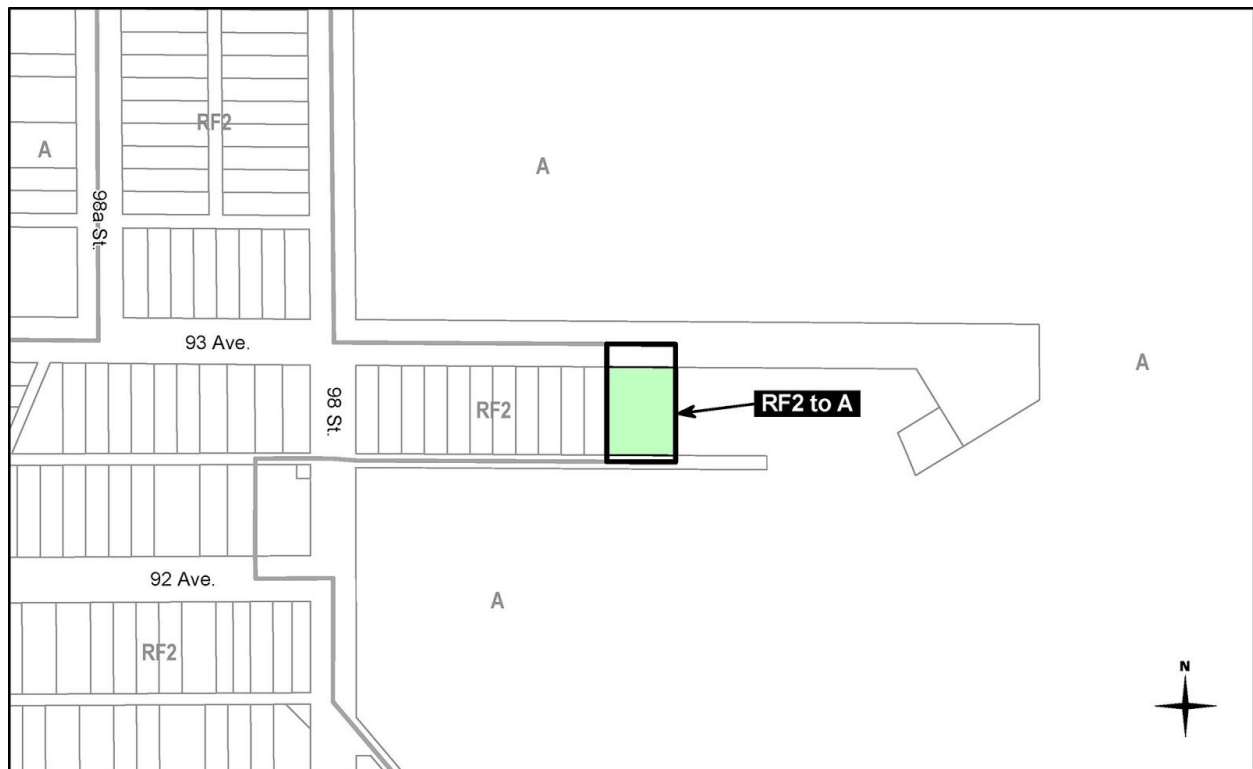




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** STRATHCONA: MILL CREEK RAVINE NORTH

A PORTION OF 9303 - 98 STREET NW

To allow for the preservation of natural areas and parkland along the North Saskatchewan River.



Recommendation: That Bylaw 19647 amendment to the North Saskatchewan River Valley Area Redevelopment Plan to adjust the plan boundary and Charter Bylaw 19648 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone be APPROVED.

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

- adjusts the boundary of the North Saskatchewan River Valley Area Redevelopment Plan to appropriately reflect its natural state; and
- ensures the protection and preservation of the North Saskatchewan River Valley.

Report Summary

This land use amendment application was submitted by Trent Portigal on November 28, 2019 on behalf of the landowner the City of Edmonton. This application proposes to change the designation of a portion of Lot 1B, Block 1, Plan 2022463 from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone and to amend Appendix 1 of the North Saskatchewan River Valley and Ravine System Overlay to reflect the proposed rezoning. The purpose of the A Zone is to allow for the preservation of natural areas and parkland along the North Saskatchewan River.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by ensuring the protection, enhancement and opportunities for access to open space in the river valley and ravine system.

The Application

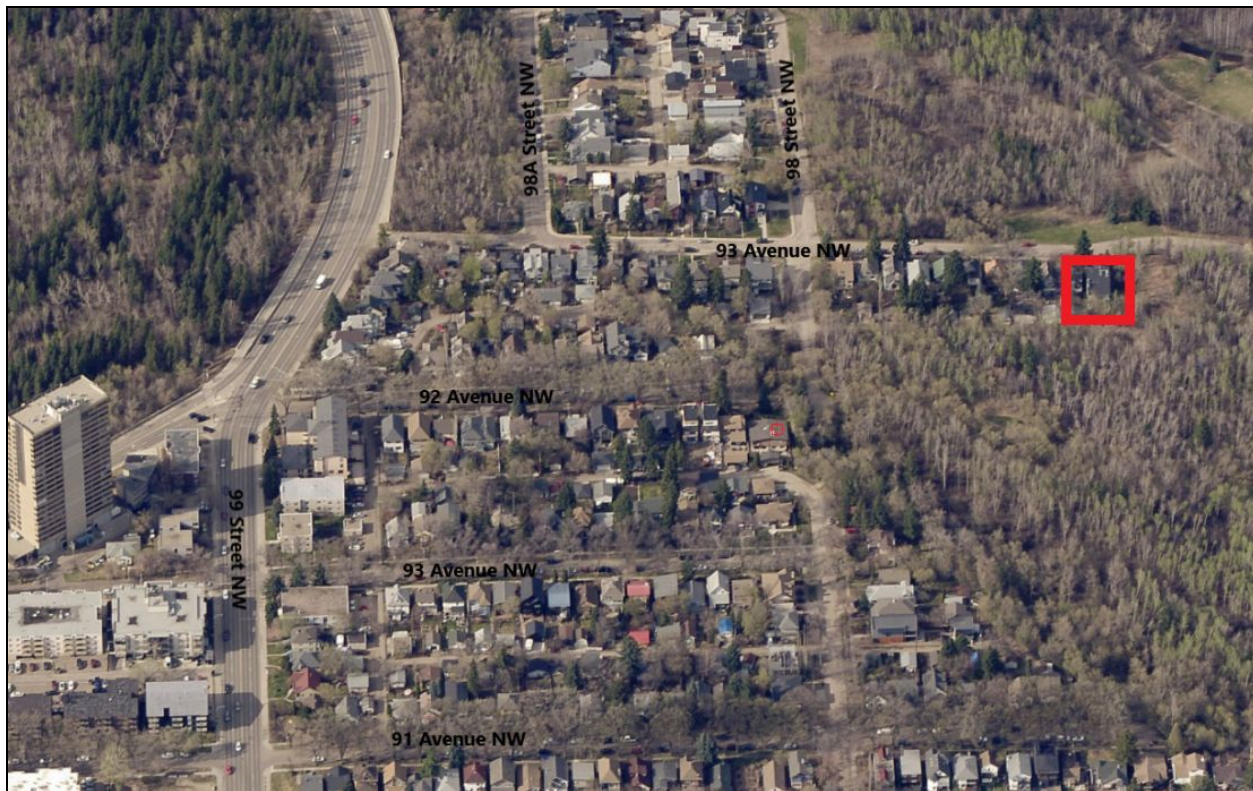
1. BYLAW 19647 to amend the North Saskatchewan Area Redevelopment Plan to adjust the plan boundary to include the subject site.
2. CHARTER BYLAW 19648 amendment to the Zoning Bylaw from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone. The North Saskatchewan River Valley and Ravine System Protection Overlay would also be amended to add the subject area to the Overlay's boundary.

Site and Surrounding Area

The subject site is located south of 93 Avenue NW, at the eastern edge residential block and west of Mill Creek Ravine.



AERIAL VIEW OF APPLICATION AREA



AERIAL VIEW CONTEXT MAP

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF2) Low Density Infill Zone	Vacant lot / Single Detached House
CONTEXT		
North	(A) Metropolitan Recreation Zone	Mill Creek Ravine
East	(A) Metropolitan Recreation Zone	Mill Creek Ravine
South	(A) Metropolitan Recreation Zone	Mill Creek Ravine
West	(RF2) Low Density Infill Zone	Single Detached House

Planning Analysis

LAND USE COMPATIBILITY

If approved, the zoning on the subject site would be amended from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone. There is a single detached house on a portion of the site, which if approved, would result in being a legal non conforming use. As a result the owner (The City of Edmonton) would not be able to alter or enlarge the existing dwelling.

The proposed (A) Metropolitan Recreation Zone creates an appropriate transition by retaining a large tree stand buffering the RF2 residential lots to the west and is compatible with the surrounding neighbourhood.

PLANS IN EFFECT

If approved, the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan as well as to the North Saskatchewan River Valley and Ravine System Protection Overlay will be amended to incorporate the subject site.

CITYPlan ALIGNMENT

This proposal is in alignment with the applicable policies of CityPlan (MDP) by ensuring protection, enhancement and opportunities for access to open space in the river valley and ravine system. In addition, the proposal also aligns with the goal to promote the conservation and restoration of natural systems to improve ecological connectivity and reduce habitat fragmentation by adding the subject site as part of the protected River Valley land.

Technical Review

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

Community Engagement

ADVANCE NOTICE January 6, 2020	<ul style="list-style-type: none"> • Number of recipients: 14 • Number of neutral responses: 2 • Number of responses with concerns: 0
--	--

	<ul style="list-style-type: none">• Common comments included: Citizen's wanted clarification on the application proposal
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/strathcona-planning-applications.aspx

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning,
Bylaw(s)/Charter Bylaw(s):	19647, 19648
Location:	South of 93 Avenue NW and east of 98 Street NW
Address:	9303 - 98 Street NW
Legal Description:	Portion of Lot 1B, Block 1, Plan 2022463
Site Area:	N/A
Neighbourhood:	Strathcona
Notified Community Organization(s):	The Central Area Council of Community Area Council & the Strathcona Community League
Applicant:	Trent Portigal (The City of Edmonton)

PLANNING FRAMEWORK

Current Zone:	(RF2) Low Density Infill Zone
Proposed Zone and Overlay:	(A) Metropolitan Recreation Zone and North Saskatchewan River Valley and Ravine System Protection Overlay
Plan in Effect:	None
Historic Status:	None

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