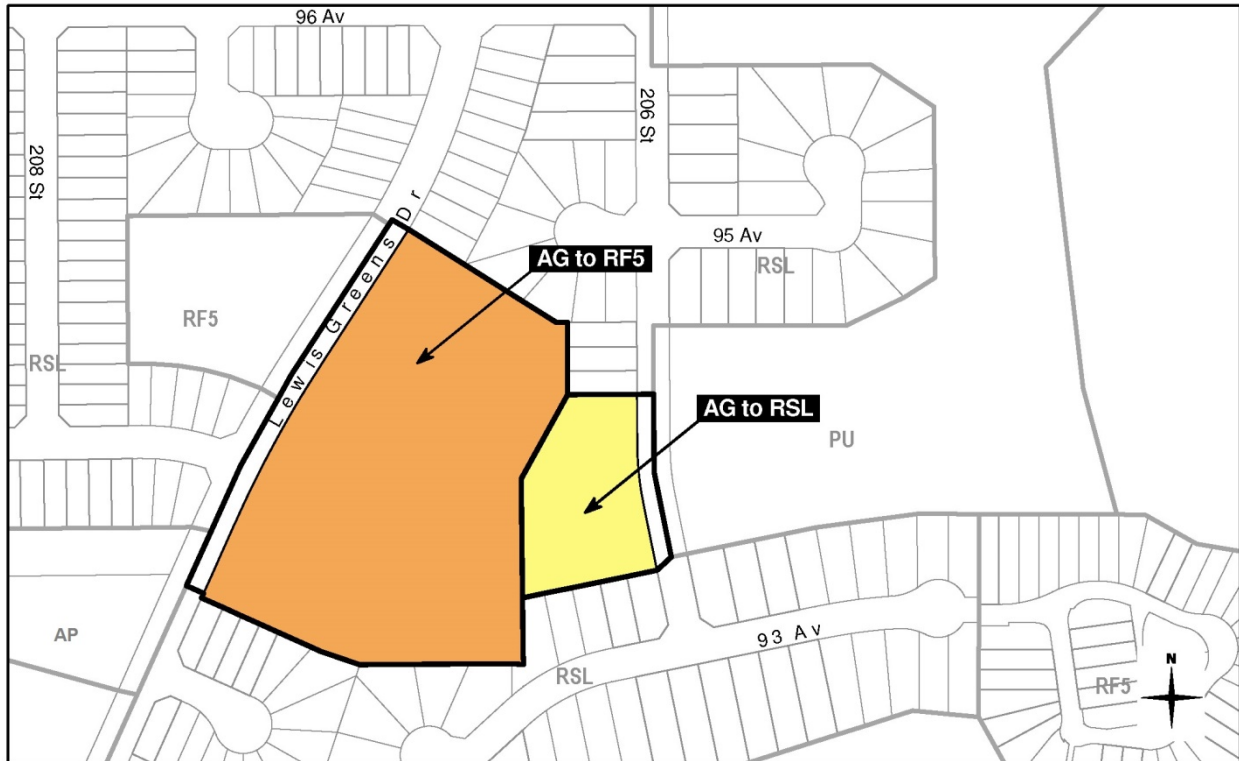




# REZONING APPLICATION WEBBER GREENS

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

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

## 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

<b>ADVANCE NOTICE</b> Date	<ul style="list-style-type: none"> <li>• Number of recipients: 117</li> <li>• Number of responses in support: 0</li> <li>• Number of responses with concerns: 2</li> <li>• 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.</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• NA, application started before websites were created for each LDA file</li> </ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary