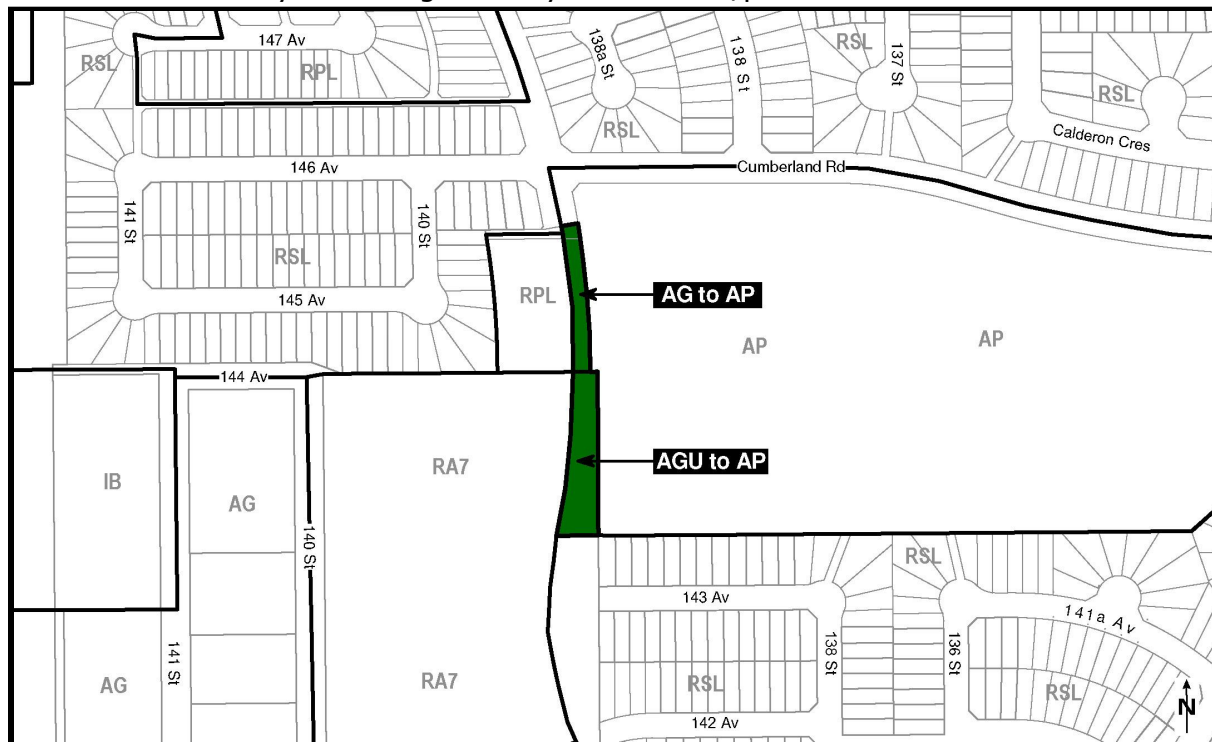




ADMINISTRATION REPORT **REZONING** HUDSON

14235 - 140 Street NW, 14420 & 14516 - 139 Street NW

To allow the assembly of road right-of-way and a school/park site.



Recommendation: That Charter Bylaw 19654 to amend the Zoning Bylaw from (AG) Agricultural Zone and (AGU) Urban Reserve Zone to (AP) Public Parks Zone be APPROVED.

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

- it is compatible with existing and planned land uses;
- contributes to the completion of roadway and utility infrastructure in the central portion of the neighbourhood; and
- allows for the development of the adjacent residential site in conformance with the approved Hudson Neighbourhood Structure Plan;

North	(AP) Public Parks Zone	Hilwie Hamdon School (Kindergarten to Grade 9)
	(RSL) Residential Small Lot Zone	Single detached dwellings
East	(AP) Public Parks Zone	Hilwie Hamdon School (Kindergarten to Grade 9)
South	(RSL) Residential Small Lot Zone	Single detached dwellings
West	(RPL) Planned Lot Residential Zone (RA7) Low Rise Apartment Zone	Vacant/undeveloped land Vacant/ undeveloped land

Planning Analysis

Plans in Effect

The Palisades ASP and Hudson NSP are in effect for the subject site. This Charter Bylaw conforms to the Hudson NSP, which designates the subject site for School/Park uses.

CITYPlan Alignment

This proposal aligns with applicable policies of *CityPlan* (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. The application will allow for development of two buildings of multi-unit housing on the autting RA7 lot (addressed as 14235 - 140 Street NW) thereby providing the opportunity for sensitive infill through residential densification.

Land Use Compatibility

The proposed medium density residential development conforms to the Hudson NSP. It provides a buffer between the older industrial area to the west and the low density residential uses to the east. The resulting residential population will contribute to supporting existing commercial, institutional and open space uses, as well as completing Hudson Road NW and 140 Avenue NW.

Technical Review

Transportation

The construction of Hudson Road NW, a collector roadway, between 142 Avenue NW and 146 Avenue NW/Cumberland Road NW will be required to support the development of the adjacent lands. Upgrading 142 Avenue NW between 140 Street NW and Hudson Road NW to an urban collector standard, and improvements to 140 Street between 142 Avenue NW to approximately 300 metre south of 142 Avenue NW, including a 1.8 metre sidewalk and street lighting, will also be required.

Transit

Bus service is currently available along Cumberland Road NW, 139 Street NW and the completed portion of Hudson Road NW. When Hudson Road NW is completed, bus service will be extended. The existing temporary transit turnaround on Hudson Road NW will be removed with the associated subdivision applications.

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

Community Engagement

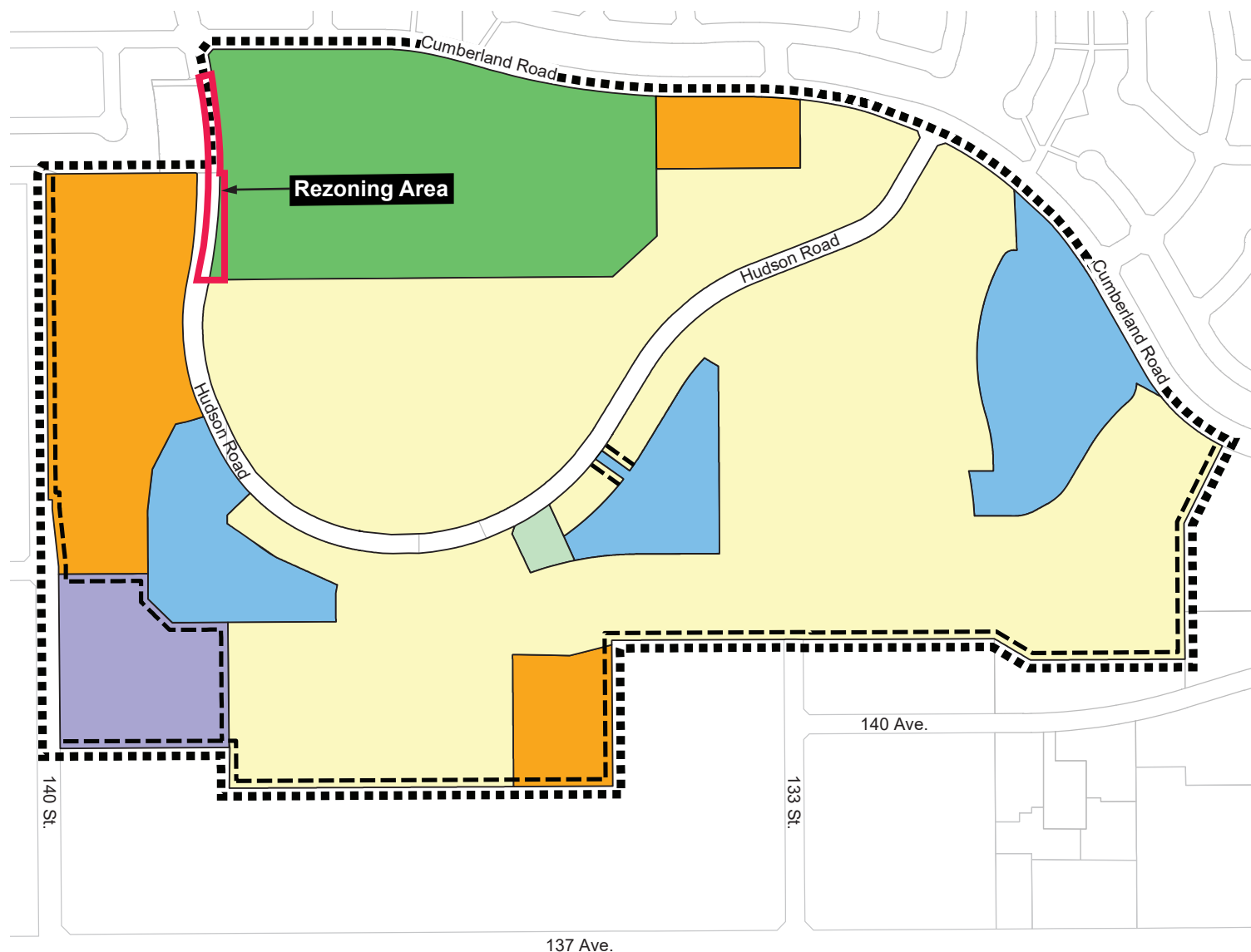
<p>ADVANCE NOTICE January 20, 2021</p>	<ul style="list-style-type: none"> • Number of recipients: 103 • Number of responses received: 4 • Number of responses in support: 4 • Common comments included: <ul style="list-style-type: none"> • all respondents requested further information on the purpose of the rezoning application in relation to the development of the RA7 site; • all respondents were supportive of the application, in particular the completion/upgrading of roadways (140 Avenue NW and Hudson Road NW); • two (2) of the respondents also inquired as to the current lot grading activity on the site. • Additional information was provided to all respondents including subdivision maps showing future roadways; and contact information for more detailed information.
<p>WEBPAGE</p>	<ul style="list-style-type: none"> • edmonton.ca/hudsonplanningapplications









Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



	Low Density Residential		Park
	Institutional		School / Park
	Medium Density Residential		Stormwater Management
	Landscape Buffer		N.S.P. Boundary

BYLAW 16660
APPROVED
HUDSON
 Neighbourhood Structure Plan
 (as amended)



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:	19654
Location:	South of 146 Avenue/Cumberland Road NW and east of 140 Street NW
Addresses:	14235 - 140 Street NW 14420 - 139 Street NW 14516 - 139 Street NW
Legal Descriptions:	Portions of: Lot 6, Block 5, Plan 0320244; Block C, Plan 4185NY; and Lot D, Plan 540RS
Site Area:	0.25 ha
Neighbourhood:	Hudson
Notified Community Organizations:	Oxford/Cumberland Community League Castle Downs Recreation Society Area Council
Applicant:	McCartney Planning Consulting Sara McCartney

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone (AGU) Urban Reserve Zone
Proposed Zones:	(AP) Public Parks Zone
Plans in Effect:	Hudson Neighbourhood Structure Plan The Palisades Area Structure Plan

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
Development Services
Planning Coordination