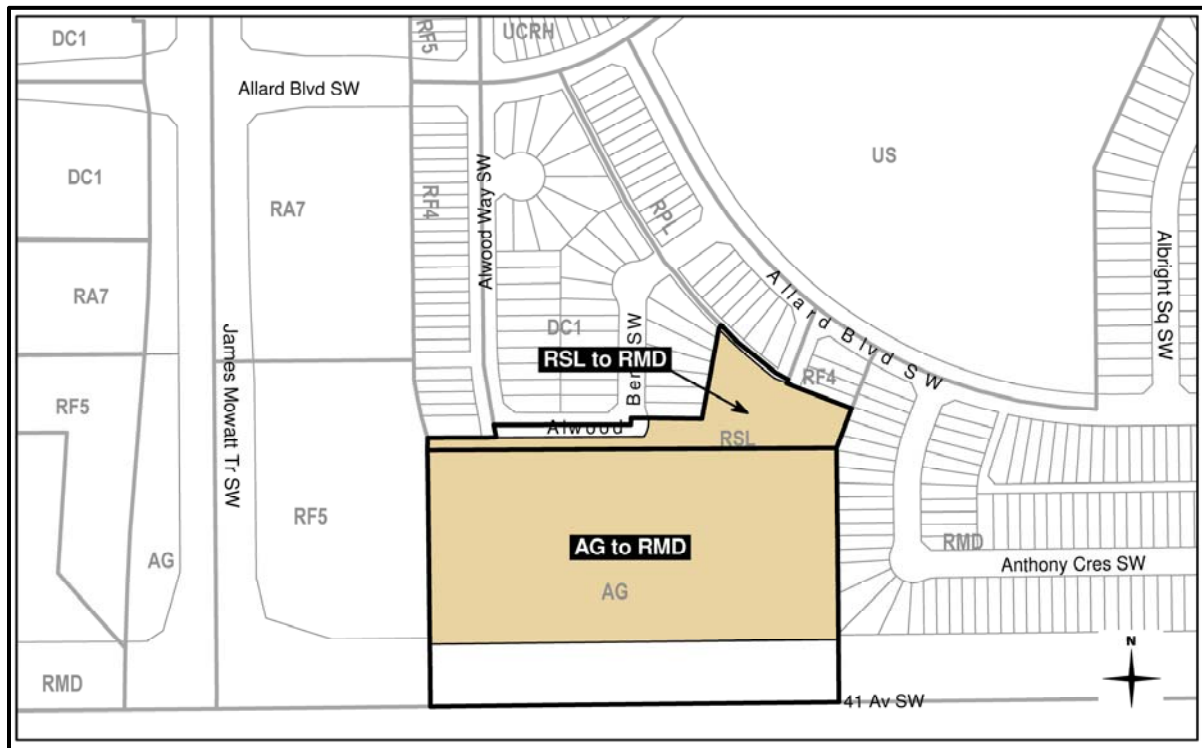




REZONING Allard

11910 41 Avenue SW and 12450 41 Avenue SW

To allow for the development of low density residential housing.



REZONING AREA

RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Is in conformance with the Allard Neighbourhood Area Structure Plan (NASP);
- Is compatible with the surrounding existing and planned land uses; and
- Provides a diversity of housing forms in the neighbourhood.

THE APPLICATION

Charter Bylaw 18295 amends the Zoning Bylaw from (AG) Agricultural Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone to accommodate low density residential uses.

SITE AND SURROUNDING AREA

The subject site is located directly east of James Mowatt Trail SW and north of 41 Avenue SW and is undeveloped. The land to the north and east is developed with low density residential. The land to the west is undeveloped and is zoned for medium density residential. To the south across 41 Avenue SW is Leduc County and is undeveloped.



AERIAL VIEW OF THE SITE AND SURROUNDING ZONES

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RSL) Residential Small Lot Zone	Undeveloped
CONTEXT		
North	(DC1) Direct Development Control Provision	Low density residential
East	(RMD) Residential Mixed Dwelling Zone	Low density residential
South	41 Avenue SW Leduc County	Undeveloped agricultural land
West	(RF5) Row Housing Zone	Undeveloped

PLANNING ANALYSIS

The proposed rezoning allows for a range of low density residential uses, which are compatible with the adjacent existing and planned low and medium density residential developments. The proposal conforms to the Allard Neighbourhood Area Structure Plan (NASP), which designates this area for low density residential development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

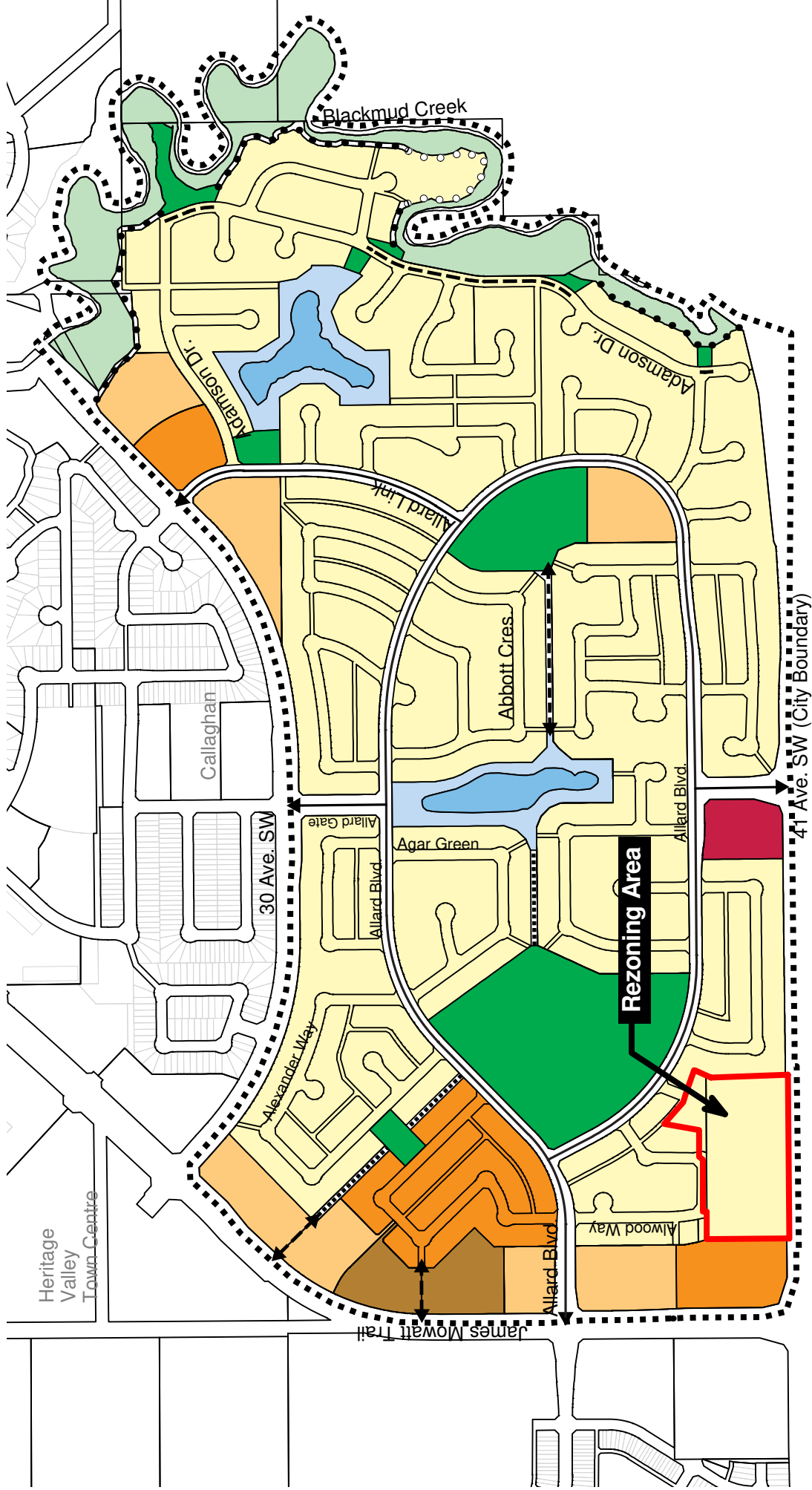
ADVANCE NOTICE October 2, 2017	<ul style="list-style-type: none">• Number of recipients: 106• Number of responses: 0
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEB PAGE	<ul style="list-style-type: none">• edmonton.ca/allard

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

1. Context Map
2. Application Summary



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.

**BYLAW 18293
APPROVED
ALLARD**

**Neighbourhood Area Structure Plan
(as amended)**

- Low Density Residential
- Medium Density Residential 1
- Medium Density Residential 2
- High Density Residential
- Neighbourhood Commercial

- Stormwater Management Facility
- Neighbourhood Park
- Environmental Reserve
- Enhanced Walkway Connection

- Greenways / Multi-Use Trail
- Top of Bank Multi-Use Trail
- Future Top of Bank Multi-Use Trail
- Collector roads
- Top of Bank Roadway
- NASP Boundary
- LRT Station



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18295
Location:	North of 41 Avenue SW and east of James Mowatt Trail SW
Address:	11910 41 Avenue SW 12450 41 Avenue SW
Legal Description:	A portion of SW-18-51-24-4 A portion of Lot 1, Block 1, Plan 0926061
Site Area:	N/A
Neighbourhood:	Allard
Ward - Councillor:	10 – Michael Walters
Notified Community Organization(s):	Blackmud Creek Community League Heritage Point Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone and Overlays:	(AG) Agricultural Zone (RSL) Residential Small Lot Zone
Proposed Zone and Overlay:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Allard Neighbourhood Area Structure Plan, Heritage Valley Servicing Concept Design Brief
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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Tim Ford
City Planning
Planning Coordination