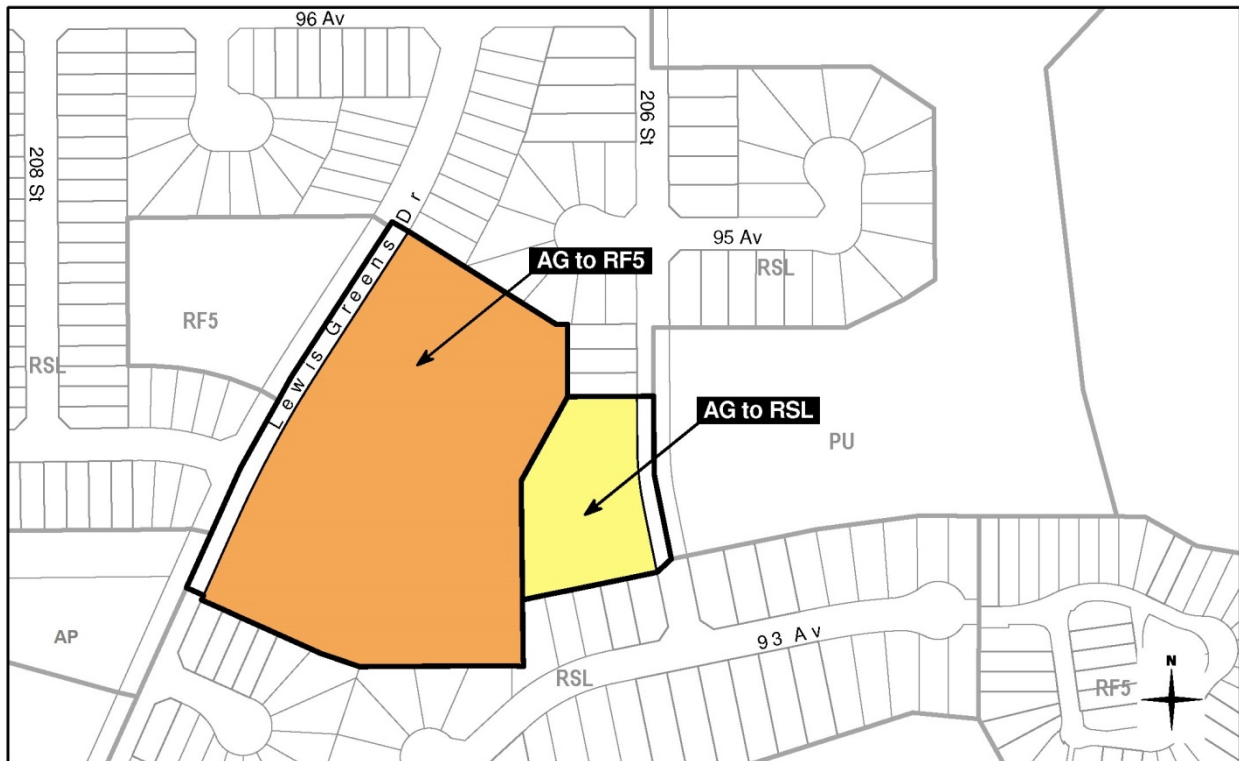




REZONING APPLICATION WEBBER GREENS

9510-199 Street NW

To provide opportunity for low and medium density residential uses including single and semi-detached housing and row-housing uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It increases the opportunity for a variety of low and medium density housing choices;
- The proposed uses are compatible with surrounding land designations; and
- It conforms to the Webber Greens Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 18458 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone and (RF5) Row Housing Zone to allow for low and medium density residential Development in the Webber Greens neighbourhood.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the central portion of the Webber Greens neighbourhood, north of Webber Greens Drive NW and east of Lewis Greens Drive.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Vacant land
CONTEXT		
North	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Developing Single Detached Housing
East	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone (PU) Public Utility Zone 	<ul style="list-style-type: none"> Developing Single Detached Housing Existing Storm Water

		Management Facility
South	<ul style="list-style-type: none"> • (RSL)) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Predominantly developed single detached housing
West	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RSL) Residential Small Lot Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Vacant land • Single Detached Housing • Future Park site

PLANNING ANALYSIS

The proposal is compatible with existing and planned development of the surrounding land use designation for low and medium density residential land uses in the Webber Greens Neighbourhood Structure Plan (NSP). The proposed RSL zone allows for predominantly single detached housing uses on small lots. The proposed (RF5) Row Housing Zone allows for development including row-housing and semi-detached housing uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

