

**ATTACHMENT 2
BYLAW 17564
FILE: LDA15-0026
ASTER**

DESCRIPTION: ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (DC1) Direct Development Control Zone, and (AP) Public Parks Zone; ASTER

LOCATION: Portion of 1303 - 23 Avenue NW and 1111 – 23 Avenue NW

LEGAL DESCRIPTION: Portion of NW-32-51-23-4

APPLICANT: Shane Gerein
Qualico Communities
280, 3203 - 93 Street NW
Edmonton, Alberta T6N 0B2

OWNER: Qualico Developments West Ltd.
3203 - 93 Street NW
Edmonton, Alberta T6N 0B2

ACCEPTANCE OF APPLICATION: January 16, 2015

EXISTING DEVELOPMENT: Undeveloped

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17564 to amend the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Parks Zone, (DC1) Direct Development Control Provision, and (DC1) Direct Development Control Provision be APPROVED.

DISCUSSION

1. The Application

This is an application to rezone from (AG) Agricultural Zone to (AP) Public Parks Zone, (DC1) Direct Development Control Provision for single-detached housing, and (DC1) Direct Development Control Provision for Row Housing. There is an associated application for Subdivision to dedicate Municipal Reserve for a public park, and create residential lots.

The rezoning will allow for development of single detached housing with a wide and shallow configuration, Row Housing with increased site coverage and narrow lots, and a pocket park.

2. Site and Surrounding Area

The site is located south of 23 Avenue NW, and east of 17 Street NW. Surrounding land is largely undeveloped. North of the site is an existing church on land zoned US (Urban Services). West of the site is a stormwater management facility in the Laurel neighbourhood on land zoned (PUL) Public Utility Lot.



Figure 1: Aerial view of the site looking north.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

Aster Neighbourhood Structure Plan

This proposal conforms with and supports the following policies and objectives from the Aster Neighbourhood Structure Plan:

- 4.3 (5) To produce a pedestrian scale development that encourages walkability and safe streets.
- 4.3 (15) Incorporate a mix of dwelling types and forms to cater to a wide variety of consumers including singles, young families, multi-generational families, empty nesters, and seniors, while meeting mandated density targets.
- 4.3 (24) To provide direct physical access and visual connections to park and natural areas to encourage use of these spaces and provide natural surveillance.

The proposed zones are compatible with surrounding and adjacent land which is planned for residential development.

2. Commenting Agencies

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

3. Environmental Review

The Environmental Planning Unit reviewed the Phase I Environmental Site Assessment and deemed the site suitable for the intended uses.

4. Surrounding Property Owners' Concerns

Sustainable Development received no responses to its advance notification letter sent to surrounding property owners, the Fulton Meadows Community League, and The Meadows Community League Association on January 27, 2015.

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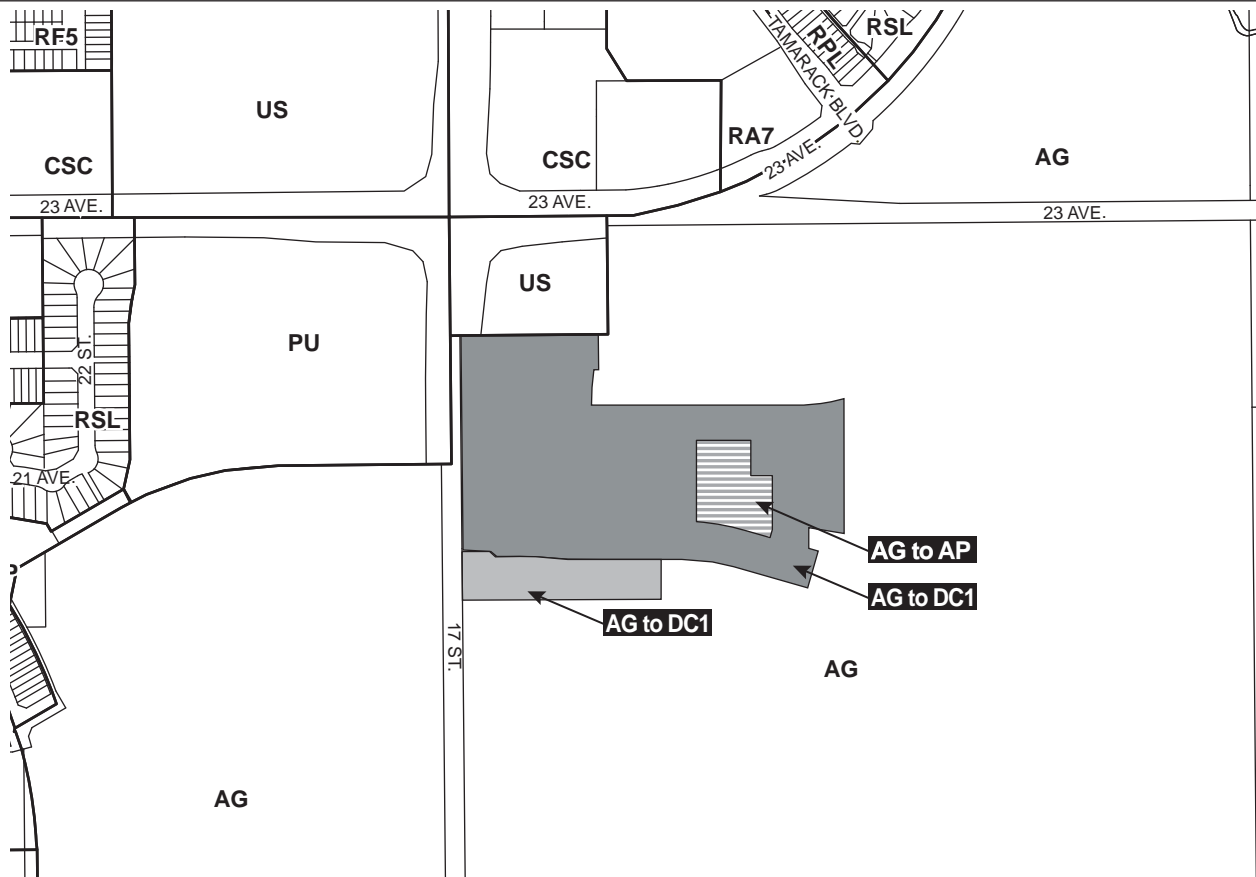
JUSTIFICATION

The Sustainable Development Department recommends that Bylaw17564 to amend the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Parks Zone, (DC1) Direct Development Control Provision for single-detached housing, and (DC1) Direct Development Control Provision for row housing be APPROVED as it conforms to the Aster Neighbourhood Structure Plan and uses prescribed for this area, and supports the objectives of the Municipal Development Plan.

ATTACHMENTS

2a Maps

Written by: Sean Lee
Approved by: Tim Ford
Sustainable Development
May 25, 2016



SURROUNDING LAND USE ZONES

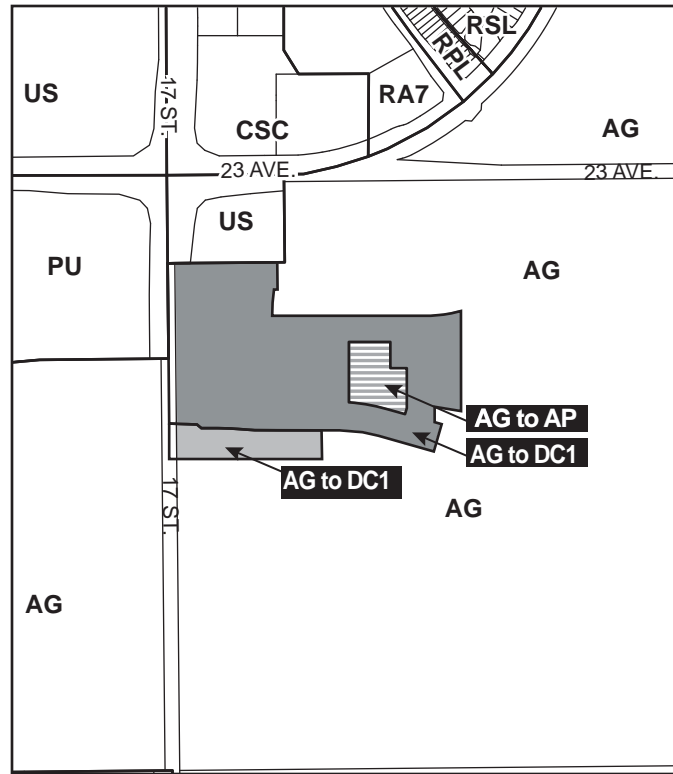


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SUSTAINABLE DEVELOPMENT

ASTER, BYLAW 17564

Location: 1111 and 1303 - 23 Avenue NW



Proposed Rezoning from

-  **AG to DC1**
-  **AG to DC1**
-  **AG to AP**



The purpose of proposed Bylaw 17564 is to change the Zoning Bylaw from (AG) agricultural zone to (DC1) direct development control zone, and (AP) public parks zone; a portion of NW-32-51-23-4, as shown on the attached sketch. These zones provide the opportunity for a public park, row housing, and single detached housing in conformance with the Aster Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0026

DATE: May 25, 2016

