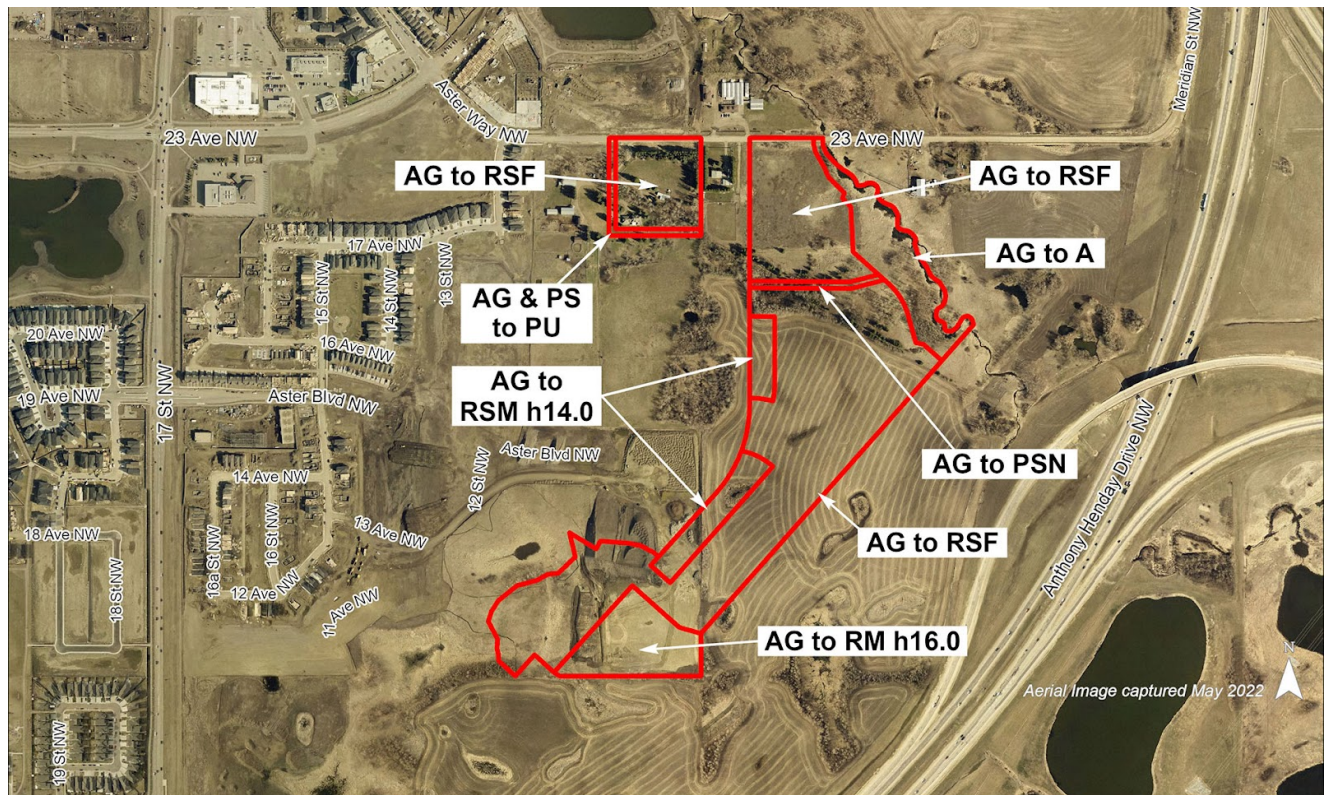


## 605 - 23 Avenue NW

### Position of Administration: Support



## Summary

Charter Bylaw 20735 proposes a rezoning from the (AG) Agriculture Zone to the (RSF) Small Scale Flex Residential Zone, (RSM h14.0) Small-Medium Scale Transition Zone, (RM h16.0) Medium Scale Residential Zone, (PSN) Neighbourhood Parks and Services Zone, (PU) Public Utility Zone, and (A) River Valley Zone to allow for low and medium density residential development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Three people were heard from who had questions regarding the status of the future school site, and plans for 23rd Avenue NW.

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 Details

This application was submitted by Qualico Communities as the landowner of the property.

