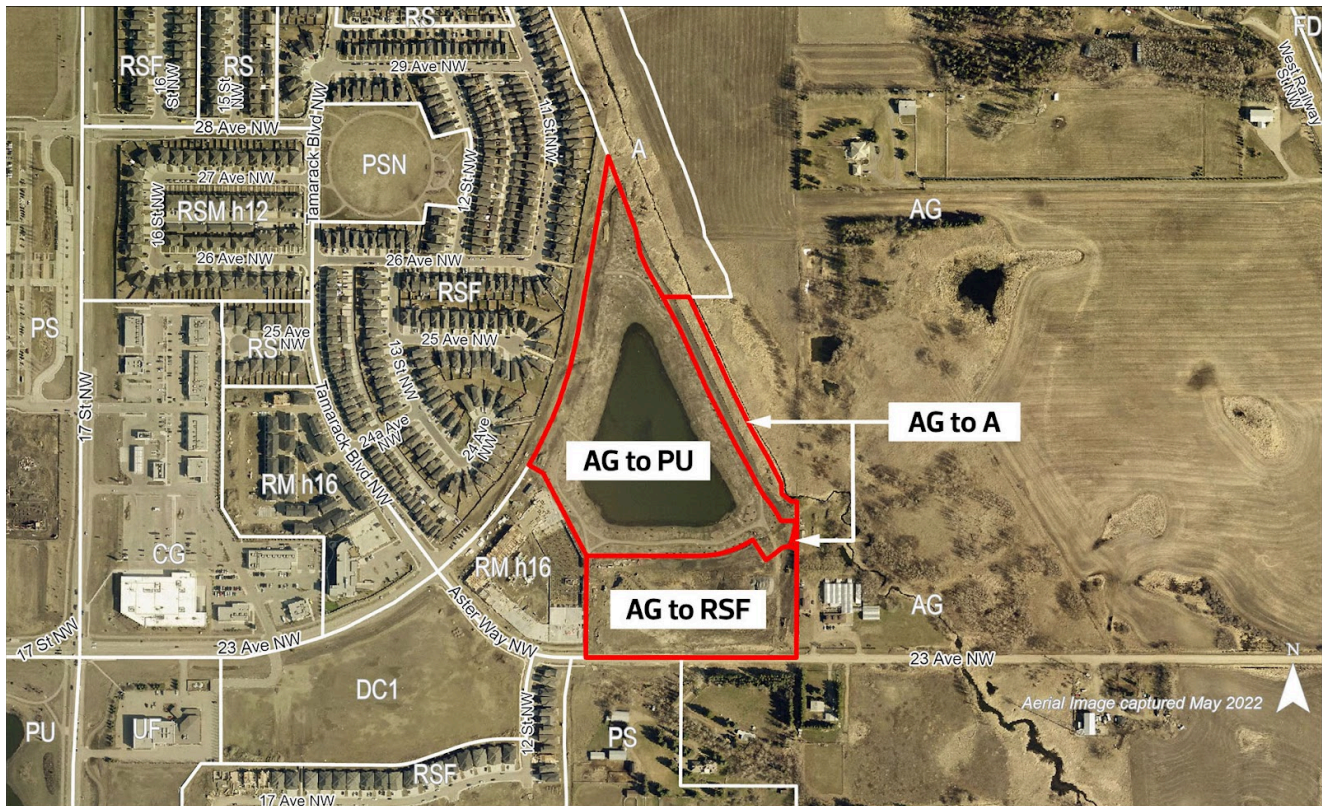


1646 Tamarack Boulevard NW and 1010 - 23 Avenue NW Position of Administration: Support



Summary

Charter Bylaw 20307 proposes a rezoning from the Agricultural Zone (AG) to the Small Scale Flex Residential Zone (RSF), River Valley Zone (A), and Public Utility Zone (PU) to allow for a range of small scale housing; to preserve natural areas and parkland; and to allow for stormwater management infrastructure. This Charter Bylaw also adjusts the boundary of the North Saskatchewan River Valley and Ravine System Protection Overlay (Section 2.260, Appendix I of the Zoning Bylaw) to align with the boundaries of the proposed A Zone.

Bylaw 20804 amends the boundary of the North Saskatchewan River Valley Area Redevelopment Plan, located in the north central portion of the Aster neighbourhood, to align with the proposed A Zone.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses have been received.

Administration is reviewing an associated subdivision application, LDA22-0239, to facilitate the proposed development.

Administration supports this application because it:

- Aligns with the goals and policies of The City Plan including accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Conforms to the Aster Neighbourhood Structure Plan (NSP) by providing the opportunity to increase housing diversity, while protecting and providing access to natural areas.
- Is compatible with the existing and planned surrounding land uses.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Streetside Development Corp.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF), Public Utility Zone (PU), and River Valley Zone (A) would allow development with the following key characteristics:

- RSF Zone:
 - A variety of small scale housing, including single detached, semi-detached, and multi-unit housing.
 - Maximum height of 12 metres (3 storeys).
 - Maximum site coverage of 55%.
- A Zone:
 - Preservation of natural areas and parkland along the river, creeks, and ravines.
 - Passive and active park uses.
- PU Zone:
 - Development that provides a public benefit, including a stormwater management facility.

North Saskatchewan River Valley Area Redevelopment Plan (ARP)

The North Saskatchewan River Valley (NSRV) ARP aims to protect the River Valley and Ravine System, designating significant portions for environmental protection and major urban and

natural parks. The rezoning application for the subject lands includes an amendment to the NSRV ARP, adjusting its boundary to align with the proposed A Zone.

Site and Surrounding Area

The proposed rezoning area is located in the north central portion of the Aster neighbourhood, north of 23 Avenue, and is 9.1 ha in size.

	Existing Zoning	Current Development
Subject Site	Agricultural Zone (AG)	Undeveloped land, ravine, and stormwater management facility (SWMF)
North	River Valley Zone (A)	Ravine
East	Agricultural Zone (AG)	Farmstead, garden center, and ravine
South	Small Scale Flex Residential Zone (RSF) Parks and Services Zone (PS) Agricultural Zone (AG)	Single detached housing Farmstead. Future school site Farmstead. Future residential lots and public utility lot
West	Small Scale Flex Residential Zone (RSF) Medium Scale Residential Zone (RMh 16.0)	Single detached housing Apartment buildings (under construction)



Subject site looking northeast from 23 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zones are standard zones that conform to the Aster NSP and are compatible with surrounding land uses. The basic approach included:

Mailed Notice, June 15, 2022

- Notification radius: 60 metres
- Recipients: 80
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Fulton Meadows Community League

Application Analysis



Site analysis context map showing the rezoning site in red and the Storm Water Management Facility (SWMF) in blue.

The City Plan

The subject site, located within the Mill Woods and Meadows District of The City Plan, is identified as Residential within a Redeveloping Area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. Considering the contribution to population growth and the site's proximity to existing amenities and services within the Meadows South District Node, the proposal aligns with The City Plan by:

- Accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Supporting 15-minute districts that allow residents to easily complete their daily needs.
- Protecting and improving access to natural areas and open spaces.

Draft District Policy and Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

The proposed zones conform to the District Policy and the Mill Woods and Meadows District Plan (MWMDP), which designate the site as Urban Mix. The draft District Policy supports a mix of housing types, shops, and services that meet the daily needs of residents through the Urban Mix land use category. The subject site is within a 10 minute walk from the Meadows South District Node and the 17th Street Secondary Corridor. As such, future residents of the subject site will benefit from and support the growth of the amenities and services within the node and corridor.

Meadows Area Structure Plan

The proposal conforms with the Meadows Area Structure Plan (ASP), which designates the site for a stormwater management facility (SWMF) and residential development. The proposed zones align with the objectives and principles of the ASP by adding a variety of housing forms while protecting the natural areas and ravine system.

Aster Neighbourhood Structure Plan

The Aster Neighbourhood Structure Plan (NSP) envisions an area with a mix of supporting land uses and diverse housing that integrates well with natural areas. The rezoning proposal aligns with the NSP's vision and goals, as the development opportunities in the proposed Residential Single-Family (RSF) zone will contribute to a variety of housing forms to meet the needs of the growing population. Additionally, the proposed residential development in close proximity to amenities and services supports the creation of a walkable neighbourhood where residents can easily meet their daily needs. Furthermore, by providing and protecting access to natural areas, the proposed A zone will contribute to higher level policies that aim to protect and preserve natural areas and open spaces, supporting biodiversity and the health and enjoyment of all Edmontonians.

Land Use Compatibility

The uses and regulations of the proposed zones are complementary to and compatible with the existing and planned surrounding land uses. The proposed RSF zone is compatible with the RM h16.0 parcel to the east, while the proposed PU and A zones allow for the development of drainage infrastructure and the protection of natural areas necessary to support the neighbourhood.

Proposed RSF Zone Summary Table

	RSF Zone Proposed
Typical Uses	Small scale residential including single and semi-detached housing
Maximum Height	12.0 m
Maximum Site Coverage	55%
Minimum Front Setback^x	3.0 - 4.5 m
Minimum Interior Side Setback^y	0.0 - 1.2 m
Minimum Flanking Side Setback	2.0 m
Minimum Rear Setback^z	6.0 m
Maximum length of any building	30.0 m

^xSetbacks in the RSF zone vary depending on street typology.

^yZero 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.

^zRear setbacks in the RSF zone may be reduced to 1.5 metres for developments which have a rear attached garage.

Mobility

As the Aster neighbourhood continues to develop, the active mode network will expand which provides infrastructure to support alternate modes of transportation. The owner will be required to construct shared pathways along the creek and future storm pond with connections to 23 Avenue NW and Aster Way NW. A safe crossing is planned for Aster Way, east 12 Street NW to connect the active mode network safely to local amenities, such as the school site on the south side of Aster Way NW.

Currently, 17 Street NW is undergoing construction to widen the arterial roadway to 4 lanes between Aster Boulevard/19 Avenue NW and Silver Berry Road NW. The signal at Aster Boulevard/19 Avenue NW and Silver Berry Road NW is anticipated to be operational by the end of March 2024.

On-demand transit is currently provided to Aster and nearby Tamarack Common. The subject area is approximately 250-500 metres walking distance to two (2) On-demand bus stops located at the intersection of Tamarack Boulevard NW and 23 Avenue NW (Aster Way NW). Residents using on-demand transit near the rezoning area are taken to Meadows Transit Centre to connect to the larger city-wide transit network.

In the future, Edmonton Transit Service (ETS) intends to provide conventional transit service to Aster and Tamarack Common. With the future introduction of conventional transit service, all residents within the subject area will continue to be within 600 metres walking distance to transit. Also in the future, a mass transit bus route is anticipated to operate nearby on 17 Street NW and 23 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Open Space

The proposed A zoning was reviewed, and complies with the Aster NSP and supporting technical studies. The ravine will provide open space opportunities for residents and ecological connectivity. Future development stages will require environmental reserve dedication and construction of a top of bank shared use path.

Utilities

The proposed rezoning area conforms to the latest Aster Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, connecting to the existing system located within 23 Avenue. 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 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. Neighbourhood Context Map
2. North Saskatchewan River Valley ARP Amendment Map

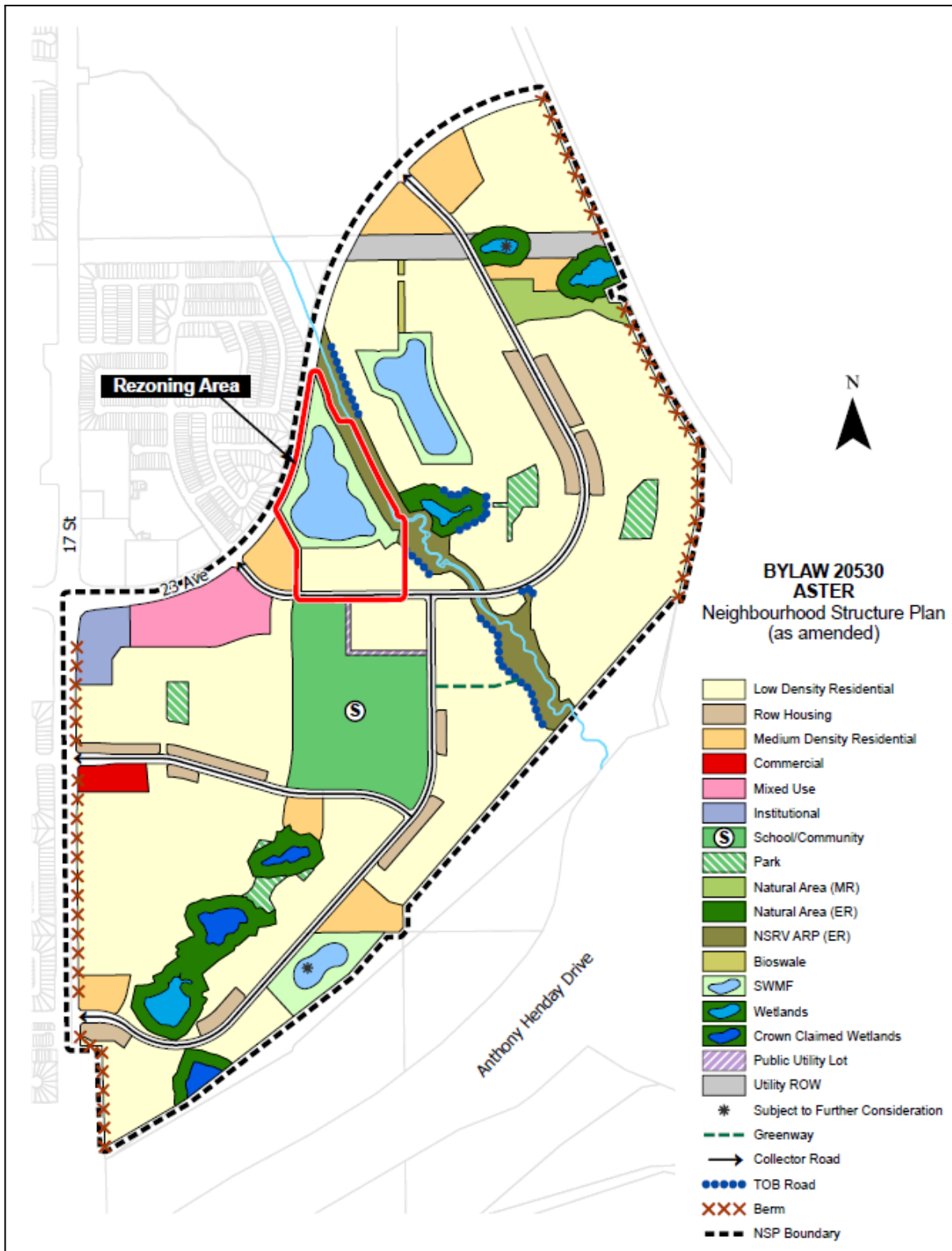
Written By: Gilbert Quashie-Sam

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Neighbourhood Context Map



North Saskatchewan River Valley ARP Amendment Map

