



ADMINISTRATION REPORT

REZONING

SECORD

9204 - Winterburn Road NW

To allow for a variety of low density residential uses.



Recommendation: That Charter Bylaw 19794 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Residential Zone be APPROVED.

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

- provides the opportunity for 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 19794 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, in conformance with the approved Secord Neighbourhood Structure Plan (NSP).

Site and Surrounding Area

The proposed rezoning is located west of Secord Drive NW and north of 93 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant
CONTEXT		
North	(RSL) Residential Small Lot Zone (RA7) Low Rise Apartment Zone	Single detached dwellings Vacant
East	(US) Urban Service Zone	Undeveloped School/Park site
South	(AG) Agricultural Zone	Vacant
West	(AG) Agricultural Zone	Vacant



VIEW OF SITE LOOKING TO THE NORTH

Planning Analysis

The Lewis Farms 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 Farms ASP.

This proposal aligns with applicable policies of *The City Plan* (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, utilize land and infrastructure efficiently, and continue the sequential development of the Secord neighbourhood.

The proposed rezoning is compatible with existing and planned land uses.

TECHNICAL REVIEW

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

COMMUNITY ENGAGEMENT

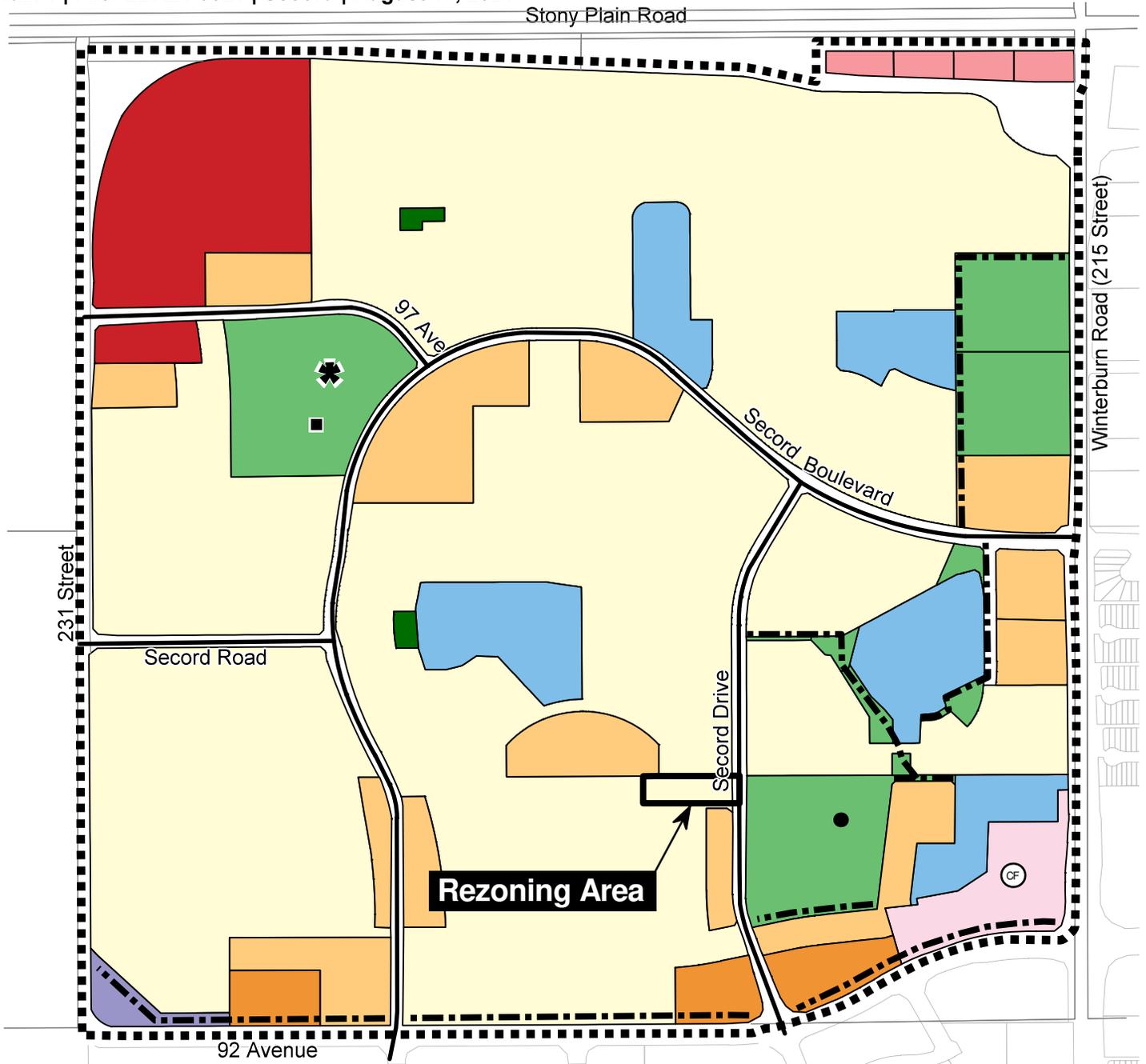
ADVANCE NOTICE April 9, 2021	<ul style="list-style-type: none">• Number of recipients: 90• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/secord

CONCLUSION

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

APPENDICES

- 1 Context Plan 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:	19794
Location:	North of 93 Avenue NW & west of Secord Drive NW
Address:	Portion of 9204 - Winterburn Road NW
Legal Description:	Portion of SE 36-52-26-4
Site Area:	0.69 ha
Neighbourhood:	Secord
Notified Community Organizations:	Secord Community League and West Edmonton Communities Council Area Council
Applicant:	Gage Sparks, IBI Group

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Secord Neighbourhood Structure Plan Lewis Farms Area Structure Plan

Written By:
Approved By:
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Planning Coordination