### Rezoning

The proposed (RSF) Small Scale Flex Residential Zone, (RSM h14.0) Small-Medium Scale Transition Zone, (RM h16.0) Medium Scale Residential Zone, (PSN) Neighbourhood Parks and Services Zone, (PU) Public Utility Zone, and (A) River Valley Zone would allow development with the following key characteristics:

- RSF Zone:
  - Small scale residential development including detached, attached, and multi-unit residential housing
  - Maximum height of 12.0 metres (approximately 3 storeys)
- RSM Zone:
  - Small to medium scale residential development in the form of row housing, and multi-unit housing
  - Maximum height of 14.0 metres (approximately 4 storeys)
- RM Zone:
  - Multi-unit residential development
  - Maximum height of 16.0 metres (approximately 4 storeys)
  - Minimum density of 45 dwellings per hectare
- PSN Zone
  - Parkland development intended to service neighbourhood needs such as pocket parks and greenways
- PU Zone:
  - Development and protection of infrastructure systems and facilities
- A Zone:
  - Preservation of natural areas and parkland along rivers and creeks while allowing park uses

## Site and Surrounding Area

The proposed amendment area is approximately 22 hectares in the south-east corner of the Aster Neighbourhood south of 23 Avenue NW and east of 12 Street NW. This site is primarily agricultural land which is planned for residential development. The surrounding area primarily consists of agricultural uses, farmsteads and country residential uses with new residential construction to the west of 12 Street NW.

	Existing Zoning	Current Development
<b>Subject Site</b>	(AG) Agriculture Zone	Undeveloped agricultural land
<b>North</b>	(AG) Agriculture Zone	Undeveloped agricultural land and Mill Creek ravine
<b>East</b>	(AG) Agriculture Zone	Undeveloped agricultural land and Mill Creek ravine
<b>South</b>	(AG) Agriculture Zone	Undeveloped agricultural land
<b>West</b>	(PS) Parks and Services Zone (RSF) Small Scale Flex Residential Zone (NA) Natural Areas Zone  (PSN) Neighbourhood Parks and Services Zone (AG) Agriculture Zone	Undeveloped agricultural land Undeveloped agricultural land Stormwater Management Facilities Local park site under development Undeveloped agricultural land





*View of Mill Creek (left) and the north east corner of the rezoning site (right) from the 23 Avenue NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because little response was received from the mailed notice, and the proposal aligns with the land use concept of the associated statutory plans. The basic approach included:

### **Mailed Notice, September 12, 2023**

- Notification radius: 120 metres
- Recipients: 41
- Responses: 3 (questions only)

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Organizations**

- Fulton Meadows Community League Name

## Application Analysis



*Site analysis context*

### 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.

This proposal aligns with the City Plan by Big City Move, Greener As We Grow, by preserving and maintaining a system of conserved natural areas, and providing opportunities for people to access and enjoy open spaces and the North Saskatchewan River Valley and Ravine System.

### Aster Neighbourhood Structure Plan

This application conforms with the Aster Neighbourhood Structure Plan (NSP) which primarily designates this area for low density residential development, row housing and medium density residential development as shown in the neighbourhood development concept in Appendix 1. Additionally, a public utility lot greenway and river valley park are being rezoned in accordance

with the plan. The proposed zones will contribute to the incremental development of the neighbourhood and conform with the intent of the NSP.

## Land Use Compatibility

The zones proposed align with the objective of the NSP and are compatible with both existing and proposed surrounding land uses. The RSF, RSM and RM zones specifically are intended to be utilized in new neighbourhoods and include regulations which create appropriate transitions to and from one another as outlined in the Proposed Zoning Comparison Summary Table below.

Proposed Zoning Comparison Summary Table

	<b>RSF Zone Proposed</b>	<b>RSM h14.0 Zone Proposed</b>	<b>RM h16.0 Zone Proposed</b>
<b>Typical Uses</b>	Small scale Residential	Small to medium scale Residential	Multi-unit Residential
<b>Maximum Height</b>	12.0 m	14.0 m	16.0 m
<b>Minimum Density</b>	n/a	45 du/ha	45 du/ha
<b>Maximum Site Coverage/FAR</b>	55%	60%	2.3 FAR
<b>Minimum Front Setback<sup>1</sup></b>	3.0 m - 4.5 m	3.0 m - 4.5 m	3.0 m - 4.5 m
<b>Minimum Interior Side Setback<sup>2</sup></b>	0.0 m - 1.2 m	1.2 m	1.5 m - 3.0 m
<b>Minimum Flanking Side Setback<sup>3</sup></b>	2.0 m	2.0 m	3.0 m - 4.5 m
<b>Minimum Rear Setback<sup>4</sup></b>	6.0 m	5.6 m	3.0 m

<sup>1</sup> Setbacks in the RSF, RSM and RM zones vary depending on street typology.

<sup>2</sup> Zero lot line development is permitted within the RSF zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.

<sup>3</sup> Flanking side setbacks in the RM zone vary depending on street typology and building orientation.

<sup>4</sup> Rear setbacks in the RSF zone may be reduced to 1.5 metres for developments which have a rear attached garage.

## **Mobility**

Upon development of this rezoning, various improvements to the transportation and active mode network will be incorporated, including shared pathways and mid-block crossings with a 2.5 m monolithic walk adjacent to the future school site. With these improvements, the transportation and active mode networks will expand and provide better connectivity that is safe for all ages and ability users.

Edmonton Transit Service currently operates On-demand bus service in the vicinity of Aster. The proposed RSF rezoning area is within 600 metres walking distance of bus stops currently used by On-demand service, located near the intersection of Tamarack Boulevard NW and 23 Avenue NW. Aster residents using On-demand transit are connected to Meadows Transit Centre. In the future, all residents within the proposed rezoning areas will be within 600 metres walking distance of transit service.

## **Utilities**

The proposed rezoning area conforms to the Aster Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, by extension of mains, connecting to the existing system located within Aster Way. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

The public utility lot located on the northeastern boundary of the school site will transfer surface drainage through a bioswale; from the subdivision area east of Aster Drive to the stormwater management facility to the north.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

### 1. Context Plan Map

Written By: Andrew Sherstone

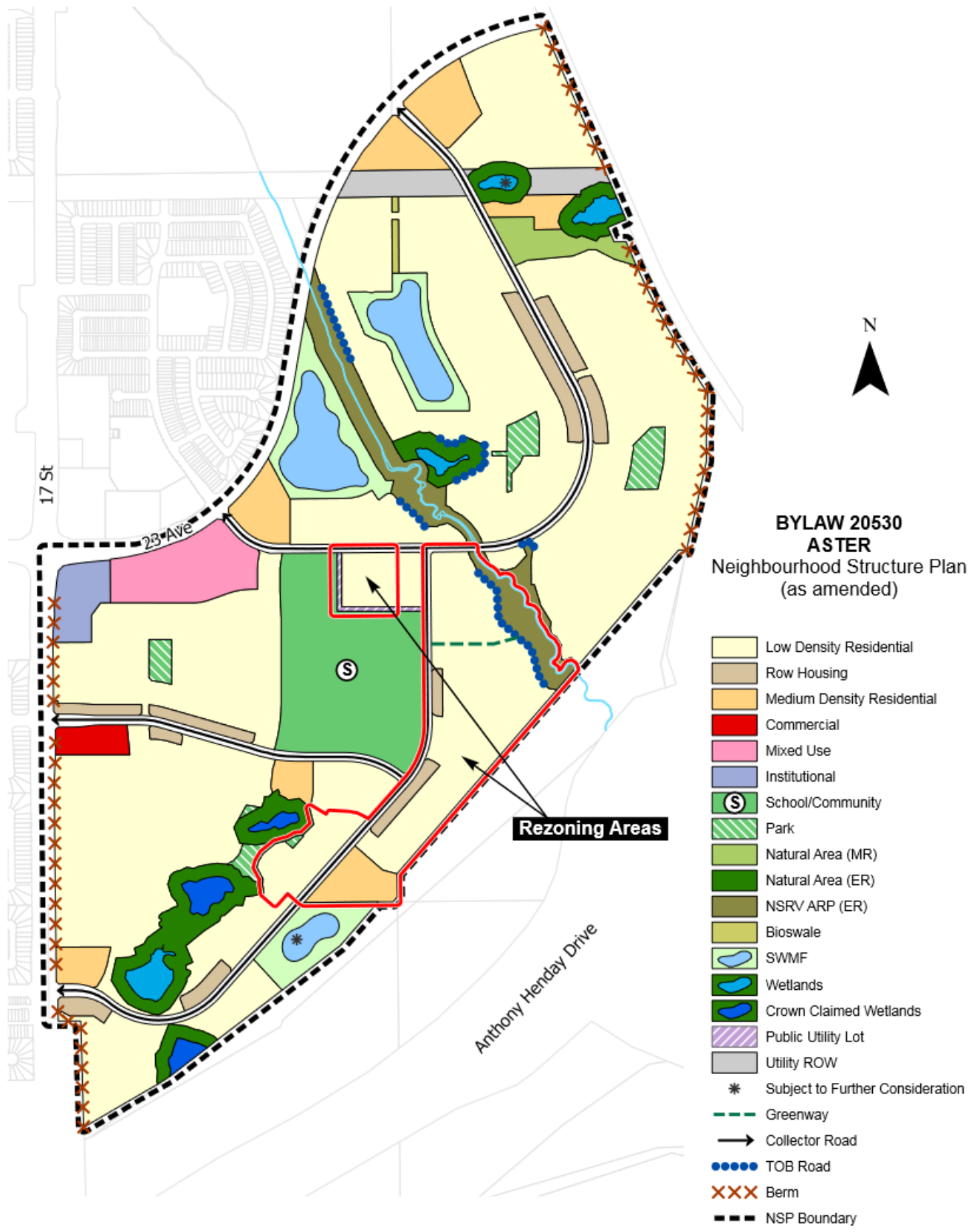
Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



Aster Land Use Concept Map



Current Land Use Concept Map