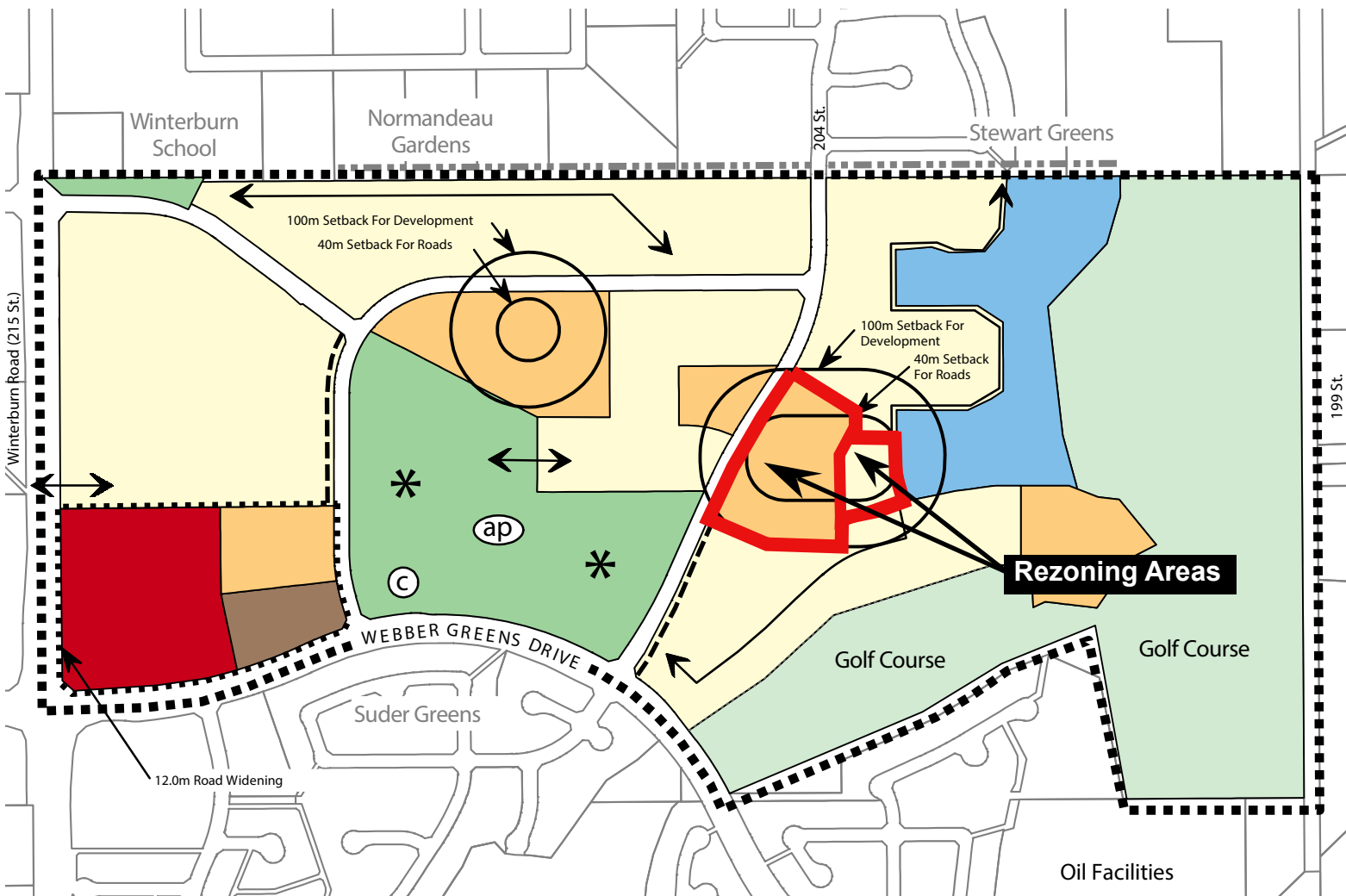
ADVANCE NOTICE Date	<ul style="list-style-type: none"> • Number of recipients: 117 • Number of responses in support: 0 • Number of responses with concerns: 2 • Common comments included: Concern over perceived increase in density and traffic related to the RF5 zone-in response administration noted that the neighbourhood plan identifies this area as suitable for medium density development.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • NA, application started before websites were created for each LDA file

CONCLUSION

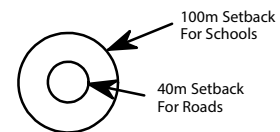
City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 15645
APPROVED
WEBBER GREENS
Neighbourhood Structure Plan
(as amended)



Note:
Resource extraction facilities will be decommissioned prior to development occurring within the 40m and 100m setbacks.

	Low Density Residential
	Medium Density Residential
	Low Rise Apartment
	Community Commercial
	School/Park
	Stormwater Management Facility
	Golf Course

	Neighbourhood Park
	Community League
	Community Centre
	Primary Pedestrian Linkages
	No Front Drive Access
	Buffer Requirement
	Boundary of N.S.P.



School sites may be deemed surplus and developed as alternate uses.

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	18458
Location:	North of Webber Greens Drive NW and east of Lewis Greens Drive NW
Address:	9510 199 Street NW
Legal Description:	Portion of SE-31-52-25-4
Site Area:	N/A
Neighbourhood:	Webber Greens
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	Lewis Estates Community League, West Edmonton Communities Council Area Council
Applicant:	Select Engineering

PLANNING FRAMEWORK

Current Zone and Overlay:	(AG) Agricultural Zone
Proposed Zones and Overlay:	(RSL) Residential Small Lot Zone and (RF5) Row Housing Zone
Plans in Effect:	Webber Greens Neighbourhood Structure Plan and Lewis Farms Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Kerry Girvan
Tim Ford
City Planning
Planning Coordination