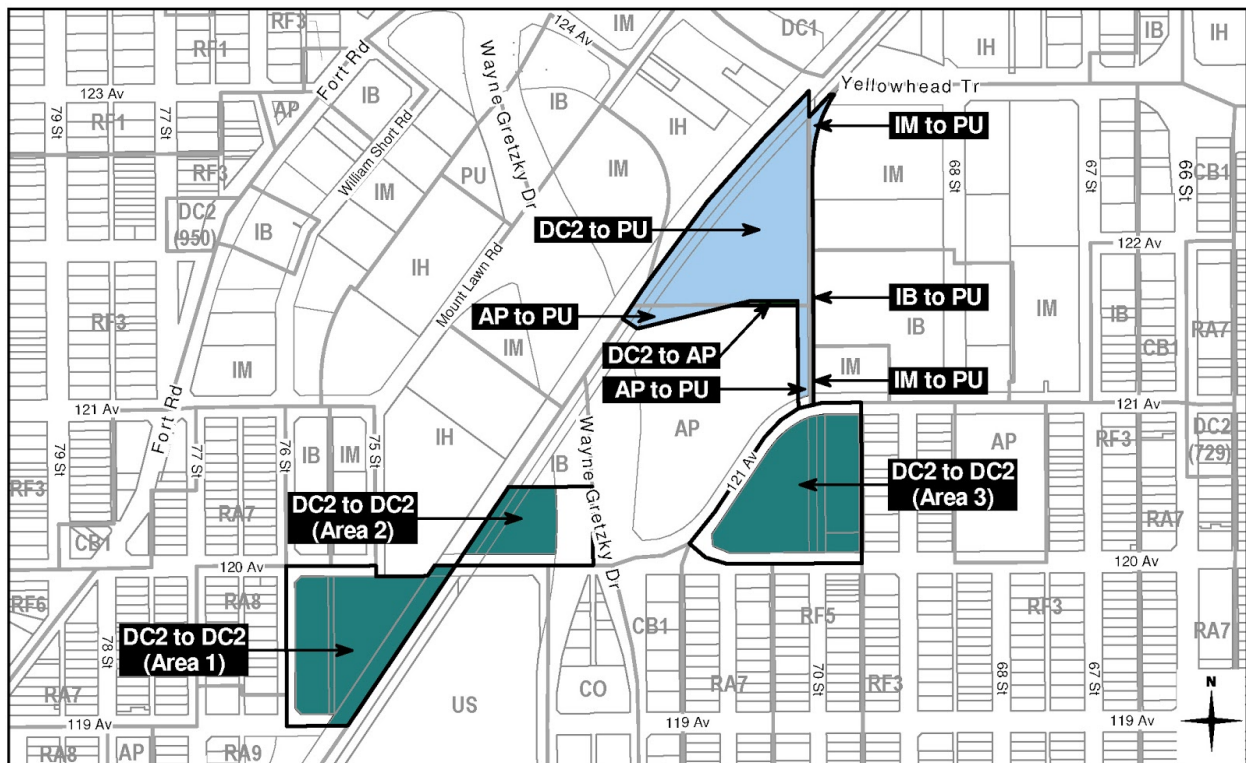




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT MONTROSE

12104 - 70 STREET NW; 12520 - 66 STREET NW; 7518U & 7520 - 119 AVENUE NW; 6910, 7002, 7008, 7320, 7332 & 7503 - 120 AVENUE NW; and 7004 - 121 AVENUE NW

To allow for the development of a public park, non-accessory parking, restricted parking for Northlands events and the development of a light rail storage facility.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- It allows for the necessary infrastructure to facilitate LRT expansion;
- It allows for the continued use of the Wally Footz Field;
- It allows for both restricted and non-accessory parking in the Montrose neighbourhood; and
- Meets the technical requirements of City departments and utility agencies.

THE APPLICATION

1. BYLAW 19254 is proposing to amend the Montrose / Santa Rosa Area Redevelopment Plan (ARP) to allow for the development of a public utility lot and public park.
2. CHARTER BYLAW 19255 is proposing to amend the Zoning Bylaw from (AP) Public Parks Zone, (IB) Industrial Business Zone, (IM) Medium Industrial Zone & (DC2.720) Site Specific Development Control Provision to (AP) Public Parks Zone, (PU) Public Utility Zone & (DC2) Site Specific Development Control Provision.

It is the applicant's intent to develop the northerly, flag shaped area for a light rail storage facility and a non-accessory parking lot; the two southerly areas adjacent to the rail line are to continue to be used for restricted parking for Northlands events; and the easterly area is identified for parking for the adjacent ball diamond (Wally Footz Field).

SITE AND SURROUNDING AREA

The subject site falls within the northwest portion of the Montrose / Santa Rosa Area Redevelopment Plan.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (DC2.720) Site Specific Development Control Provision ● (AP) Public Parks Zone ● (IM) Medium Industrial Zone ● (IB) Industrial Business Zone 	<ul style="list-style-type: none"> ● Restricted Parking for Northland events / Vacant Lot ● Wally Footz Field ● Vacant Lot ● Vacant Lot
CONTEXT		
North	<ul style="list-style-type: none"> ● (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> ● Northeast Transit Garage
East	<ul style="list-style-type: none"> ● (IM) Medium Industrial Zone ● (IB) Industrial Business Zone ● (RF3) Small Scale Infill Development Zone 	<ul style="list-style-type: none"> ● General Industrial Uses ● General Industrial Uses ● Single Detached Housing
South	<ul style="list-style-type: none"> ● (RF5) Row Housing Zone ● (RA7) Low Rise Apartment Zone ● (US) Urban Services Zone 	<ul style="list-style-type: none"> ● Single Detached Housing ● Single Detached Housing ● Northlands Coliseum
West	<ul style="list-style-type: none"> ● (IH) Heavy Industrial Zone ● (IM) Medium Industrial Zone ● (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> ● General Industrial Uses ● General Industrial Uses ● Single Detached Housing

PLANNING ANALYSIS

The Montrose / Santa Rosa Area Redevelopment Plan (ARP) identifies the north portion of the rezoning as maintaining industrial land uses, while south of 121 Avenue is identified for higher intensity redevelopment. The Plan amendment proposes the redesignation of the northerly area to public utility to support the development of a LRT storage garage and in addition to public parks to recognize an area that is currently utilized for the Wally Footz field.

Locating the light rail storage facility on the northerly site generally retains the industrial nature of the area, is appropriate at this location and supports the necessary infrastructure to facilitate LRT expansion. The parking identified on the southerly lots recognizes existing parking areas adjacent to the ball field and Northlands.

This application and the proposed uses are appropriate and in character with development in this area and generally supports the proposed redevelopment of the Northlands area and the LRT expansion plans.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 16, 2019	<ul style="list-style-type: none">● Number of recipients: 1312● Number of responses: 3● Common comments included: Three citizens called administration for clarification / information purposes.
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/montrose-planning-applications.aspx#accordion-0BBC1E0AE02043DDA432FD730A83984A

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

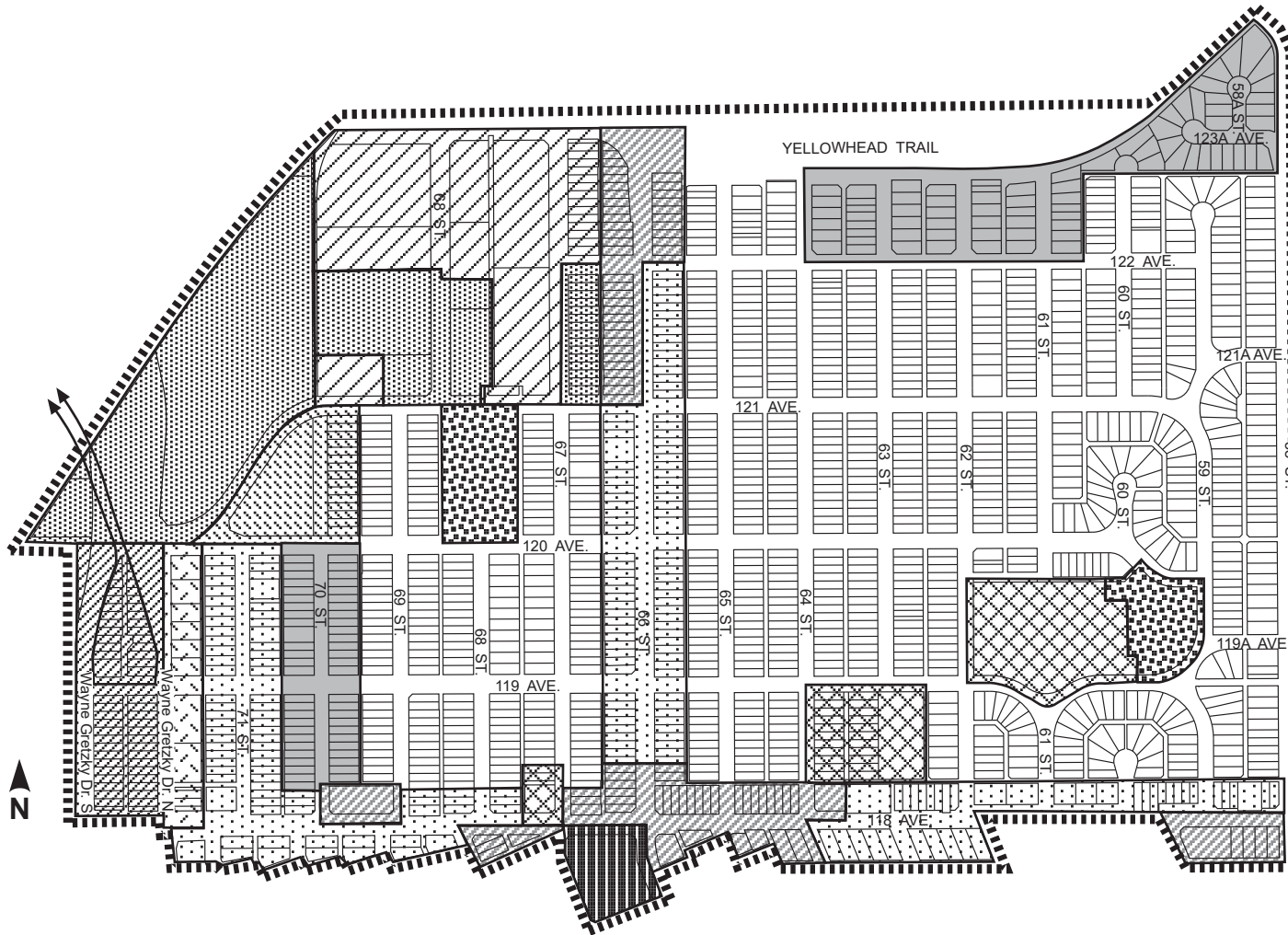
APPENDICES

- 1 Approved ARP – Bylaw 17990
- 2 Proposed ARP – Bylaw 19254
- 3 Application Summary

MONTROSE SANTA ROSA LAND USES

Bylaw 17990

Schedule I.7



LEGEND:

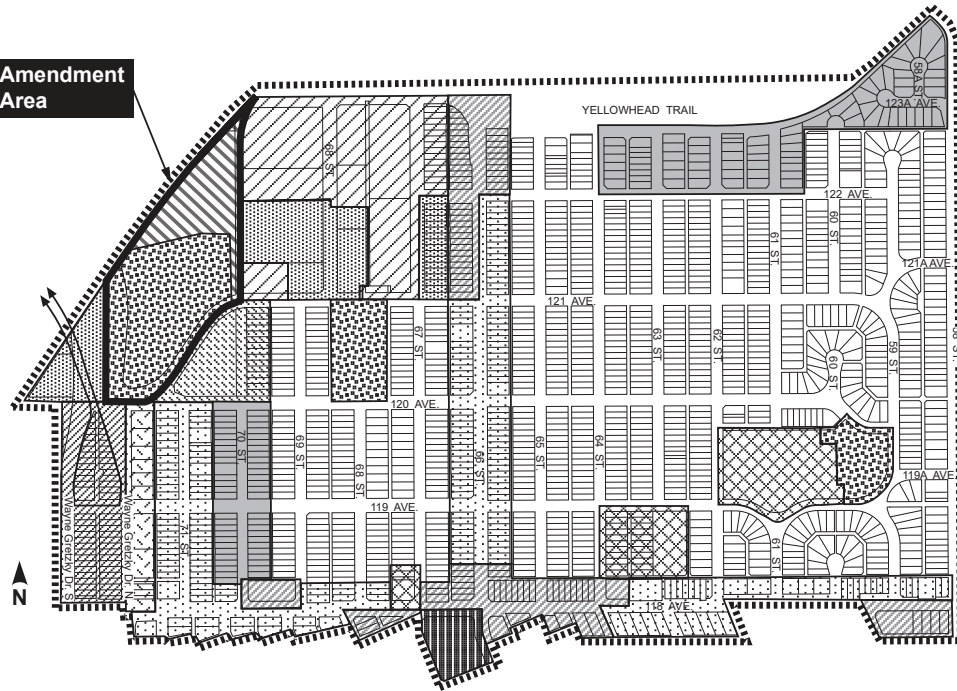
- Low density redevelopment
- Row Housing
- Multiple family residential
- Low rise apartment
- Residential mixed use
- Low intensity business
- Commercial shopping centre
- Commercial office
- Industrial business
- Medium industrial
- Urban services
- Public parks
- NSP Boundary

BYLAW 19254

**AMENDMENT TO
MONTROSE
SANTA ROSA
LAND USES**

Schedule 1.7

**Amendment
Area**



LEGEND:

- Low density redevelopment
- Row Housing
- Multiple family residential
- Low rise apartment
- Residential mixed use
- Low intensity business
- Commercial shopping centre
- Commercial office
- Industrial business
- Medium industrial
- Urban services
- Public parks
- Public utility
- NSP Boundary
- Amendment Boundary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw: Charter Bylaw:	19254 & 19255
Location:	South of Yellowhead Trail NW and east of Wayne Gretzky Drive NW
Address(es):	12104 - 70 Street NW; 12520 - 66 Street NW; 7518U & 7520 - 119 Avenue NW; 6910, 7002, 7008, 7320, 7332 & 7503 - 120 Avenue NW; and 7004 - 121 Avenue NW
Legal Description(s):	A Portion of NE-15-53-24-4; SE-15-53-24-4; Lot 53, Block RLY, Plan CNR1; a portion of Lot E, Block 15, Plan 4140HW; Block OT, Plan RN98; Block V, Plan RN98; Block OT, Plan 1307P; Lots 1-15, Block 9, Plan 1307P; Block A, Plan 6512ET; and Lot 1, Lot 2U, & Lot 3, Block C, Plan 2614KS
Neighbourhood:	Montrose
Notified Community Organization(s):	Montrose Community League
Applicant:	Stantec Consulting Inc

PLANNING FRAMEWORK

Current Zone(s) and Overlay:	(AP) Public Parks Zone, (IB) Industrial Business Zone, (IM) Medium Industrial Zone & (DC2.720) Site Specific Development Control Provision; & (MNO) Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay:	(AP) Public Parks Zone, (PU) Public Utility Zone & (DC2) Site Specific Development Control Provision; & Mature Neighbourhood Overlay
Plan(s) in Effect:	Montrose / Santa Rosa Area Redevelopment Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination