



ADMINISTRATION REPORT

REZONING

SECORD

9204 - Winterburn Road NW

To allow for shallow-lot Multi-unit housing.



Recommendation: That Charter Bylaw 19716 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision be APPROVED.

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

- will allow for medium density residential uses;
- will be compatible with surrounding and planned uses; and
- conforms to the Secord Neighbourhood Structure Plan.

The Application

Charter Bylaw 19716 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision in conformance with the Secord Neighbourhood Structure Plan.

It is the applicant's intent to develop shallow-lot Multi-unit housing.

Site and Surrounding Area

The subject site is located south of 94a Avenue NW and west of Winterburn Road NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(RSL) Residential Small Lot Zone	Single Detached House
East	(US) Urban Services	Vacant lot
South	(RMD) Residential Mixed Dwelling Zone	Vacant lot
West	(RMD) Residential Mixed Dwelling Zone	Vacant lot

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the site from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision. The intent of the rezoning is to allow for shallow-lot Multi-unit housing.

The surrounding undeveloped lands are intended for low density residential and row housing development. The proposed DC2 Provision is compatible with existing and surrounding planned development.

PLANS IN EFFECT

The rezoning area is located within the Lewis Farms Area Structure Plan (ASP) and the Secord Neighbourhood Structure Plan (NSP). The proposed (DC2) Site Specific Development Control Provision conforms to the Lewis Farms ASP which designates the area for residential uses and the Secord NSP which designates the site for Medium Density Residential uses.

CITY PLAN

This application aligns with the applicable policies of CityPlan (MDP) to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by allowing for a narrower lot product.

Technical Review

TRANSPORTATION

The owner will be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

With future subdivisions of the subject land, pedestrian connections will be required.

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

Community Engagement

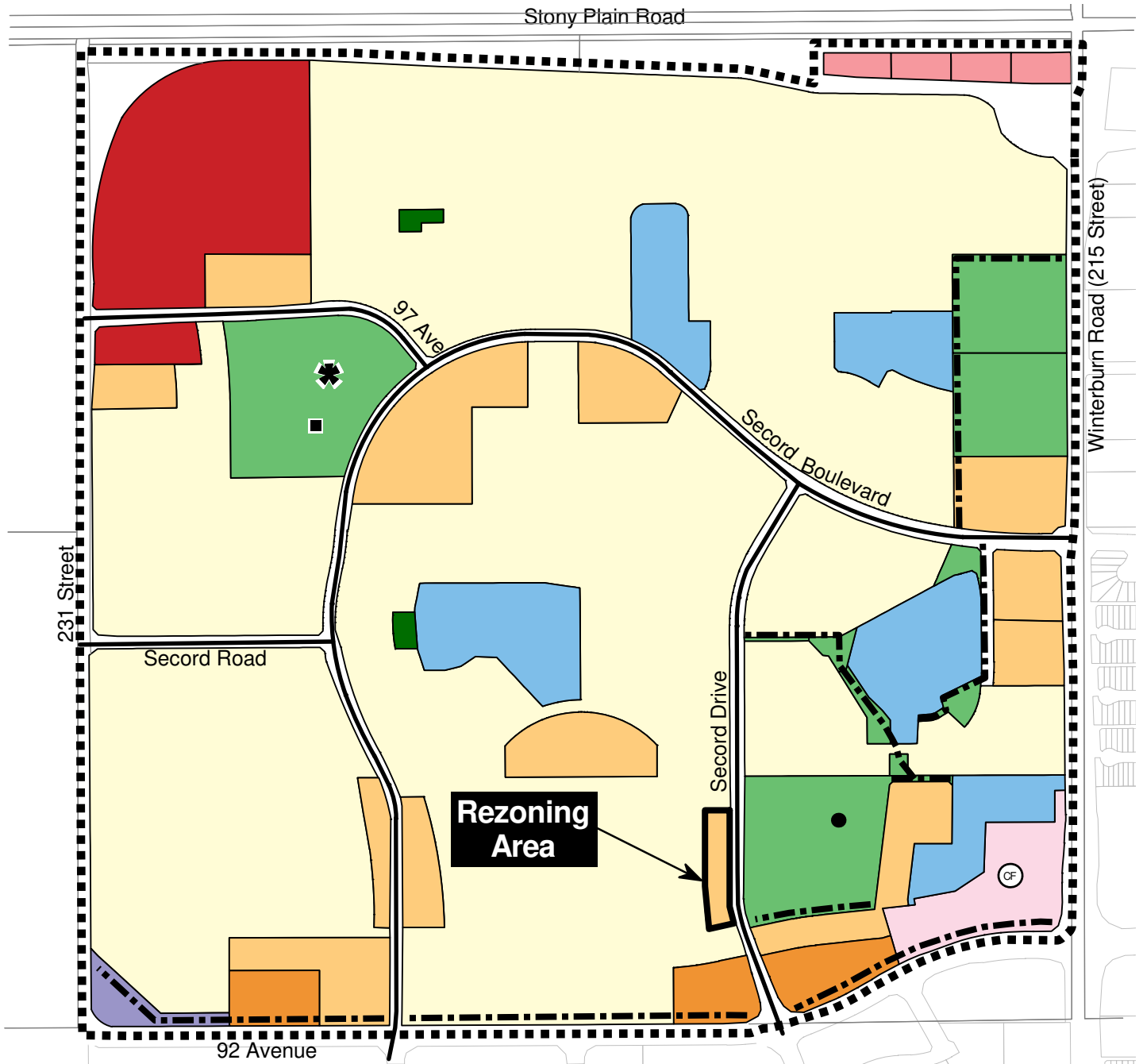
ADVANCE NOTICE March 8, 2021	<ul style="list-style-type: none">• Number of recipients: 108• No responses received
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/secord-planning-applications.aspx

Conclusion

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


















APPENDICES

- 1 Context Map
- 2 Application Summary



BYLAW 19191
SECORD
 Neighbourhood Structure Plan
 (as amended)



- | | | | |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|---------------------------------|
|  | Low Density Residential |  | Non-MR Credit Park |
|  | Medium Density Residential |  | Separate Elementary/Junior High |
|  | High Density Residential |  | Public Elementary/Junior High |
|  | Existing Commercial / Business |  | Collector Roadway |
|  | Commercial / Business |  | Multi-Use Corridor |
|  | Town Centre Commercial |  | Potential Civic Facility |
|  | Stormwater Management Facility |  | Community League |
|  | MR - Park / School |  | NSP Boundary |
|  | Pipeline ROW | | |

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:	19716
Location:	South of 94a Avenue NW and west of Winterburn Road NW
Address:	9204 - Winterburn Road NW
Legal Description:	A portion of SE-36-52-26-4
Site Area:	N/A
Neighbourhood:	Secord
Notified Community Organizations:	Rosenthal, Lewis Estates & Secord Community Leagues West Edmonton Communities Council Area Council
Applicant:	IBI Group Inc.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Lewis Farms Area Structure Plan (ASP) & Secord Neighbourhood Structure Plan (NSP)
Historic Status:	None

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