

THE APPLICATION

BYLAW 18428 proposes to amend an existing Direct Development Control Provision (DC1) by increasing the site coverage on lots, allowing zero lot line housing and garden suites. Zero lot line means one side setback for development from the property line may be reduced to 0 metres with a minimum 1.5 m setback on the other side.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the northwest portion of the Trumpeter neighbourhood, west of 209 Street NW and north of Trumpeter Way.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Vacant land
CONTEXT		
North	<ul style="list-style-type: none"> (PU) Public Utility Zone 	<ul style="list-style-type: none"> Vacant land
East	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Vacant and developing lots for single family housing
South	<ul style="list-style-type: none"> (DC1) Direct Development Control 	<ul style="list-style-type: none"> Vacant land

	Provision (for medium density housing)	
	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Vacant land
West	<ul style="list-style-type: none"> • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Vacant land

PLANNING ANALYSIS

This rezoning proposal conforms to the Trumpeter Neighbourhood Structure Plan (NSP) which designates the subject land for Low Density Residential Uses. The proposed DC1 provision updates existing land uses and regulations to allow zero lot line development on narrow lots as well as garden suites. In addition, a regulation has been added to disallow front drive access when rear lanes are provided.

Overall, the proposal allows for a greater variety of low density housing choices and adds potential for more housing affordability through the addition of opportunities for garden suites and zero-lot line development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 18, 2018	<ul style="list-style-type: none"> • Number of recipients: 86 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • www.edmonton.ca/trumpeter

















CONCLUSION

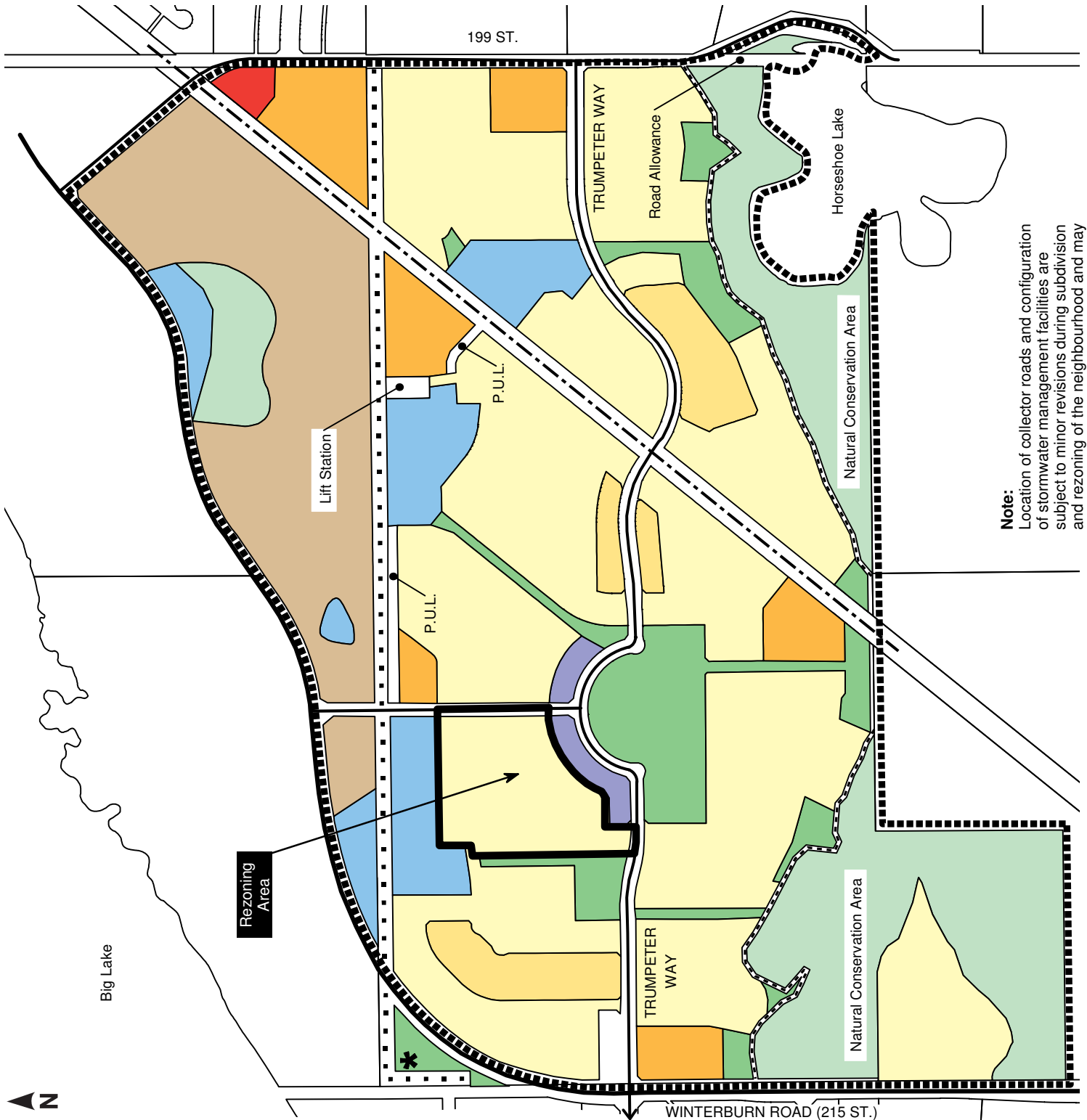
City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 DC1 Track Changes
- 3 Application Summary

BYLAW 17816
APPROVED
TRUMPETER
 Neighbourhood Structure Plan
 (as amended)

-  Low Density Residential
-  Street Oriented Residential
-  Medium Density Residential
-  Mixed Use
-  Park
-  Potential Viewpoint Park
-  Neighbourhood Commercial
-  Stormwater Management Facility
-  Natural Conservation Area
-  Future Residential and Associated Uses
-  Sewer ROW
-  Powerline ROW
-  NSP Boundary
-  Arterial Roadway
-  Collector Roadway
-  Top of Bank Walkway



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:	18428
Location:	West of 209 Street NW and north of Trumpeter Way NW
Addresses:	12923 Winterburn Road NW, 20903 130 Avenue NW, 20904 130 Avenue NW
Legal Descriptions:	Portion of SW-19-53-25-4; Lot 1, Block 14, Plan 1425609; Lot 24, Block 14, Plan 1425609
Site Area:	Approximately 5.60 ha
Neighbourhood:	Trumpeter
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	Cumberland/Oxford Community League (COCL), Westview Village Association, and Big Lake Estates Homeowners Association Area Council
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision
Proposed Zone:	(DC1) Direct Development Control Provision
Plans in Effect:	Trumpeter Neighbourhood Structure Plan and Big Lake Area Structure Plan
Historic Status:	None

Written By:
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 Section:

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