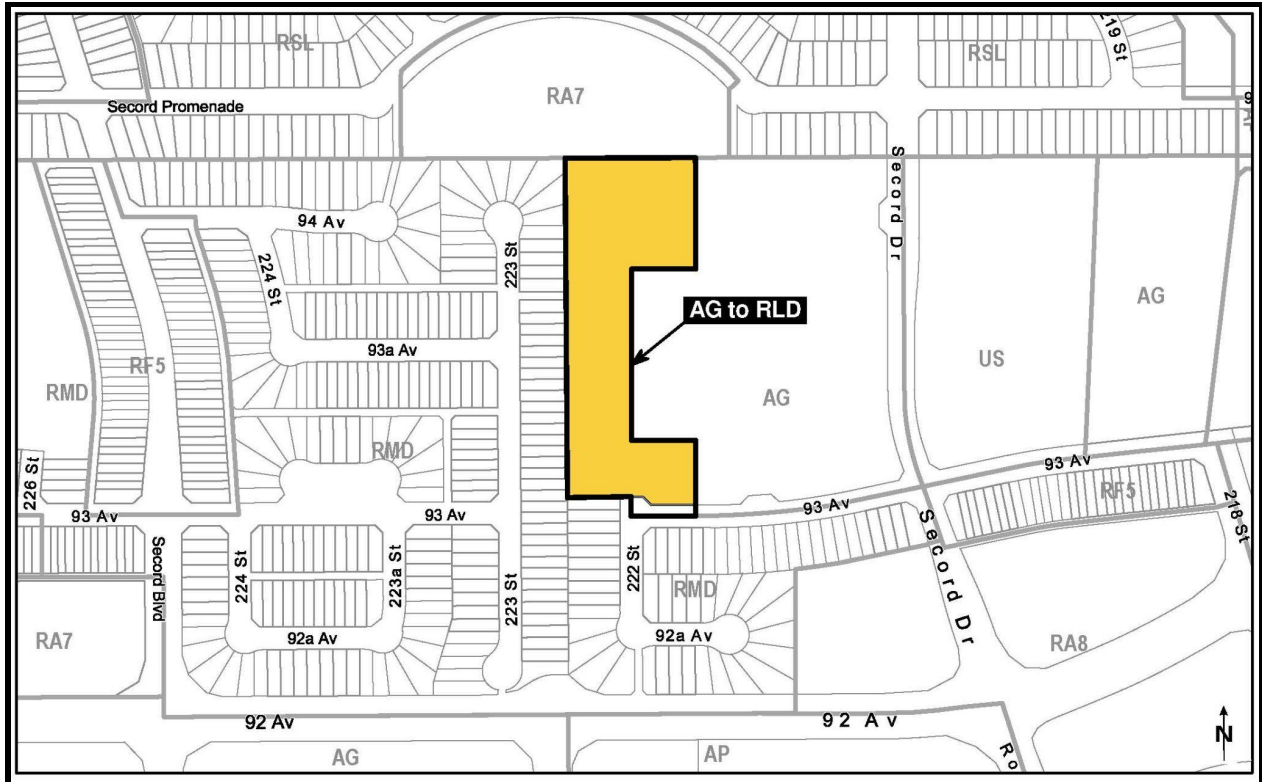




# ADMINISTRATION REPORT REZONING SECORD

## 9204 - Winterburn Road NW

To allow for a variety of low density residential uses.



**Recommendation:** That Charter Bylaw 19741 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be APPROVED.

## RECOMMENDATION AND JUSTIFICATION

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

- provides a variety of low density housing options;
- is compatible with existing and planned land uses; and
- conforms to the Secord Neighbourhood Structure Plan.

## THE APPLICATION

**CHARTER BYLAW 19741** proposes to amend the Zoning Bylaw to (RLD) Residential Low Density Zone to allow for a range of low density residential uses, including: single detached, semi-detached and duplex housing with flexible lots sizes and widths, and with opportunities for zero lot line development.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Vacant
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Vacant
East	(AG) Agricultural Zone	Vacant
South	(RMD) Residential Mixed Dwelling Zone	Vacant
West	(RMD) Residential Mixed Dwelling Zone	Developed single detached, semi-detached and row housing



VIEW OF SITE LOOKING TO THE NORTH

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The Lewis Estates Area Structure Plan (ASP) and Secord Neighbourhood Structure Plan (NSP) are in effect for the subject site. The proposed RLD Zone conforms to the low density residential designation in the approved NSP, and the Residential designation in the Lewis Estates ASP.

### CITYPlan Alignment

This proposal aligns with applicable policies of *CityPlan* (MDP) by accommodating future growth for an additional 1.25 million population within Edmonton's existing boundaries. The application will allow for the development of a variety of low density residential dwelling types with flexible lot sizes and widths, including zero lot line development, to support Edmonton's growing population and continue the sequential development of the Secord neighbourhood.

### Land Use Compatibility

Proposed Charter Bylaw 19741 is compatible with existing and planned land uses. The Secord NSP designates the lands located to the east, west and south of the subject site for low density residential uses.

The proposed RLD Zone is compatible with existing lands zoned RSL and RMD in terms of:

- the low density residential types listed in the Use Classes;
- maximum allowable height for single detached and semi-detached housing (10.0 m);
- flexibility in lot sizes and widths; and
- setback and yard requirements.

The proposed RPL Zone allows for shallower lots (27.0 m) compared to the RSL and RMD zones (30.0 m); while the RMD Zone allows for the development of (limited) row housing dwellings up to a maximum height of 12.0 m, whereas the RSL and RPL Zones do not.

Like the existing RMD lands located to the south and west, the proposed RPL Zone allows for zero lot line development.

## TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure.

## COMMUNITY ENGAGEMENT

<b>ADVANCE NOTICE</b> January 12, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 101</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/secord">edmonton.ca/secord</a></li></ul>

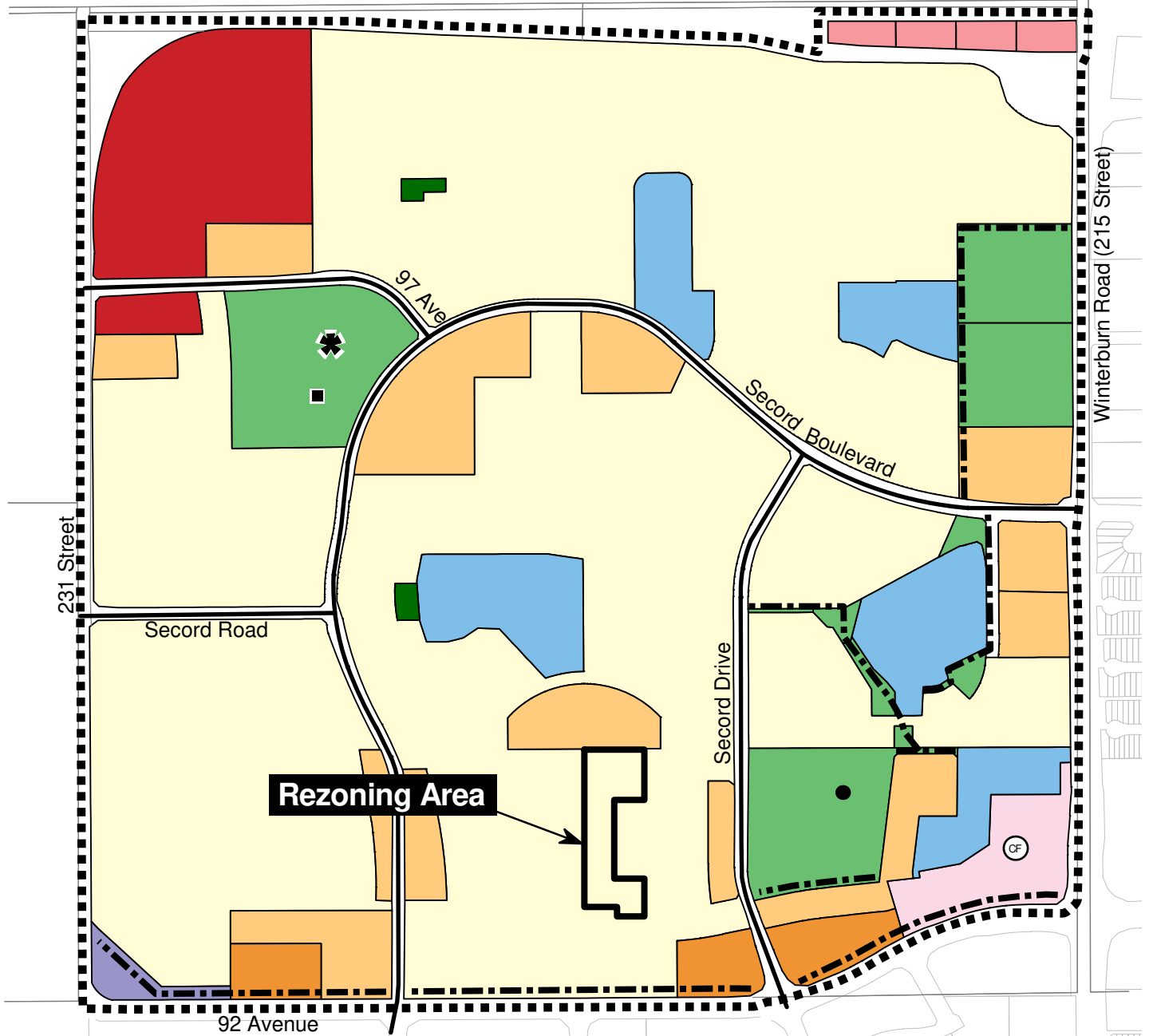
## CONCLUSION

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

## APPENDICES

- 1 Context Plan Map (Bylaw #19191)
- 2 Application Summary

Stony Plain Road




















**Rezoning Area**

**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:	19741
Location:	North of 93 Avenue NW and West of Secord Drive NW
Address:	9204 - Winterburn Road NW
Legal Description:	Portion of SE 36-52-26-4
Site Area:	1.93 ha
Neighbourhood:	Secord
Notified Community Organizations:	Secord and Lewis Estates Community Leagues
Applicant:	Gage Sparks, IBI Group

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RLD) Low Density Residential Zone
Plans in Effect:	Secord NSP Lewis Farms ASP

Written By:  
Approved By:  
Branch:  
Section:

Carla Semeniuk  
Tim Ford  
Development Services  
Planning Coordination