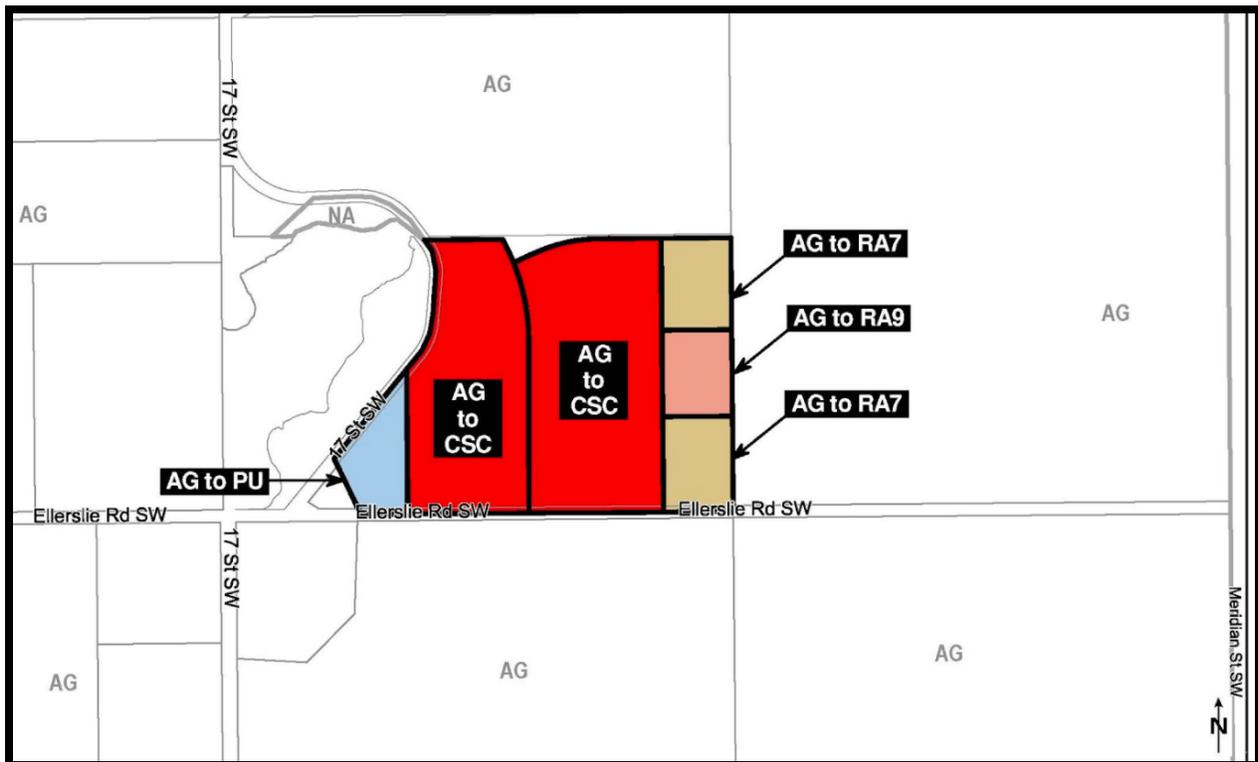




# ADMINISTRATION REPORT REZONING DECOTEAU NORTH

## 511 - 17 STREET SW

To allow for the development of residential, commercial and a public utility land uses.



**Recommendation:** That Charter Bylaw 19911 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RA9) High Rise Apartment Zone, (CSC) Shopping Centre Zone and (PU) Public Utility Zone be APPROVED.

Administration **SUPPORTS** this application because it:

- contributes towards residential densification;
- provides an opportunity for a variety of low and high rise multi-unit housing
- provides an opportunity for commercial uses;
- is compatible with the surrounding and planned land uses;
- conforms with the Decoteau North NSP; and
- aligns with *CityPlan*.

## Report Summary

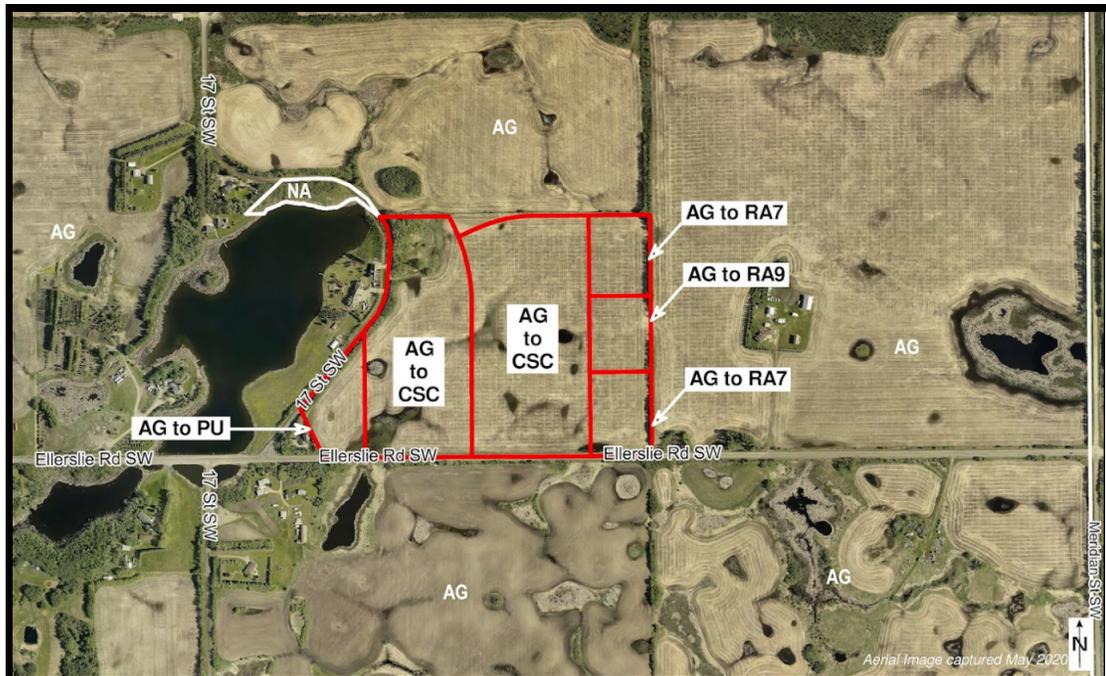
This application was submitted on July 7, 2021 by Heather Chisholm, B & A Planning Group on behalf of Royal West Property Corporation. The application proposes changing the site's zoning designation to accommodate residential, commercial and public utility land uses. The proposal conforms with the Decoteau North Neighbourhood Structure Plan (NSP) and with the City Plan.

## The Application

**CHARTER BYLAW 19911** to amend the Zoning Bylaw to rezone the subject site from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RA9) High Rise Apartment Zone, (CSC) Shopping Centre Zone and (PU) Public Utility Zone to allow the opportunity for low and high rise multi-unit housing, commercial development and a stormwater management facility.

## Site and Surrounding Area

The subject site is approximately 23.5 ha in size and surrounded by undeveloped lands to the north, south and east. The land to the west contains a country residential home and a natural area. The subject site abuts 17 Street SW to the west and Ellerslie Road SW, which is a main thoroughfare for the Decoteau North (Alces) neighbourhood and surrounding areas.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Vacant lot
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Agricultural
East	(AG) Agricultural Zone	Agricultural
South	(AG) Agricultural Zone	Agricultural / Farmstead
West	(AG) Agricultural Zone	Country Residential

## Planning Analysis

### PLANS IN EFFECT

The ***Decoteau North (Alces) Neighbourhood Structure Plan*** (NSP) was adopted on September 17, 2018, and guides the neighbourhood's land use. The Plan designates the subject site for commercial/residential mixed use, community commercial and stormwater management facility land uses.

The Plan's Objectives are to:

- use municipal infrastructure efficiently and support housing affordability by accommodating a variety of dwelling types, sizes and higher densities;
- develop a pedestrian-friendly community / commercial node for the neighbourhood; and
- providing local employment opportunities and daily commercial services within the neighbourhood.

The proposed Charter Bylaw aligns with ***the City Plan*** by:

- establishing the framework for 15 minute districts (Big City Move: a Community of Communities);
- contributing to outcomes that give residents the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs; and
- accommodating new housing development within the city's developing areas, to reach the milestone population of 1.25 million people.

### LAND USE COMPATIBILITY

Charter Bylaw 19911 will allow residential, commercial and a public utility development in the form of:

- low rise multi-unit housing up to 16 m (4 storeys) in height;
- high rise multi-unit housing with limited ground floor commercial uses;
- a commercial shopping center; and
- a stormwater management facility.

The proposed land use changes are appropriate for this site given its location and access to planned transportation linkages. Further to this, the Charter Bylaw conforms to the Decoteau Neighbourhood Structure Plan.

## Technical Review

### Transportation

Administration supports the application and advises that the following will be required from the landowner / Developer at the next stage of development:

- Preparation of concept plans for Ellerslie Road SW, between 34 Street SW and Meridian Street SW (1 Street SW), and for 17 Street SW, between Ellerslie Road SW and TUC boundary;
- Dedication of land for road right-of-way for Ellerslie Road SW and 17 Street SW;
- Construction of the first two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the existing urban arterial road terminus (west of 34 Street SW) to the east side of 11 Street SW;
- Construction of the first two lanes of 17 Street SW to an urban arterial roadway standard from Ellerslie Road to 2 Avenue SW; and
- Construction of shared use paths to provide alternate active modes of transportation along collector, local roadways and greenways.

### Drainage

Administration supports the application and advises the following will be required from the Landowner / Developer at the next stage of development:

- Permanent sanitary and storm servicing schemes must be provided in accordance with the Decoteau North Neighbourhood Design Report, 4th Submission, NSP Level, dated January, 2018; and
- Permanent sanitary and stormwater servicing connections to the site, from the sewers along Charlesworth Drive SW.

Additional advisements include:

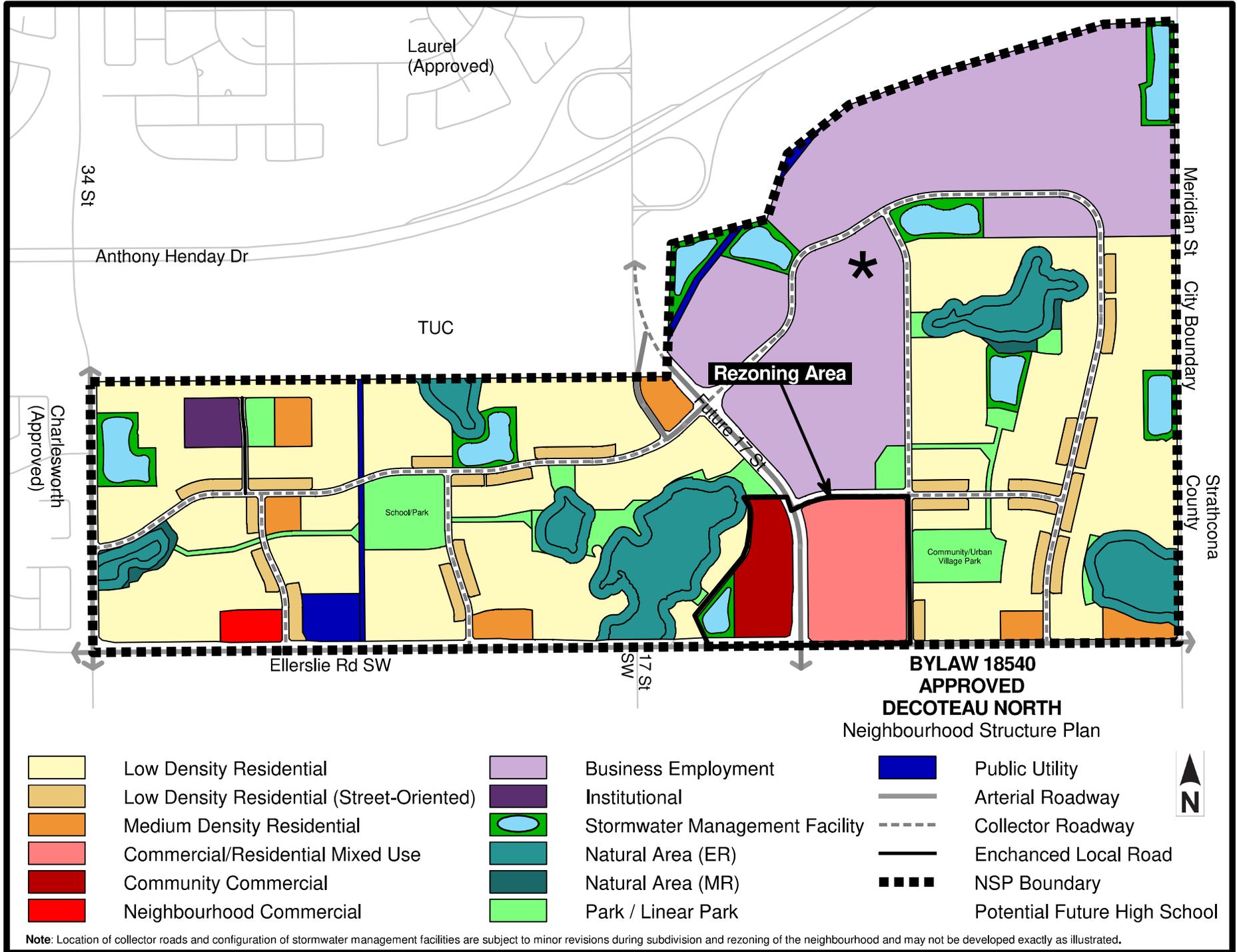
- Private maintenance/drainage easements will be required for zero lot line developments, and private to private easements and restrictive covenants for multiplexes;
- There is no downstream storm infrastructure constructed at this time. As such, the provision of permanent stormwater servicing will require a significant amount of offsite construction; and
- Row housing or zero lot line housing will require separate storm sewer service connections, with roof downspouts connected to a separate storm sewer service.

### Open Space

Administration supports the application and advises the following:

- A significant Natural Area is adjacent to the subject site and is designated for retention through the Decoteau North NSP; and
- A Site Specific Natural Area Management Plan that outlines the sustainable management of the Natural area, will be required at the next stage of development (subdivision).





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:	19911
Location:	North of Ellerslie Road SW; and East of 17 Street SW
Address:	511 - 17 Street SW
Legal Description:	Portions of SW-29-51-23-4
Site Area:	23.5 ha
Neighbourhood:	Decoteau North (Alces)
Ward:	Sspomitapi
Notified Community Organization:	Meadows Community League
Applicant:	Heather Chisholm, B & A Planning Group

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(CSC) Shopping Centre Zone (PU) Public Utility Zone (RA7) Low Rise Apartment Zone (RA9) High Rise Apartment Zone
Plan(s) in Effect:	Decoteau North (Alces) Neighbourhood Structure Plan
Historic Status:	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination