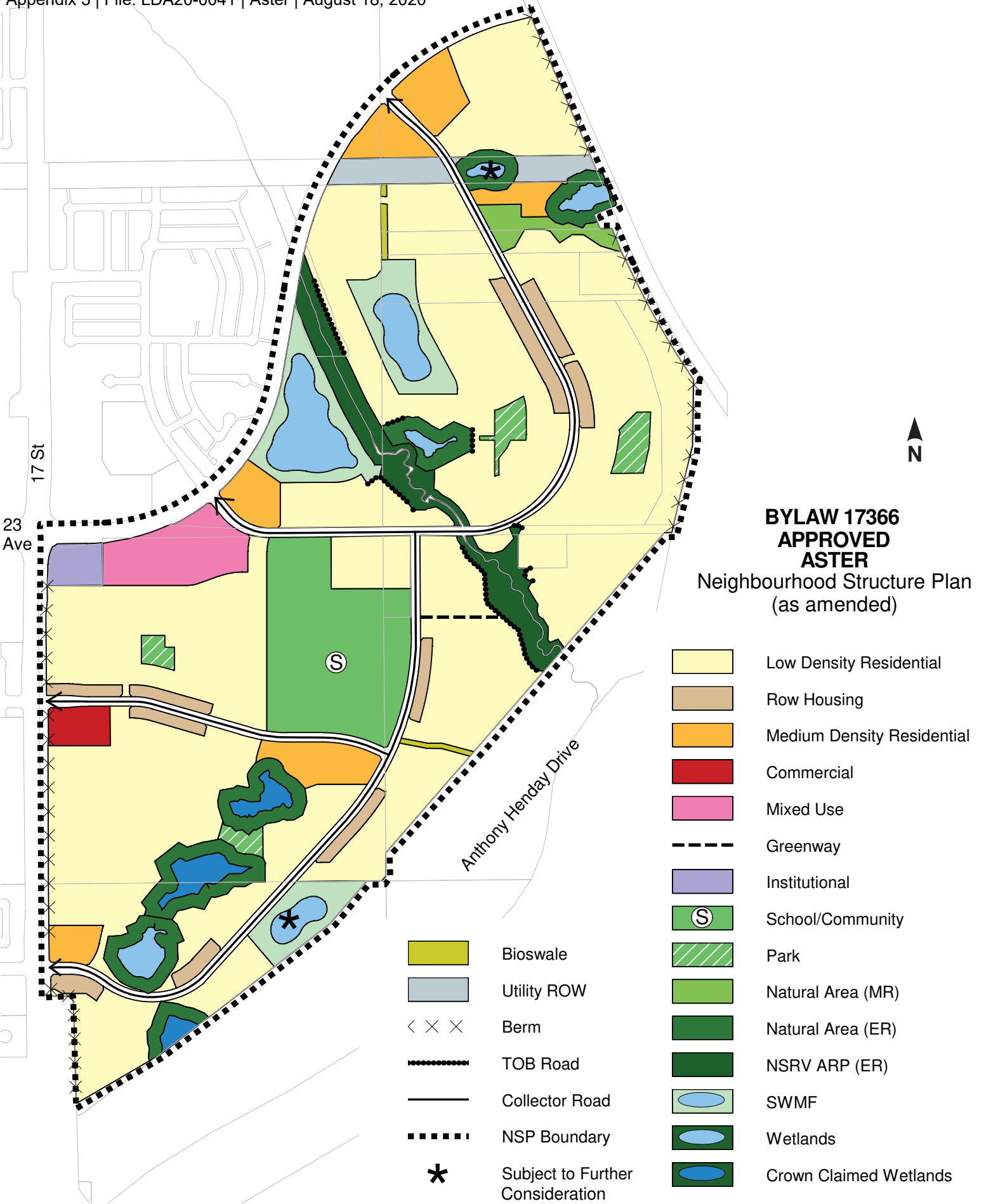
- 1 Approved Aster NSP Land Use and Population Statistics – Bylaw 17366
- 2 Proposed Aster NSP Land Use and Population Statistics – Bylaw 19310
- 3 Approved Aster NSP Map – Bylaw 17366
- 4 Proposed Aster NSP – Bylaw 19310
- 5 Application Summary

ASTER NEIGHBOURHOOD STRUCTURE PLAN - APPROVED LAND USE AND POPULATION STATISTICS (BYLAW 17366)

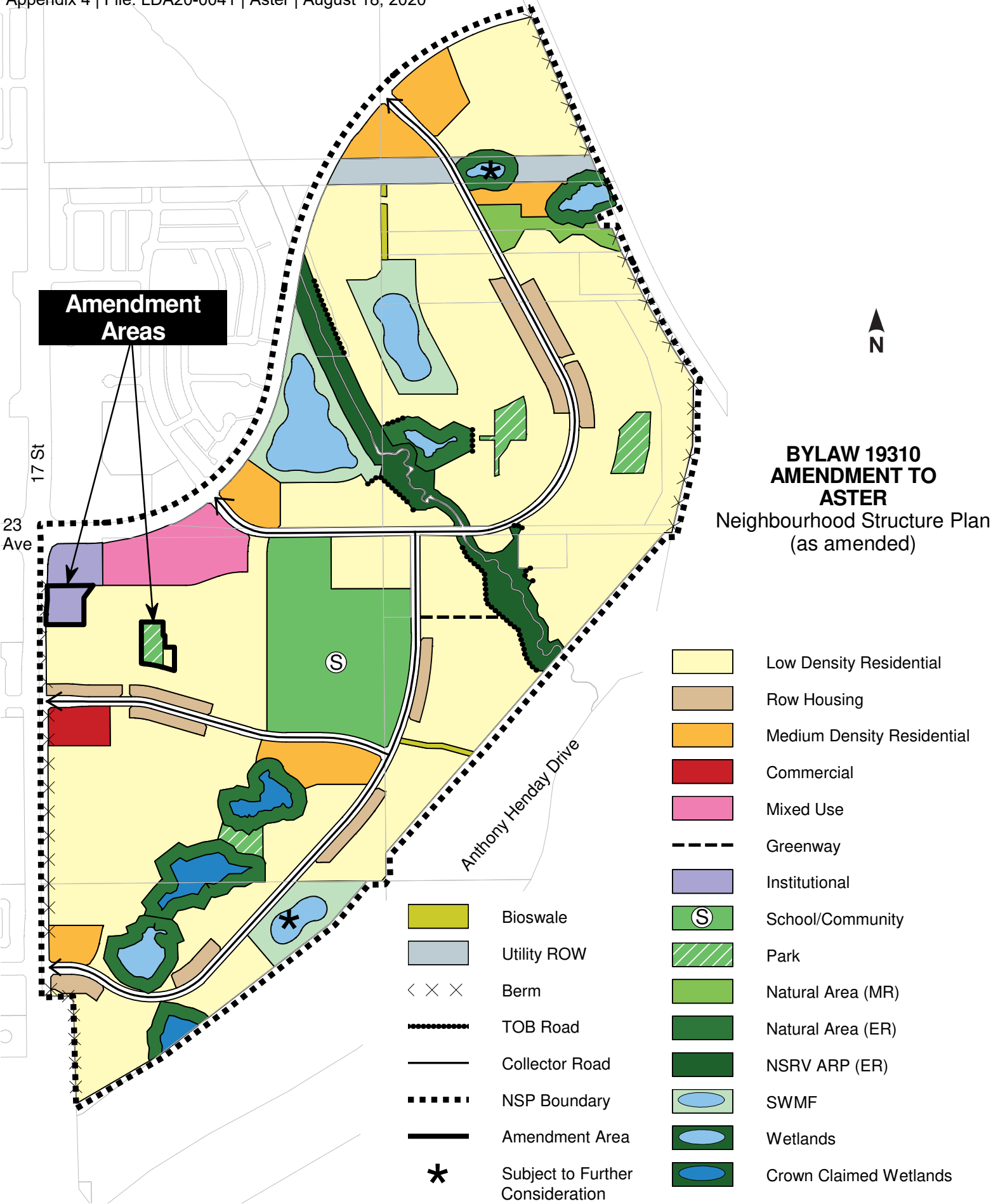
					Area (ha.)	% of GDA
GROSS AREA					204	
Natural Area (Environmental Reserve)					20.09	
<i>Environmental Reserve</i>					7.15	
<i>Wetland Environmental Reserve</i>					12.94	
Pipeline & Utility Right-of-Way					2.59	
Arterial Road Right-of-Way					5.72	
GROSS DEVELOPABLE AREA					175.60	100.0 %
Existing Land Uses						
Commercial					1.31	0.7 %
Parkland, Recreation, School (Municipal Reserve)					15.68	8.9 %
<i>Local/Pocket Parks</i>					2.49	
<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>					1.23	0.7 %
Mixed-Use (Non Residential Portion)					2.22	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					70.68	40.3 %
Net Residential Area (NRA)					104.92	59.7 %
					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	87.17	25	2,179	2.8	6,102	83.1 %
Row Housing	6.17	45	278	2.8	777	5.9 %
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 %
Mixed Uses (residential uses)	2.22	90	200	1.8	360	2.1 %
Total	104.92		3,499		8,755	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)						49.9
Units Per Net Residential Hectare (uprha)						33.3
[Single / Semi-Detached] / [Row Housing; Low –Rise / Medium Density Housing; Medium to High-Rise Units]						83% / 17%
Unit Ratio						
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						
Protected as Environmental Reserve	Land / Water		20.09			
Conserved as Naturalized Municipal Reserve (MR)			1.87			
Loss to Development (ha)			35.68			

ASTER NEIGHBOURHOOD STRUCTURE PLAN - PROPOSED LAND AND POPULATION STATISTICS (BYLAW 19310)

					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 Reserve)					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 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	203	1.8	365	2.2 %
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]						83% / 17%
Unit Ratio						
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					



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:
Approved By:
Branch:
Section:

Sean Conway
Laurie Moulton
Development Services
Planning Coordination