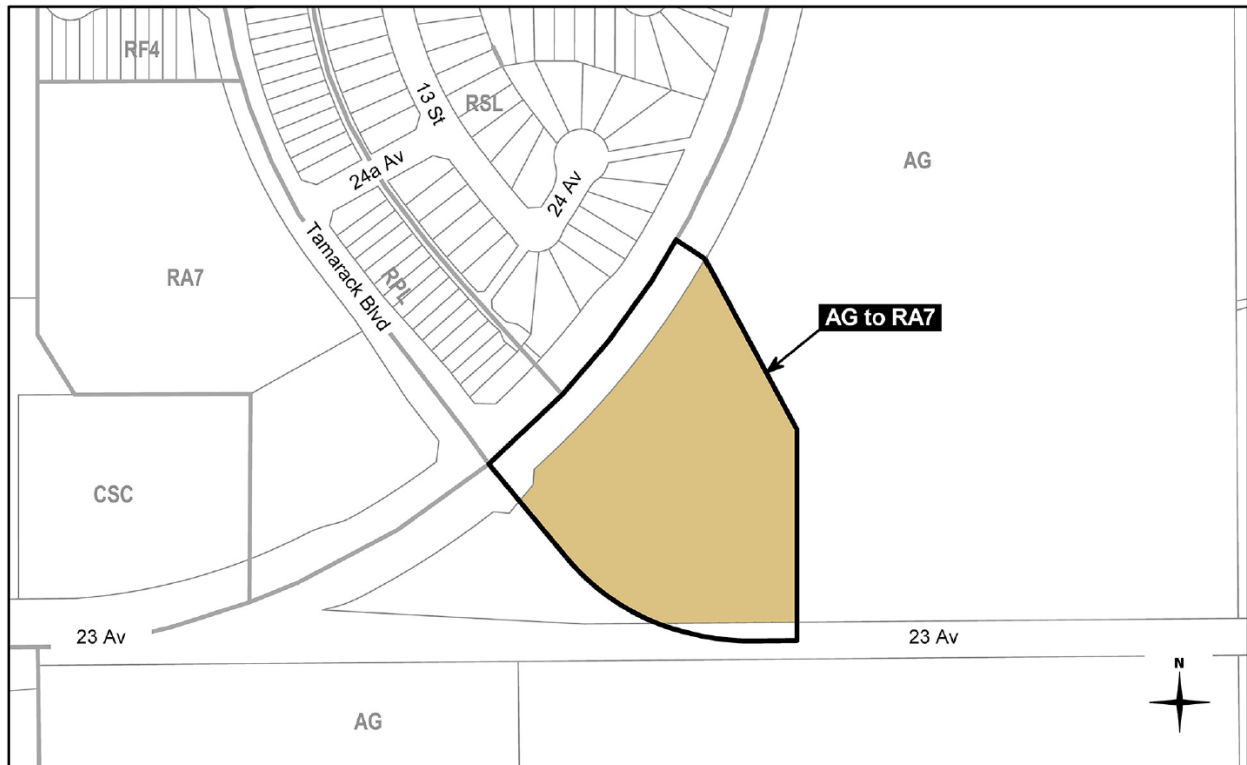




# CITY PLANNING REPORT REZONING ASTER

## 1010 - 23 AVENUE NW

To allow for low rise apartment housing.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

