

### 16720 18 Street NW

### Position of Administration: Support



### Summary

Bylaw 21010 proposes a rezoning from the Agriculture Zone (AG) to the Future Urban Development Zone (FD), which allows for agricultural and rural uses that do not prevent future use until the lands are required in accordance with a statutory plan.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received by the time this report was written.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Allows for temporary development.
- Supports the Horse Hill District Plan.

## Application Details

This application was submitted by 4IB Investments. The proposed Future Urban Development Zone (FD) would allow for development with the following key characteristics:

- Development up to 12.0 metres in height (approximately 3 storeys)
- Agricultural, Urban Agricultural and Special Event uses
- Limited discretionary development, which may include Minor Industrial limited to temporary outdoor storage or Outdoor Sales and Service

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Outside Landscaping Storage
<b>North &amp; West</b>	Agriculture Zone (AG)	Pirates Rugby Fields
<b>East</b>	Agriculture Zone (AG)	Undeveloped CN Rail Vegreville Line
<b>South</b>	Agriculture Zone (AG)	Outdoor Storage & Outbuildings



*View of site, looking northeast from 167 Avenue NW*





*View of site, looking northwest from the intersection of 167 Avenue NW / 18 Street NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application does not propose any amendments to a statutory plan and advance notice of the proposed land use change garnered no response. The basic approach for this site included:

### **Mailed Notice, October 10, 2024**

- Notification radius: 60 metres
- Recipients: 21
- Responses: 0

### **Site Signage, October 16, 2024**

- One (1) rezoning information sign was placed on the property to be visible from 18 Street NW

### **Webpage, September 17, 2024**

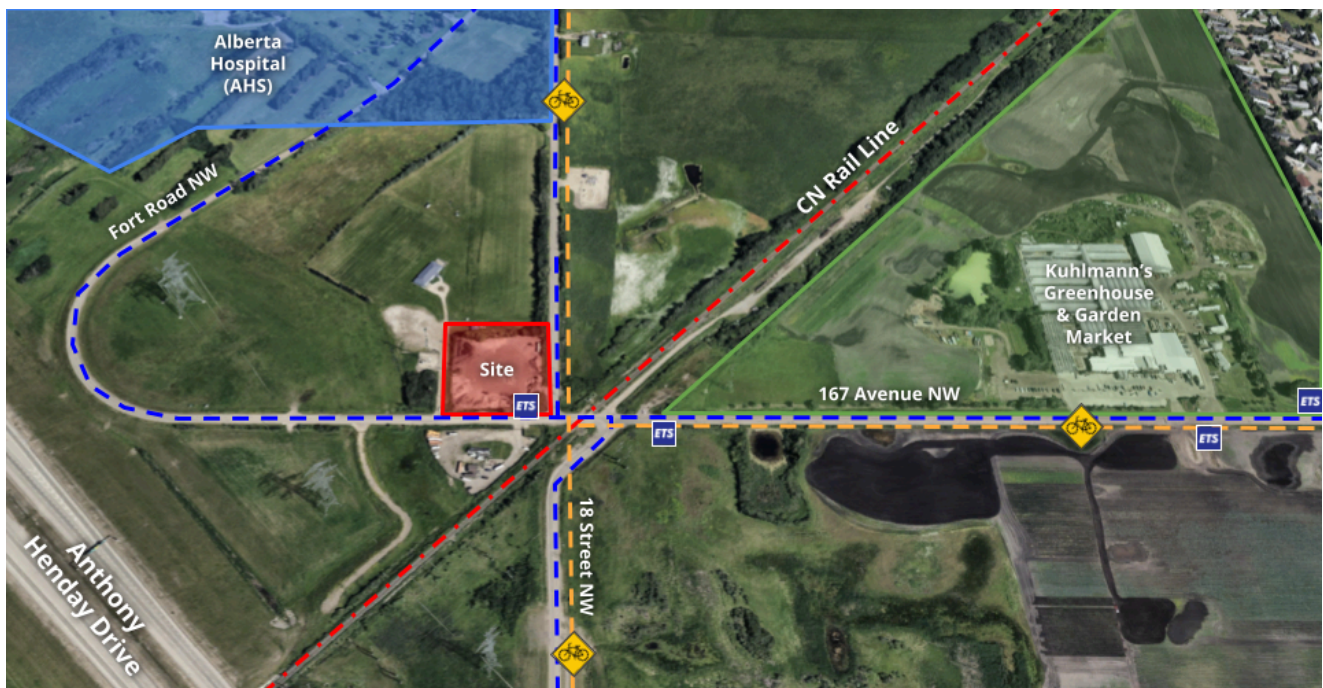
- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Hairsine Community League
- Horse Hill Community League Association
- Edmonton Evergreen Community Association
- Clareview and District Area Council

## Application Analysis

The site is approximately 0.8 hectares in size and contains outdoor landscaping storage uses. It is situated in the southern part of the Horse Hill District, within the future Horse Hill Neighbourhood 3. This site is near the Alberta Hospital (operated by Alberta Health Services), the Anthony Henday Drive Transportation Utility Corridor (TUC) and the Evergreen Neighbourhood. Surrounding the site are rural uses, including greenhouses, private sports fields and active farms. Transit service is available along 18 Street NW and 167 Avenue NW, and there are plans for bike paths along both corridors in the future.



*Site analysis context*

## The City Plan

The City Plan designates the site as part of a developing area intended for residential development. This area is expected to support an incremental step towards Edmonton's population growth, contributing to future population growth up to the 1.5 million population horizon. The proposed FD zone allows for temporary uses and does not prevent future urban development or prejudice The City Plan's long-term development.

## Horse Hill District Plan & District Policy

The site is within the Horse Hill District Plan (DP), which designates the site as Urban Mix. Urban Mix includes housing, shops, services, and offices in one land use category. The FD Zone will allow for temporary use of the site, which will not prevent future urban mix development in this part of the DP.

## Horse Hill Area Structure Plan

The site is within the boundary of the Horse Hill Area Structure Plan (ASP), which identifies the site for urban residential uses. Currently, no Neighbourhood Structure Plan (NSP) is in place. However, urban development can commence once an NSP for Horse Hill Neighbourhood 3 is approved. The proposed FD Zone will allow for temporary use (landscaping and outdoor storage uses).

## Land Use Compatibility

The proposed FD zone is compatible with surrounding land uses and it will not prevent future urban development. It will allow for a range of rural and agricultural uses, as well as limited discretionary uses. The table below outlines the differences in development regulations between the current AG Zone and the FD Zone. The table shows that the AG and FD Zones are quite similar; however, the most notable difference is for Limited Discretionary Community, Commercial and Industrial Uses allowance.

	<b>AG Zone Current</b>	<b>FD Zone Proposed</b>
<b>Typical Uses</b>	Agriculture, Rural Residential, Special Events  Community Service / Outdoor Recreation Service ( <i>limited to those existing as of Jan 1, 2024</i> ),	Agriculture, Urban Agriculture, Special Events  Limited Discretionary Community, Commercial and Industrial Uses
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Minimum Setback</b> (all sides of property)	7.5 m	7.5 m



## **Mobility**

The rezoning site is located next to future district connector bike routes along 18 Street and 167 Avenue. In the Horse Hill ASP, 18 Street NW and 167 Avenue NW are designated as arterial roadways. This rezoning is not expected to impact the transportation network.

Edmonton Transit currently operates in this area with local route 121 which serves the Alberta Hospital site.

## **Open Space**

This rezoning to FD is supported as the proposed zone purpose does not conflict with future planned development. Any future development and rezoning requests will require an NSP prepared for this area, and future parks and natural areas will be identified through technical studies that support that work.

## **Utilities**

The proposed rezoning is not anticipated to impact the sanitary and storm sewer systems in the area, and there are no expectations of sewer servicing at this time.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing Horsehills Creek. Details of the required stormwater management will be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing along 18 Street NW adjacent to the site. With future urban development or redevelopment of the site, the developer will be required to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant/owner will be responsible for all costs associated with providing the required water supply with future urban development or redevelopment of the site.

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