

605 - 23 Avenue NW and 1445 - 17 Street NW Position of Administration: Support



Summary

Bylaw 21290 proposes a rezoning from the Small Scale Flex Residential Zone (RSF) and Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) and Neighbourhood Parks and Services Zone (PSN) to allow for a range of small scale housing and smaller scale parks and amenities. This application was brought forward to allow for the construction of a drainage inlet to a crown claimed wetland and to accommodate a land exchange between the City of Edmonton and Qualico Communities.

Public engagement for this application included a mailed notice and information on the City's webpage. There were no responses from the public on this application.

Administration supports this application because it:

- Allows for the continued and orderly development of the neighbourhood.

- Is compatible with planned and current land uses.

Application Details

This application was submitted by Qualico Communities on behalf of Qualico Developments West LTD.

The proposed zones would allow development with the following key characteristics:

- Small Scale Flex Residential Zone (RSF) allows for:
 - A range of small scale residential development, including detached, attached and multi-unit housing.
 - A maximum height of 12.0 metres (approximately 3 storeys)
 - A maximum site coverage of 55%
- Neighbourhood Parks and Services Zone (PSN) will allow for the construction of a drainage inlet to a crown claimed wetland. In general, the PSN Zone allows for limited development on parkland intended to serve neighbourhood-level needs and accommodates limited active and passive recreation opportunities.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Flex Residential Zone (RSF) Agricultural Zone (AG)	Undeveloped
North	Natural Areas Zone (NA)	Crown Claimed Wetland
East	Small Scale Flex Residential Zone (RSF) Medium Scale Residential Zone (RM h16)	Undeveloped
South	Agricultural Zone (AG)	Undeveloped
West	Natural Areas Zone (NA)	Crown Claimed Wetland

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it was not anticipated to generate a significant amount of public interest.

Mailed Notice, June 24, 2024

- Notification radius: 60 metres
- Recipients: 77

- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

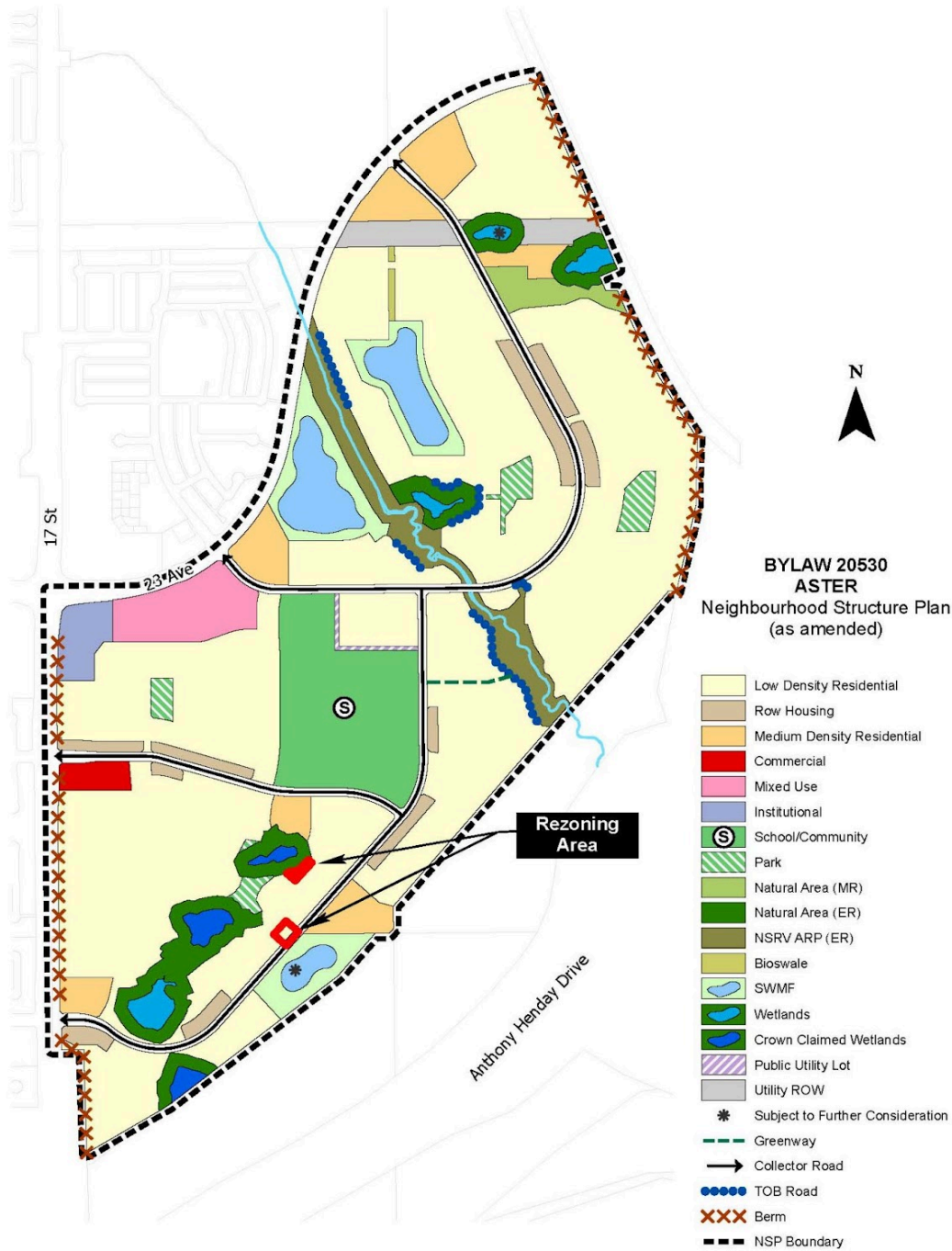
Notified Community Organizations

- Fulton Meadows Community League
- Laurel Community League

Application Analysis

Aster Neighbourhood Structure Plan (NSP)

The Aster NSP designates the areas being rezoned to RSF and PSN as Low Density Residential and MR - Park Space respectively. Given that the area currently designated as MR - Park Space is zoned RSF, no plan amendment is required to bring these lands into alignment with the NSP. The area being rezoned to RSF represents an extension of the applicant's planned development and allows them to complete the block of RSF development at the terminus of their land.



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

NSP Context Map

Land Use Compatibility

The proposed RSF Zone will allow for the development of low density residential in a variety of housing forms including, single detached, semi-detached and row housing. The RSF Zone contains site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. It is complementary and compatible with the existing and planned surrounding land uses which include planned residential developments zoned RSF and RM h16. The proposed PSN Zone will contain a drainage inlet to a

crown claimed wetland. This area will function as an extension of the natural area and can accommodate limited active and passive recreation opportunities.

Open Space

The PSN zone will accommodate the construction of drainage infrastructure. With a future subdivision, the parcel will be dedicated as non-credit Municipal Reserve (MR), meaning the 0.08 ha parcel will not contribute to the amount of open space allocated for the neighbourhood. This was determined as non-credit MR as it is not a meaningful contribution to the parks and open space network, and thus should not be credited as such.

Utilities

In accordance with the approved Neighbourhood Design Report (NDR), the applicant will be required to construct an inlet and associated drainage infrastructure to the crown claimed wetland (wetland 110) within the proposed PSN area. In addition, the proposed RSF site is partially located within Storm basin 630B - development of this RSF site will require offsite storm infrastructure constructions including the SWMF630B and downstream interconnecting sewers.

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