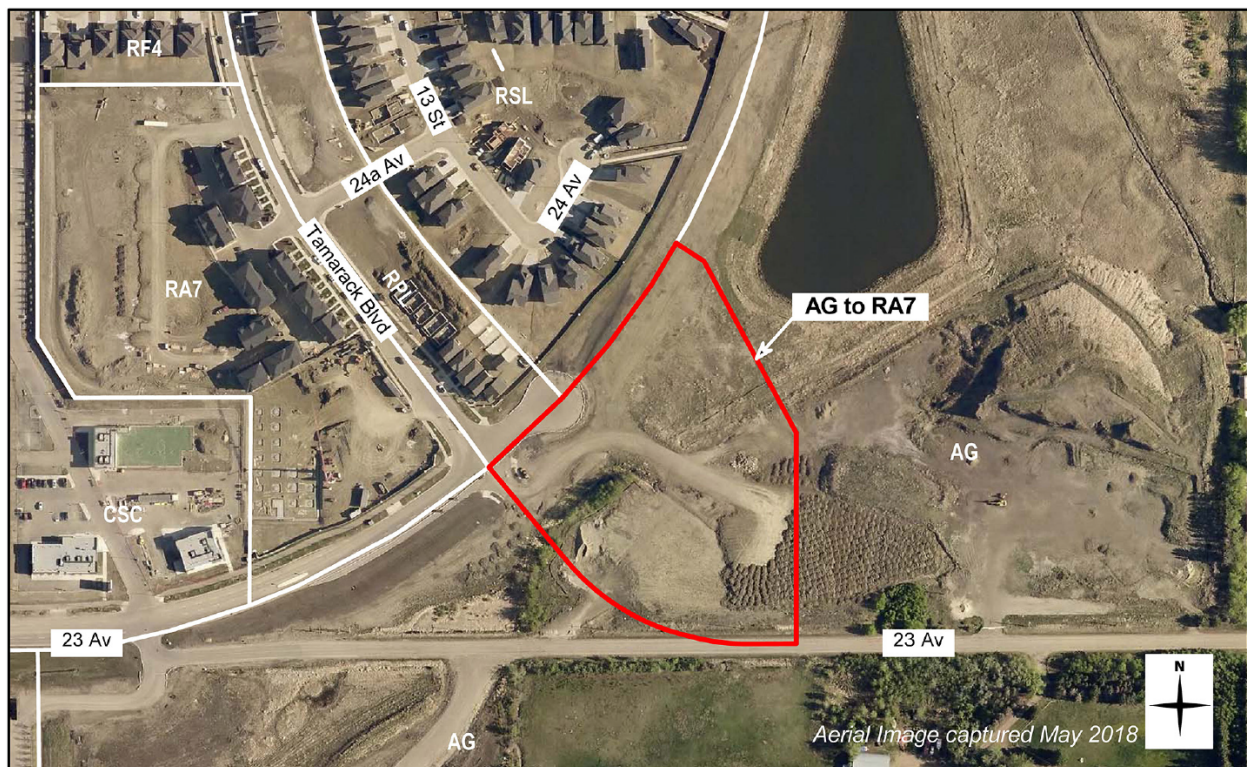
- increases opportunity for a variety of housing choices in the Aster neighbourhood;
- is compatible with surrounding and existing land uses; and
- aligns with the principles and objectives of the Aster NSP.

## THE APPLICATION

CHARTER BYLAW 18962 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone. The proposed zoning will allow for the development of low rise apartment housing.

## SITE AND SURROUNDING AREA

The subject site is undeveloped and is located east of Tamarack Boulevard and north of the 23 Avenue SW Government Road Allowance.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	● (AG) Agricultural Zone	● Undeveloped former farmland
<b>CONTEXT</b>		
North	● (AG) Agricultural Zone	● Storm Water Management Facility
East	● (AG) Agricultural Zone	● Undeveloped former farmland
South	● (AG) Agricultural Zone	● Undeveloped land
West	● (RPL) Planned Lot Residential Zone	● Single Detached Housing

	<ul style="list-style-type: none"> <li>• (RSL) Residential Small Lot Zone</li> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single Detached Housing</li> <li>• Undeveloped land</li> </ul>
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## PLANNING ANALYSIS

The proposed rezoning to (RA7) Low Rise Apartment Zone will allow for the development of apartment housing up to 16.0 meters in height (approximately 4 storeys). The proposal meets the intent of the associated Aster Neighbourhood Structure Plan which designates the site for medium density residential development and will increase the opportunity for a greater variety of housing choices in the neighbourhood.

## TECHNICAL REVIEW

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

An associated subdivision affecting land in this area is currently under review that will determine access locations to the site and servicing requirements at future stages of development.

## PUBLIC ENGAGEMENT

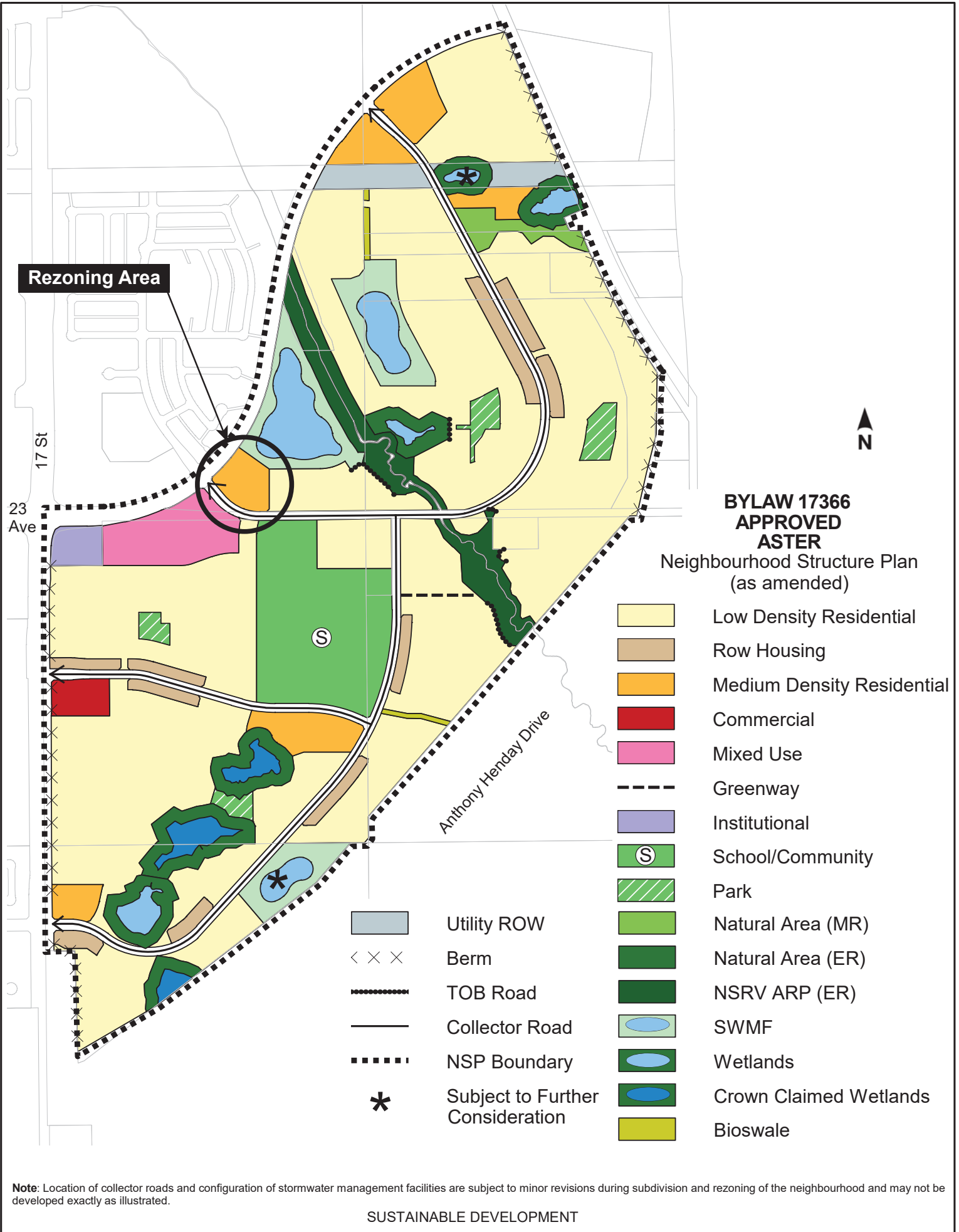
<b>ADVANCE NOTICE</b> May 6, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 35</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	Not held
<b>WEBPAGE</b>	<a href="http://edmonton.ca/aster">edmonton.ca/aster</a>

## CONCLUSION

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

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18962
Date of Application Acceptance	April 24, 2019
Location:	East of Tamarack Boulevard and north of the 23 Avenue SW Government Road Allowance
Address:	1010 23 Avenue NW
Legal Description:	A portion of SW-5-52-23-4
Site Area:	1.72 ha
Neighbourhood:	Aster
Notified Community Organization:	Fulton Meadows Community League
Applicant:	Tanya MacNeil, WSP

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plans in Effect:	Aster Neighbourhood Structure Plan (NSP) Meadows Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination