

## 22810 - 118A Avenue NW

### Position of Administration: Support



## Summary

Bylaw 21051 proposes a rezoning from the Rural Residential Zone (RR) to the Future Urban Development Zone (FD) to allow for agricultural and rural uses that do not prevent future urban uses.

Public engagement for this application included site signage, a mailed notice, one on one communication and information on the City's webpage. Administration heard from 20 people, mostly in opposition about the proposed rezoning. Concerns were related to the FD zone's discretionary uses, which include temporary outdoor storage, outdoor sales and outdoor and service uses.

Administration supports this application because it:

- Allows for additional development rights that are likely temporary
- Maintains the rural character of the area and provides a transition between the residential uses to the north and the industrial uses to the south
- Does not preclude future urban development

## Application Details

This application was submitted by Clarity Development Advisory on behalf of 2576063 Alberta Ltd. The proposed Future Urban Development Zone (FD) would allow for development that may be temporary at the discretion of the Development Authority with the 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 and Outdoor Sales and Service

The applicant has not specified their intended development within the FD Zone. However, this zone permits agriculture, urban agriculture, and special event uses. Discretionary uses allowed in this zone include commercial activities and temporary outdoor storage. A detailed review of the proposed development will be examined during the development permit application stage. Approval for listed discretionary uses would be based on the compatibility of the proposed use with the surrounding context, compliance with relevant statutory plans, and may be a time bounded permit.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Rural Residential Zone (RR)	Undeveloped
<b>North</b>	Rural Residential Zone (RR)	Rural Residential
<b>East</b>	Rural Residential Zone (RR)	Rural Residential
<b>West</b>	Business Employment Zone (BE)	Undeveloped
<b>South</b>	Medium Industrial Zone (IM)	Highway 16 (Yellowhead Trail), Indoor Self Storage & Minor Industrial (south of Highway 16)





*View of application area looking north from 118a Avenue NW*



*View of application area looking west from 118b Avenue NW*

## Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected to include all nearby properties in the engagement, considering the large lot sizes. Advance notice mail was sent to properties within a 150 meter radius, and two rezoning signs were placed on the property to increase public awareness of the proposed rezoning.

### Site Signage, December 5, 2024

- Two rezoning information signs were placed on the property so as to be visible from 118a Ave NW and 118b Ave NW.
- Responses: 17
  - In support: 0 (0%)
  - In opposition: 15 (88%)
  - Questions only: 2 (12%)

### Mailed Notice, December 23, 2024

- Notification radius: 150 metres
- Recipients: 23
- Responses: 3 (In opposition)

### Notified Community Organizations

- Big Lake Estates Homeowners Association Area Council
- Big Lake Community League

### Webpage

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

### Common comments heard (approximate number of similar comments in brackets beside comments below):

- Proposed development will increase neighborhood traffic (5) and it will negatively impact residential living (7).
- Allowing this rezoning could lead to additional rezoning applications like this in the area (4), thereby altering the rural residential character of the community (5).



## Application Analysis

The rezoning site is located on the western edge of the Kinglet Gardens neighborhood, just north of Yellowhead Trail. Covering 3.75 hectares, the site remains undeveloped and is currently designated as rural residential, which does not permit further subdivision. It is bordered by rural residential to the north and east. To the south of the property is Yellowhead Trail. Across Yellowhead Trail from the property are a mixture of medium industrial uses.



Site analysis context

## The City Plan

The City Plan identifies the site within a developing area designated for residential uses. This area is expected to contribute towards Edmonton's growth between the 1.5 and 1.75 million population horizon. The proposed FD Zone would allow for development that may be temporary at the discretion of the Development Authority until the necessary planning and services are established to support urban residential development, as outlined in The City Plan.

## West Henday District Plan

The site is within the West Henday District Plan, which designates the site for Urban Mix uses. Urban Mix includes a variety of land uses, including housing, shops, services, and offices. The proposed FD Zone will allow for use of the site (that may be temporary) without hindering future Urban Mix development in this part of the District.

## Big Lake Area Structure Plan

The site is located within the Big Lake Area Structure Plan, which designates it for low-density urban residential development. However, urban residential development cannot commence in

this part of the area until the Kinglet Gardens Neighbourhood Structure Plan (NSP) is amended and the necessary amenities and infrastructure are upgraded to urban standard. Rezoning to the FD Zone will allow for agricultural and rural uses until the appropriate planning and services are in place for urban development.

### Kinglet Gardens Neighbourhood Structure Plan

The site is also within the Kinglet Gardens Neighbourhood Structure Plan (NSP) area. Within the NSP, the site and surrounding rural residential sites are designated as Existing Residential. The NSP specifies that, for urban development and subdivision to occur in this part of the neighbourhood, comprehensive planning must occur. The proposed FD zone will allow for limited changes to the use of land in this area, while not precluding future comprehensive planning nor a future plan amendment to occur.

### Land Use Compatibility

The proposed FD Zone will allow for a range of rural and agricultural uses, as well as limited discretionary uses that will not prevent future urban development. It is compatible with the surrounding rural residential area, as it maintains the rural character of this part of Kinglet Gardens. Additionally, the site helps provide a transition between the residential uses to the north and the industrial uses to the south across Yellowhead Trail. The table below summarizes the differences in development regulations between the current Rural Residential Zone(RR) and the Future Urban Development Zone (FD):

	<b>RR Current</b>	<b>FD Proposed</b>
<b>Typical Uses</b>	Residential Uses, Agriculture, Special Events, Child Care Service, Home Based Business, and Commercial Uses (limited to veterinary service)	Agriculture, Urban Agriculture, Special Events Discretionary Temporary Outdoor Storage, Minor Utility, and School Uses
<b>Minimum Site Area</b>	1.0 ha	8.0 ha
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Minimum Setback</b> (Front & Rear)	7.5 m	7.5 m
<b>Minimum Side Setback</b> (Interior & Flanking)	5 m	7.5 m

## **Mobility**

Alberta Transportation and Economic Corridors is working on Highway 16 functional planning study that includes highway widening, a future closure of 231 Street access to Highway 16 as well as plans to disconnect 118A Avenue from 215 Street. Direct access to 118A Avenue will not be permitted. Upon redevelopment of the subject lands, the owner will be required to relocate the existing access to be internal to the neighbourhood.

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network.

On Demand Transit currently serves the Big Lake area; however, the rezoning area is outside the acceptable walk distance and is missing key pedestrian infrastructure to access the transit service along Winterburn Road.

## **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 use on-site stormwater management techniques with a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

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.

Written By: Eyouel Yimer

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination