

Planning Analysis

The Pilot Sound Area Structure Plan (ASP) and Cy Becker NSP are in effect for the site. The proposed rezoning to RLD conforms to the Cy Becker NSP, which designates it for low density residential uses, and to the Residential designation in the Pilot Sound ASP.

In terms of development regulations, height and scale, the proposed RLD Zone is compatible with the land to the south of the site that is zoned RSL, RPL and DC2. The RLD Zone also allows for a greater variety of lot sizes and widths, which contributes to a more compact urban form and efficient utilization of land with respect to single detached residential built forms.

The portion of the site being rezoned to PU is intended to accommodate a pipeline that is being moved from the proposed road right-of-way to the north of the residential development.

Administration has advised the applicant/developer that the proposed area of the Public Utility Zone will not be accepted into the City's ownership as a Public Utility Lot but will remain in private ownership. Typically, transmission pipeline easements are pre-existing at the ASP/NSP stage, and a PUL Lot is typically integrated in to the development concept in the form of multi-use corridors or in the case of this particular pipeline, into the Transportation and Utility Corridor (as it is in the neighbourhood to the west).

Administration will work with the applicant/developer to approach Alberta Infrastructure to consolidate the parcel within the TUC, or find alternate arrangements between the pipeline operator and developer related to ownership and maintenance of the PU zoned lot. At the time of subdivision, the PU zoned lot will be dedicated accordingly but will not be publicly owned.

This proposal is in the Northeast District Plan area and aligns with the 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 low density residential dwelling types with flexible lot sizes and widths, including the opportunity for zero lot line development. If approved, the application will provide residential lots that will provide housing to support Edmonton's growing population and continue the sequential development of the neighbourhood.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. All comments from affected City Departments and utility agencies have been addressed.