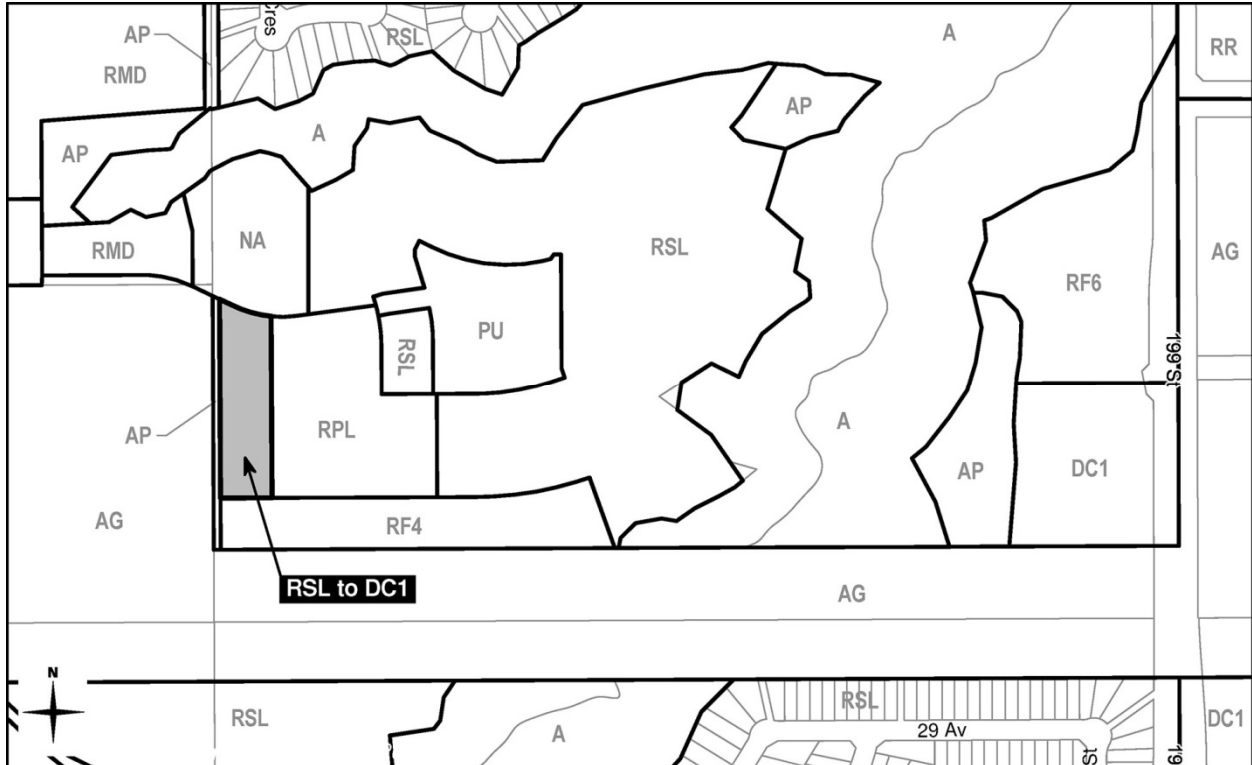




# REZONING APPLICATION EDGEMONT

## 5090 - EDGEMONT BOULEVARD NW

To allow for the development of zero lot line single detached and semi-detached housing.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- provides the opportunity for a variety of low density residential housing types;
- is compatible with surrounding planned and existing land uses; and
- conforms to the Edgemont Neighbourhood Area Structure Plan.

## THE APPLICATION

CHARTER BYLAW 18607 proposes to rezone the subject lands from (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision to allow for zero lot line low density residential development in the Edgemont neighbourhood. Zero lot line housing is where one side of the home is built to the edge of the property line with no side setback on one side of the lot. This will allow for additional residential lots. The proposed zoning conforms to the Edgemont Neighbourhood Area Structure Plan (NASP) which designates the site for single/semi-detached residential housing.

## SITE AND SURROUNDING AREA

The subject site is located south of Wedgewood Creek Ravine and west of 199 Street NW and is undeveloped. Land around the site is planned for natural areas, low density residential housing and a greenway.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(RSL) Residential Small Lot Zone</li> </ul>	Undeveloped land
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(NA) Natural Areas Protection Zone</li> </ul>	Tree Stand
East	<ul style="list-style-type: none"> <li>(RPL) Planned Lot Residential Zone</li> </ul>	Undeveloped land being serviced
South	<ul style="list-style-type: none"> <li>(RF4) Semi-Detached Residential Zone</li> </ul>	Undeveloped land being serviced
West	<ul style="list-style-type: none"> <li>(AP) Public Parks Zone</li> <li>(AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land (future greenway)</li> <li>Future low density residential uses</li> </ul>

## PLANNING ANALYSIS

The proposed (DC1) Direct Development Control Provision would allow for the development of zero lot line single detached and semi-detached housing with front attached garages. Proposed regulations for semi-detached housing limit the width of garages and driveways to contribute to curb appeal and the residential character along the block face.

The proposed rezoning conforms to the Edgemont Neighbourhood Area Structure Plan (NASP) which designates the site for single/semi-detached residential housing and supports the use of DC1 Zones for alternative low density housing forms. The proposed zoning is compatible with existing and planned development of the surrounding lands, which is identified for natural areas, low density development and a greenway.

The proposed DC1 Provision regulations have been used in other neighbourhoods for low density residential uses.

## TECHNICAL REVIEW

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

At subdivision and development permit stages, grading to protect the adjacent natural area, sanitary and storm servicing, and the provision of roads and upgrades to provide access need to be addressed. Arterial contributions to Road Assessments will also be required.

## PUBLIC ENGAGEMENT

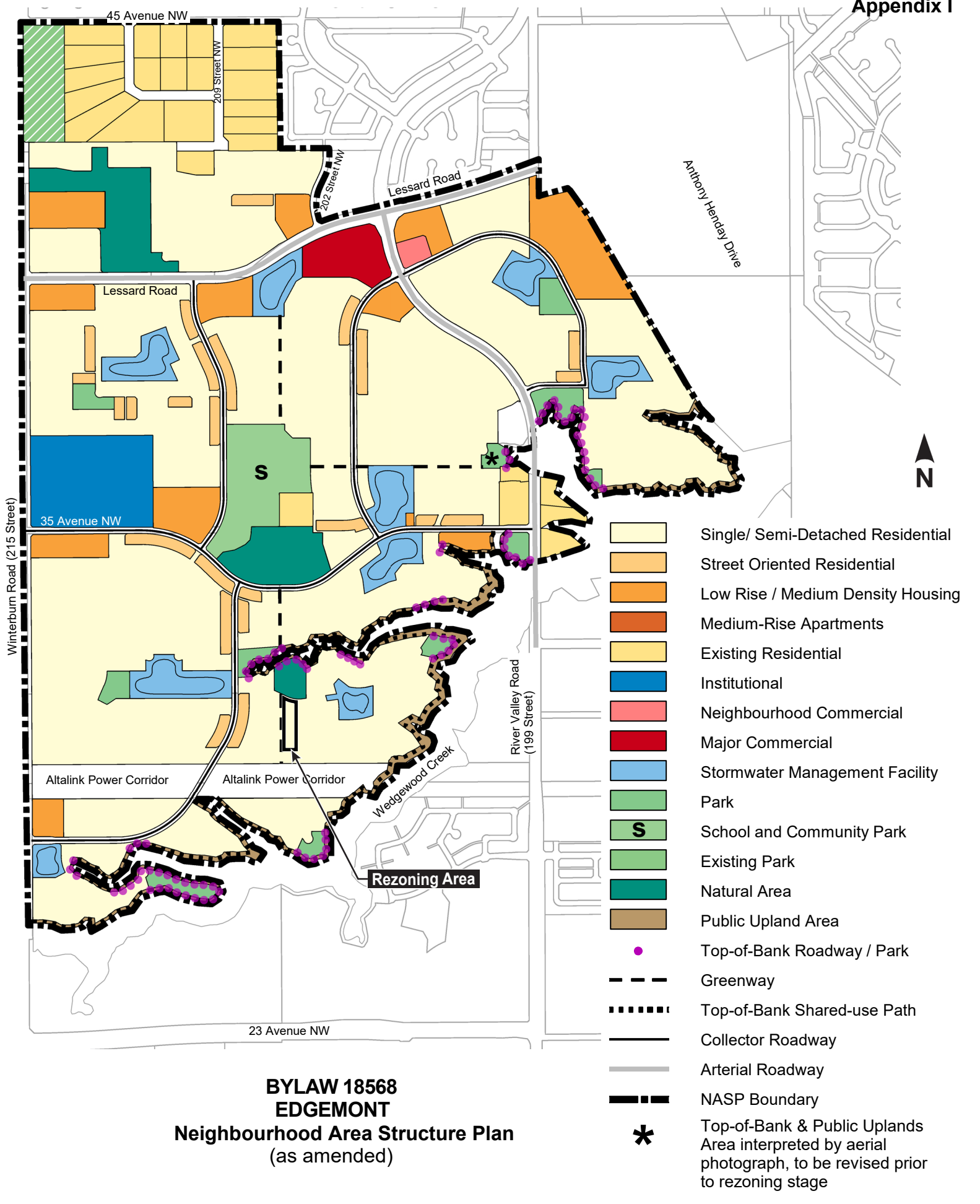
<b>ADVANCE NOTICE</b> July 9 2018	<ul style="list-style-type: none"> <li>Number of recipients: 27</li> <li>No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>Not held</li> </ul>
<b>WEBPAGE</b>	<a href="http://www.edmonton.ca/edgemont">www.edmonton.ca/edgemont</a>

## **CONCLUSION**

City Planning recommends that City Council APPROVE this application.

## **APPENDICES**

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 18568  
EDGEMONT  
Neighbourhood Area 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
Bylaw(s)/Charter Bylaw(s):	18607
Location:	South of Wedgewood Creek Ravine and west of 199 Street NW
Address(es):	5090 - Edgemont Boulevard NW
Legal Description(s):	A portion of Lot 22 Block 12 Plan 1424643
Site Area:	N/A
Neighbourhood:	Edgemont
Ward - Councillor:	5 - Sarah Hamilton
Notified Community Organization(s):	Wedgewood Ravine Community League The Hamptons Community League
Applicant:	Stantec Consulting Ltd

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision
Plan(s) in Effect:	Edgemont Neighbourhood Area Structure Plan
Historic Status:	None

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