

**ATTACHMENT 2  
BYLAW 17232  
FILE: LDA15-0020  
BROOKSIDE, RIVER  
VALLEY LESSARD  
NORTH, RIVER  
VALLEY WHITEMUD,  
WESTRIDGE**

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (AGU) Urban Reserve Zone to (A) Metropolitan Recreation Zone; BROOKSIDE, RIVER VALLEY LESSARD NORTH, RIVER VALLEY WHITEMUD, WESTRIDGE

**LOCATION:** Site A – East of 170 St. NW and north of Wolf Willow Road;  
Site B – West of the North Saskatchewan River and north of Wolf Willow Point;  
Site C – East of Whitemud Dr. and north of 60 Ave. NW;  
Site D – East of Whitemud Dr. and north of 60 Ave. NW; and,  
Site E – East of Whitemud Dr. and north of 60 Ave. NW.

**LEGAL DESCRIPTION:** Site A – Lot R, Plan 6119KS;  
Site B – Block 15, Lot 23R, Plan 7521087;  
Site C – Block A, Plan 5975CL;  
Site D – Block OT, Plan 6408ET; and,  
Site E – Lot 1ER, Plan 8922334.

**APPLICANT:** The City of Edmonton

**OWNER:** The City of Edmonton

**ACCEPTANCE OF APPLICATION:** January 13, 2015

**EXISTING DEVELOPMENT:** Site A – Undeveloped, maintained grass foliage;  
Site B – Dense tree cover with walking path;  
Site C – Dense tree cover;  
Site D – Dense tree cover; and,  
Site E – Dense tree cover.

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17232 to amend the Zoning Bylaw from (AGU) Urban Reserve Zone to (A) Metropolitan Recreation Zone be APPROVED.

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**DISCUSSION**

**1. The Application**

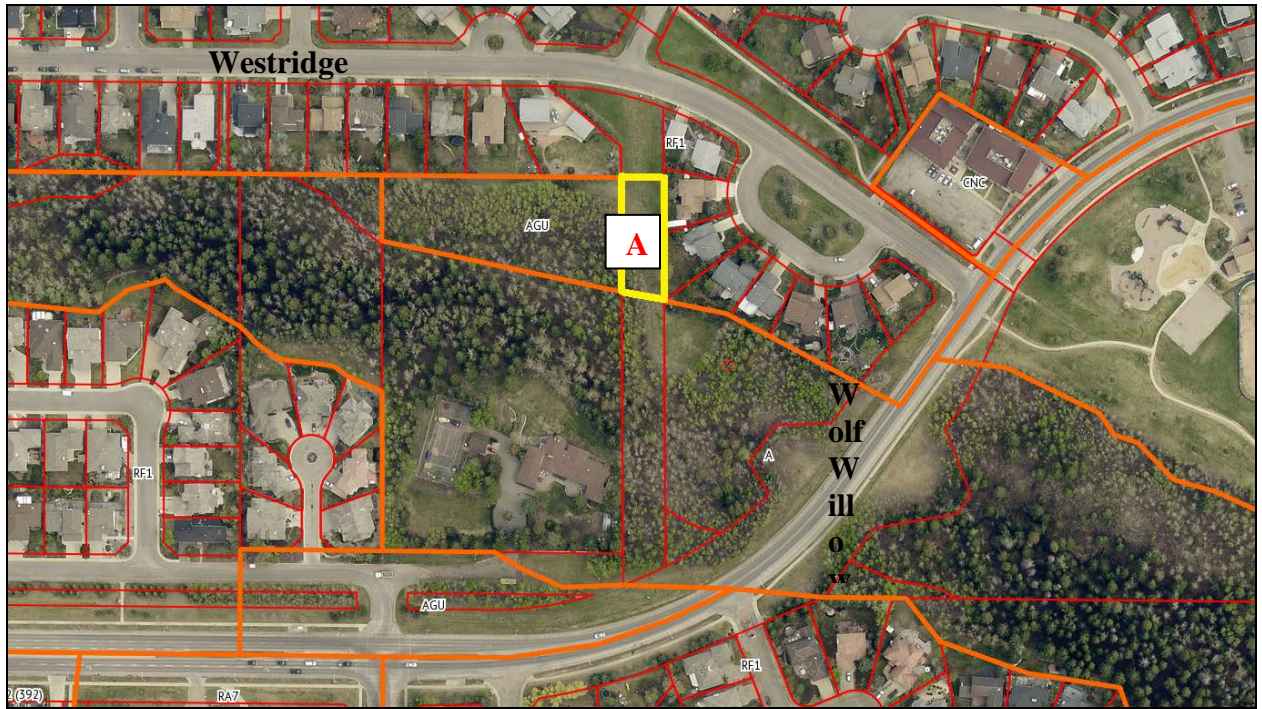
This application affects pockets of lands in the Brookside, River Valley Lessard North, River Valley Whitemud and Westridge neighbourhoods. These properties are adjacent to or within to the North Saskatchewan River Valley and Ravine System. The proposed rezonings are to allow current park uses to remain.

Bylaw 17232 proposes to rezone the subject lands from (AGU) Urban Reserve Zone to (A) Metropolitan Recreation Zone. The purpose of the (AGU) Urban Reserve Zone was to establish a holding zone that would preserve the lands for future development. Considering these lands are existing natural areas and are connected to the North Saskatchewan River Valley or other parkland areas, the proposed rezoning to the (A) Metropolitan Recreation Zone is appropriate as this zone allows for the preserving of natural areas along rivers, creeks and parkland while providing the opportunity for recreational uses.

## **2. Sites and Surrounding Areas**

### Site A:

This site is located in the western portion of the Westridge Neighbourhood. The site is located between Wolf Willow Road and is located south of Westridge Road. Surrounding the site are predominately single-detached residential uses and tree stands. The Wolf Willow Ravine is located southeast of the site.



*Aerial View of Site, south of Westridge Road NW*

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Site B:

This site is located in the south eastern portion of the River Valley Lessard North Neighbourhood. The site is located east of Wolf Willow Crescent NW, and connects the pathway system between Wolf Willow Ravine and Patricia Ravine. Single-detached residential uses back onto the subject site along Wolf Willow Point and Wolf Willow Crescent.

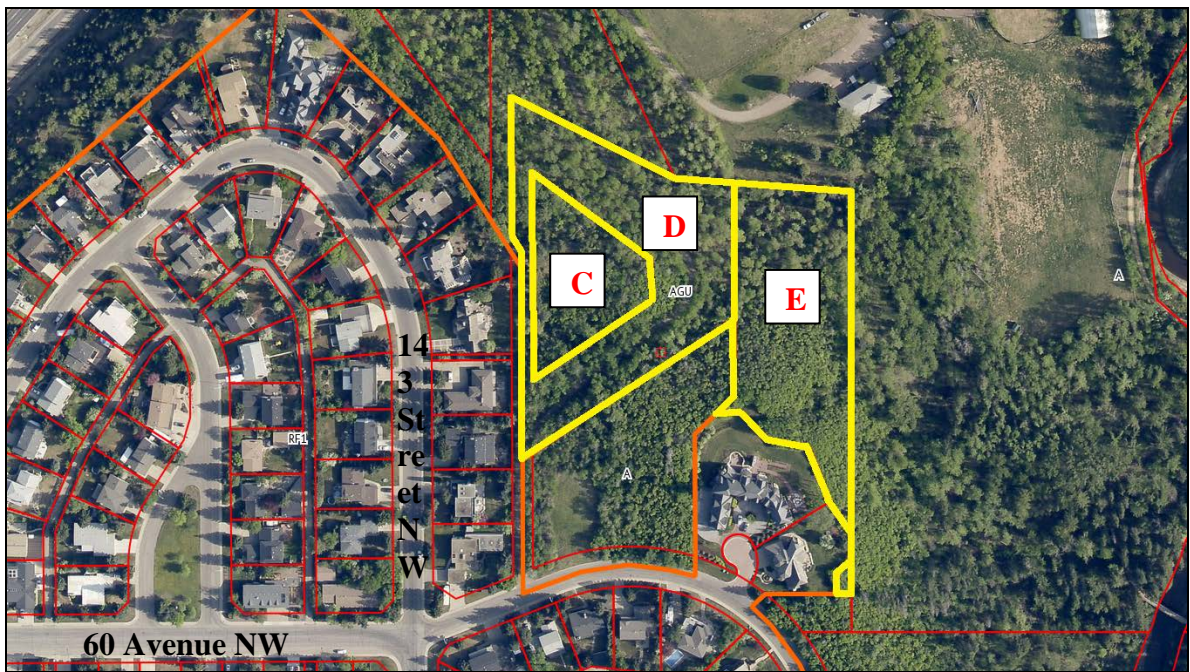


*Aerial View of Site, south of Wolf Willow Crescent*



Site C, D and E:

Sites C, D and E are located in the most south western portion of the River Valley Whitemud Neighbourhood and the most north eastern portion of the Brookside Neighbourhood. These sites are located east of 143 Street NW and north of 60 Avenue NW with Whitemud Park being located to the north and east of the sites. Single-detached residential uses back onto portions of the subject lands.



*Aerial View of Site, north of 60 Avenue NW*

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**ANALYSIS**

**1. Compliance with Approved Plans and Land Use Compatibility**

The proposed rezoning complies with The Way We Grow by supporting the reinvestment and rehabilitation of parks and public facilities in mature neighbourhoods. In addition, the proposed rezoning protects, preserves and improves the North Saskatchewan River Valley and Ravine System by providing an opportunity to make these areas accessible all year round for recreational and activity use. This rezoning application supports the integration of the River Valley and Ravine System across the city.

The proposed rezoning complies with Objectives 4 and 5 of the West Jasper Place Outline Plan by preserving existing tree stands and retaining areas of scenic beauty and topographical interest for public uses.

The proposed rezoning complies with Sections 2 and 4 of the North Saskatchewan River Valley Area Redevelopment Plan by protecting and preserving parklands and environmental areas.

**2. Transportation and Utilities**

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

**3. Parks and School Boards**

The Parks Planning Unit, Edmonton Public School Board and Catholic School Board expressed no concerns regarding the proposed rezoning.

**4. Environmental Review**

A Phase 1 Environmental Site Assessment (ESA) is not required at this time.

**5. Surrounding Property Owners' Concerns**

Sustainable Development sent an advance notice of the proposed rezoning to surrounding property owners and the Rio Terrace, Riverbend, and, Westridge/ Wolf Willow/ Country Club Community Leagues on February 6, 2015. In addition, the Southwest Area Council of Community Area Council, Terwilligar Riverbend Advisory Council Area Council and West Edmonton Communities Council Area Council were also notified.

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There were four (4) replies from residents who asked for clarification about the application and the reasons for the rezoning application, as well as identification of future impacts on surrounding lands.

In addition, one resident inquired if the rezoning application was to facilitate the addition of an aboriginal sweat lodge.

In response, a description and explanation of the proposed zone changes were explained as accommodating existing uses and that no new developments were being proposed for the subject lands at this time.

## **JUSTIFICATION**

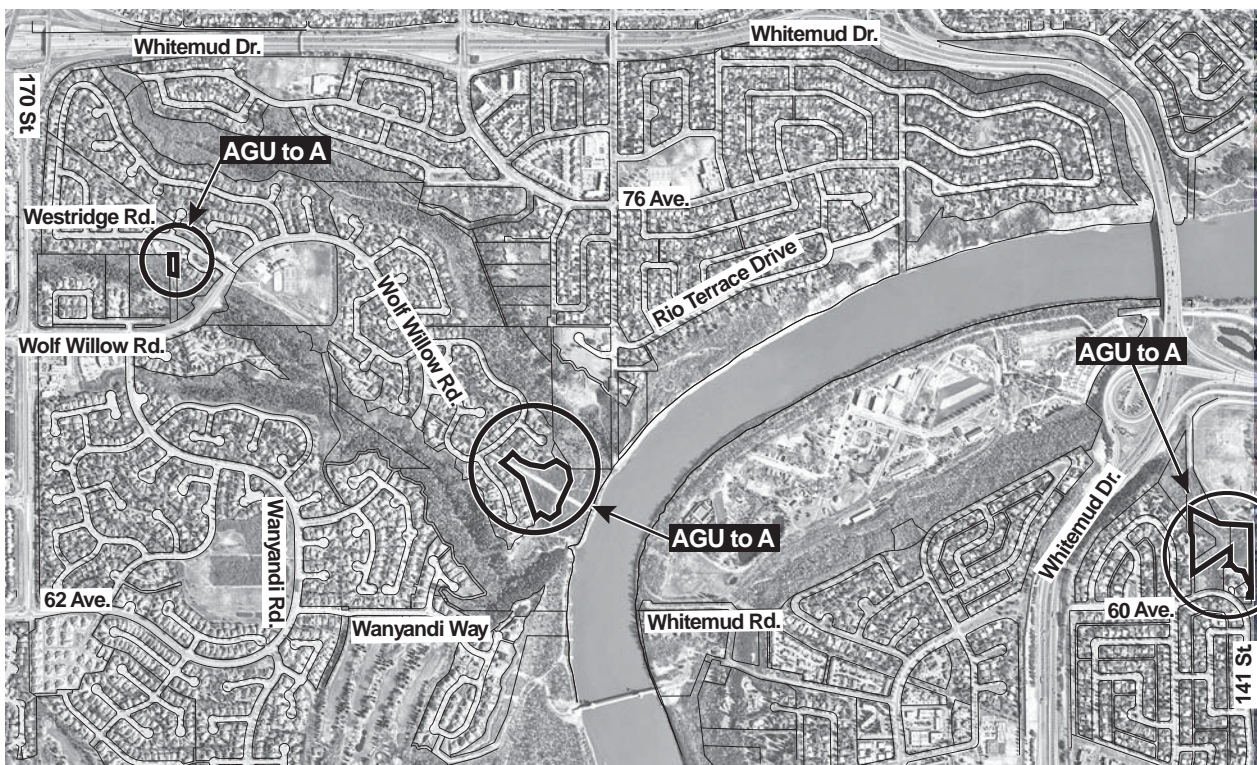
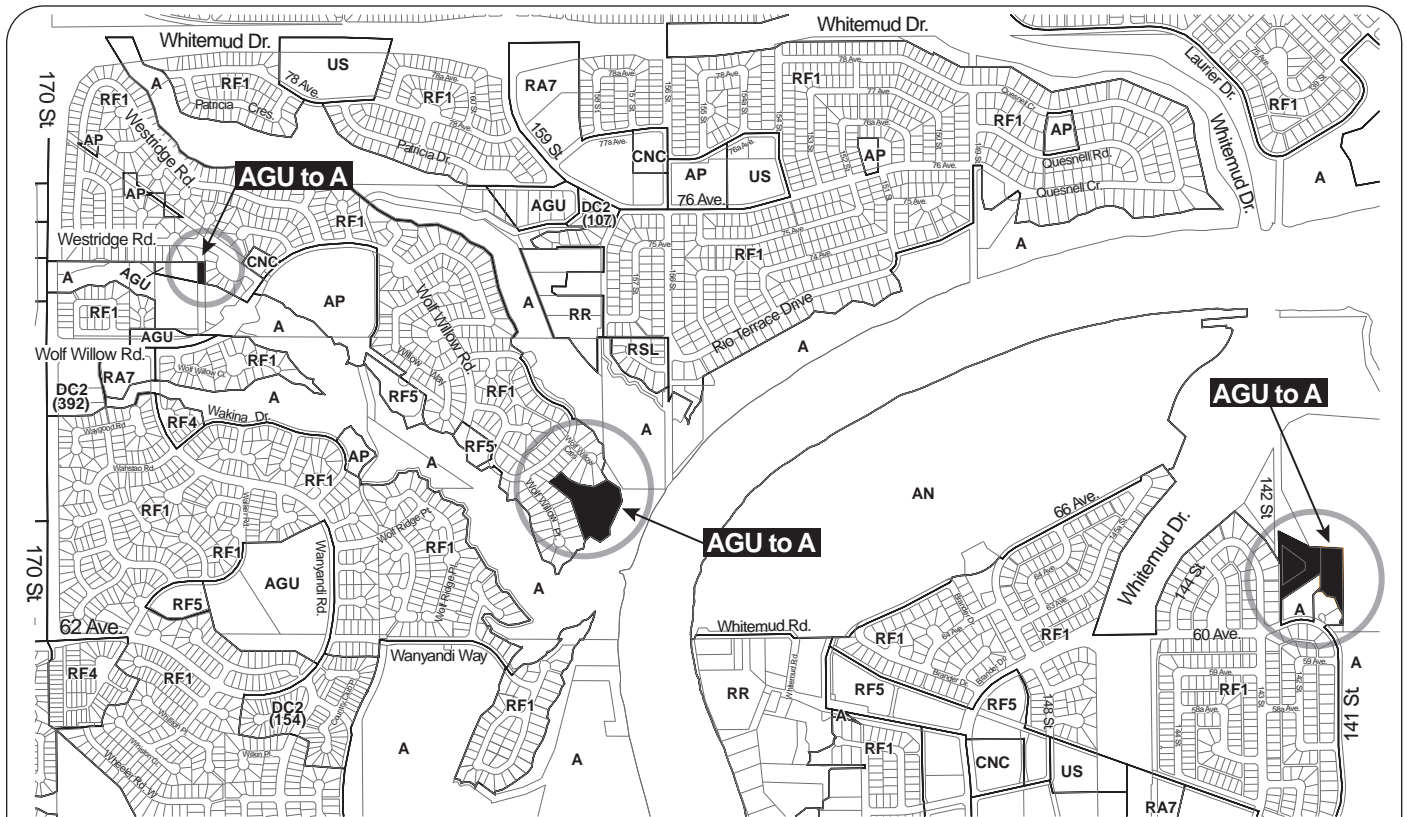
Sustainable Development recommends that Bylaw 17232 to amend the Zoning Bylaw from (AGU) Urban Reserve Zone to (A) Metropolitan Recreation Zone be APPROVED on the basis that the proposed rezoning complies with the Municipal Development Plan, The Way We Grow, and the West Jasper Outline Plan and is compatible with surrounding land uses and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

## **ATTACHMENT**

2a Maps

Written by: Dan Boric  
Approved by: Tim Ford  
Sustainable Development  
July 6, 2015





## SURROUNDING LAND USE ZONES

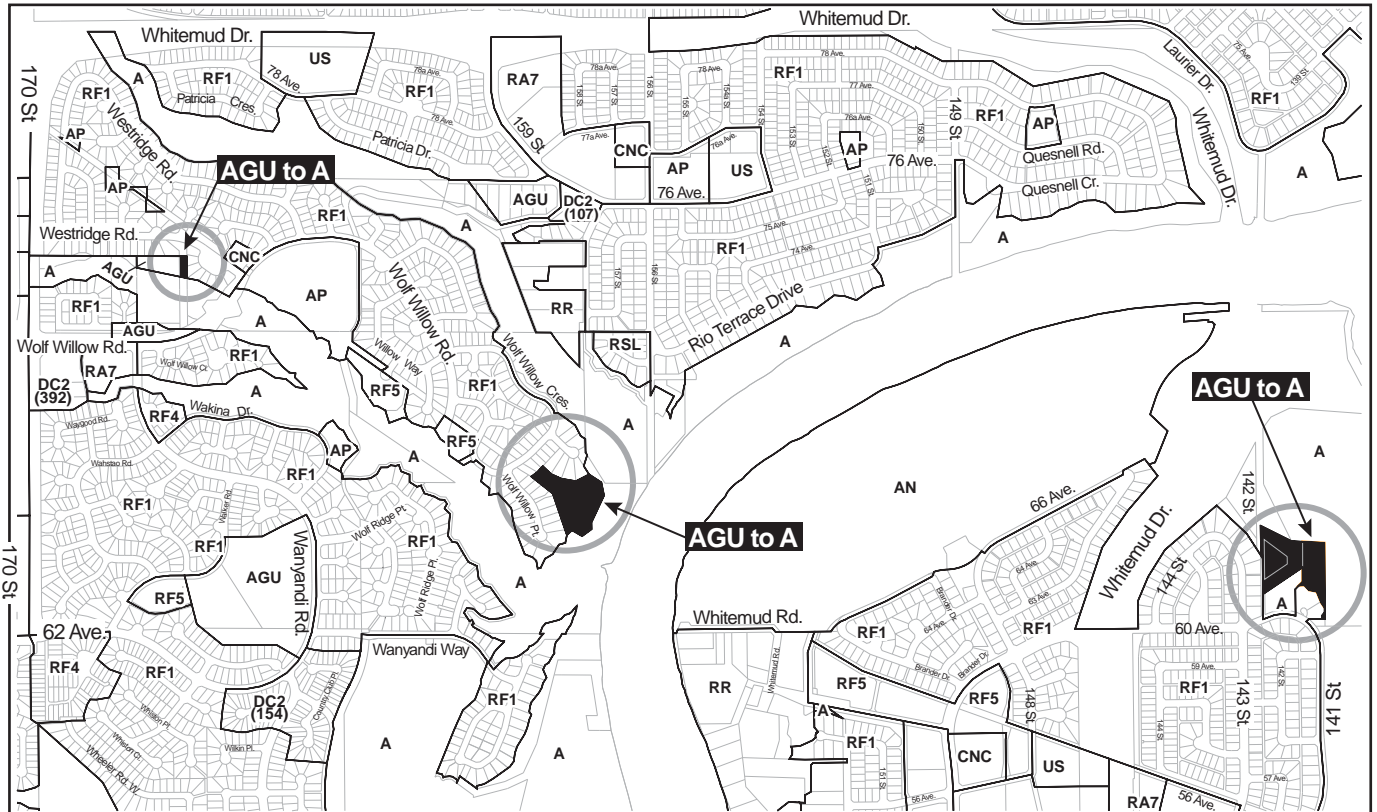
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SUSTAINABLE DEVELOPMENT



**BROOKSIDE / RIVER VALLEY LESSARD NORTH /  
RIVER VALLEY WHITEMUD / WESTRIDGE  
BYLAW 17232**

Location: 14128-60 Avenue NW, 161 Wolf Willow Crescent, 420 Wolf Willow Road,  
5915 -141 Street NW and 6215-142 Street NW



Proposed Rezoning from  **AGU to A**



The purpose of proposed Bylaw 17232 is to change the Zoning Bylaw from (AGU) urban reserve zone to (A) metropolitan recreation zone, Block OT, Plan 6408ET; Lot 23R, Block 15, Plan 7521087; Lot R, Plan 6119KS, Lot 1ER, Plan 8922334; Block A, Plan 5975CL, as shown on the attached sketch. This zone provides the opportunity for recreational and park uses to continue. The proposed zoning conforms with the West Jasper Place Outline Plan and the North Saskatchewan River Valley Area Redevelopment Plan. Sustainable Development supports this proposed bylaw.

## PROPOSED REZONING

SUSTAINABLE DEVELOPMENT

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DATE: July 6, 2015