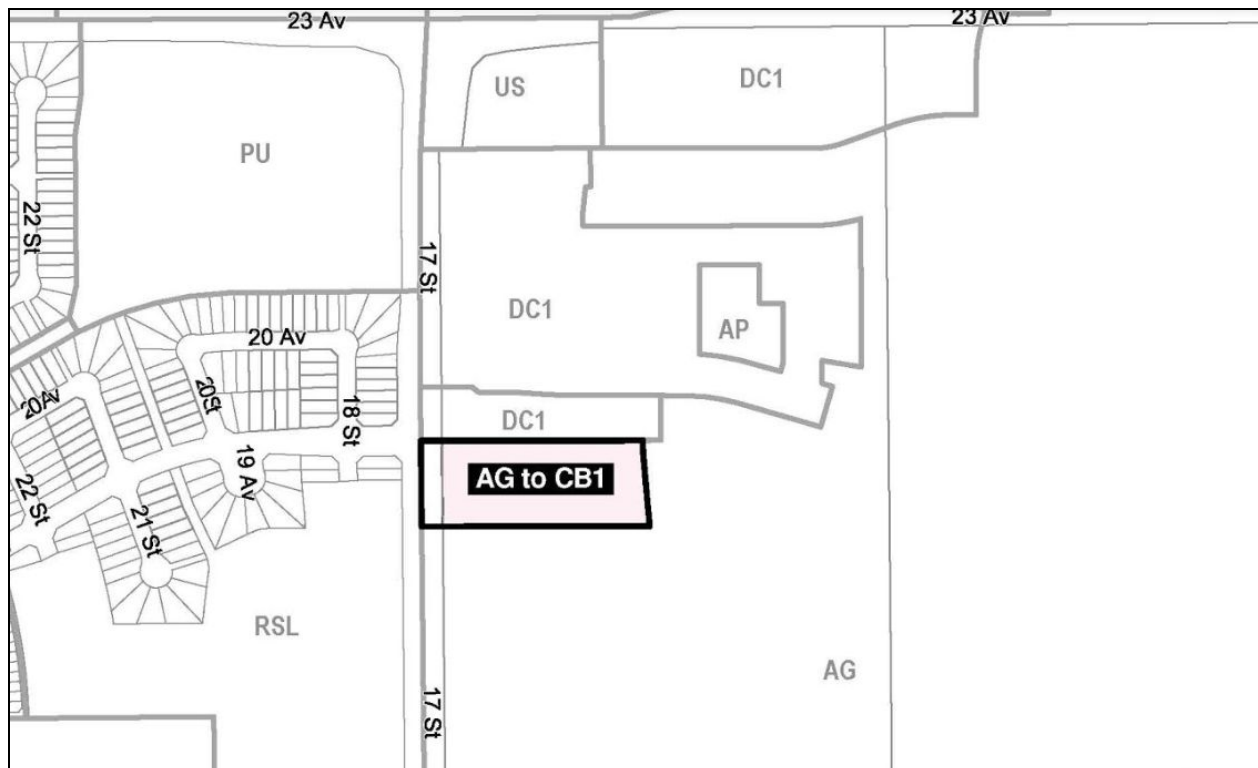




ADMINISTRATION REPORT **REZONING** ASTER

1303 - 23 Avenue NW

To allow for low intensity commercial, office and service uses located along arterial roadways that border residential areas.



RECOMMENDATION AND JUSTIFICATION

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

- it will facilitate the orderly expansion of urban development;
- the site abuts an arterial roadway and future residential areas - which is consistent with the general purpose of the CB1 (Low Intensity Business) zone; and
- the proposed zone conforms to the Aster Neighbourhood Structure Plan, which designates the site for commercial uses.

THE APPLICATION

1. **CHARTER BYLAW 19198** to amend the Zoning Bylaw to rezone 1303 - 23 Avenue NW from AG (Agricultural) Zone to CB1 (Low Intensity Business) Zone.

Charter Bylaw 19198 will facilitate orderly expansion of urban development in the Aster neighbourhood, allowing for low intensity commercial, office and service uses.

SITE AND SURROUNDING AREA

The site is located east of 17 Street NW and south of the future 23 Avenue NW. As illustrated below, the area is currently vacant and in the process of preparing for construction.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(DC1) Direct Development Control - Planned for medium density residential use in the form of Row Housing	Vacant lot
East	(AG) Agricultural Zone	Vacant lot
South	(AG) Agricultural Zone	Vacant lot
West	(RSL) Residential Small Lot Zone	Vacant lot



VIEW LOOKING SOUTHEAST FROM FUTURE INTERSECTION OF 17 STREET AND ASTER BOULEVARD
(captured in October 2018 by Google Maps)

PLANNING ANALYSIS and TECHNICAL REVIEW

This rezoning application conforms to the Aster Neighbourhood Structure Plan, which designates the subject site for commercial uses. Furthermore, since the site abuts an arterial roadway and is adjacent to future residential areas, the context is consistent with the general purpose of the proposed CB1 (Low Intensity Business) zone. An associated subdivision application (LDA19-0450) to create the subject parcel has been processed concurrently with this rezoning.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Nov. 7, 2019	<ul style="list-style-type: none"> • Number of recipients: 28 • No responses received
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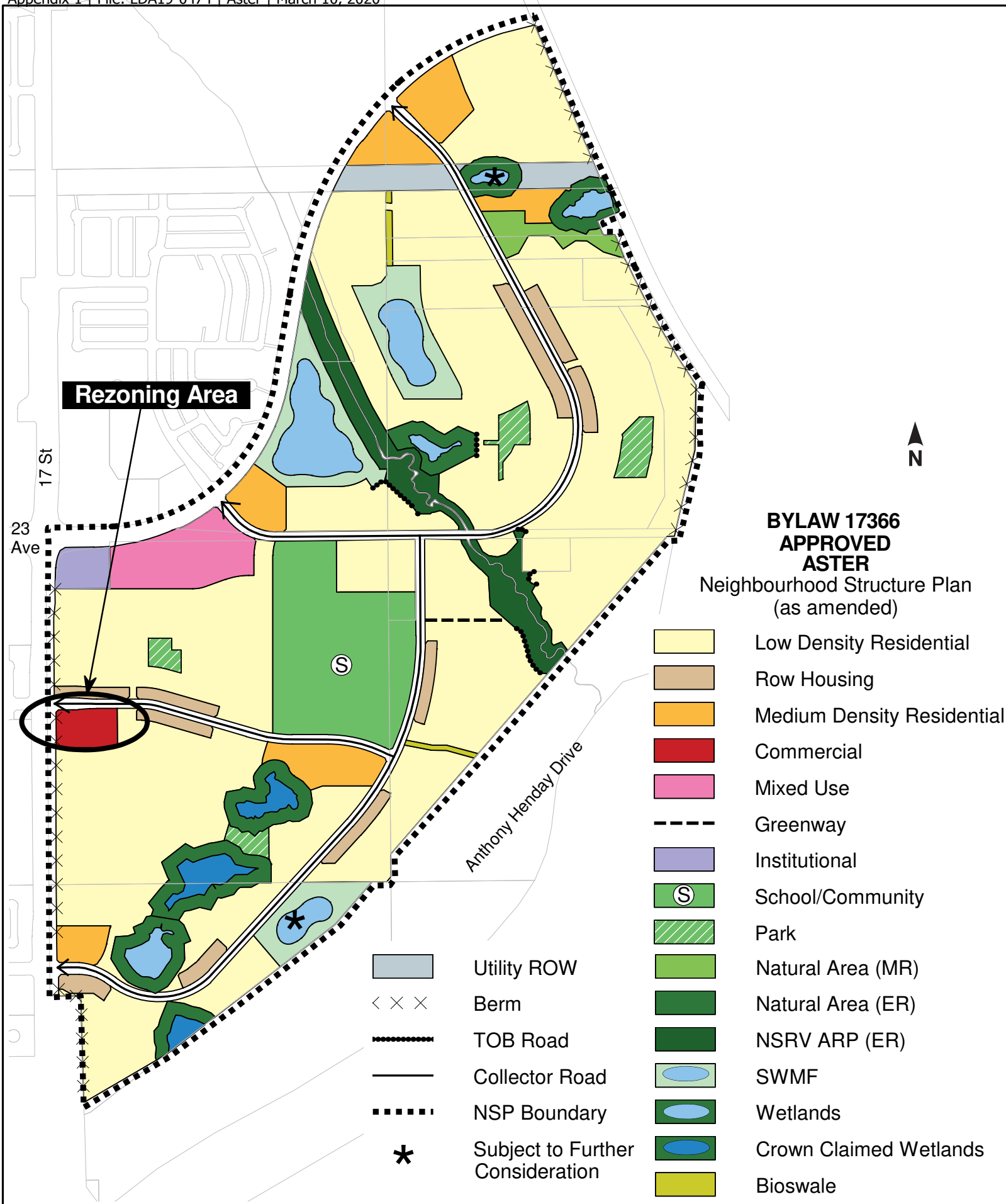
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• Aster Planning Applications

CONCLUSION

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

APPENDICES

- 1 Context Map
- 2 Application Summary



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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19198
Location:	South of 23 Avenue NW and east 17 Street NW
Address:	1303 - 23 Avenue NW
Legal Description:	Portion of NW-32-51-23-4
Site Area:	1.11 hectares
Neighbourhood:	Aster
Notified Community Organizations:	The Meadows Community League; and The Fulton Meadows Community League
Applicant:	Tanya MacNeil, WSP

PLANNING FRAMEWORK

Current Zone and Overlay:	(AG) Agricultural Zone
Proposed Zone and Overlay:	(CB1) Low Intensity Business Zone
Plans in Effect:	Aster Neighbourhood Structure Plan; and The Meadows Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Craig Walker
Tim Ford
Development Services
Planning Coordination