



ADMINISTRATION REPORT REZONING SECORD

525 - Secord Boulevard NW

To allow for low rise Multi-unit Housing.



Recommendation: That Charter Bylaw 19961 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision be APPROVED.

Administration is in **SUPPORT** of this application because it:

- will allow for medium density residential housing;
- will be compatible with the surrounding and planned uses; and
- conforms to the Secord Neighbourhood Structure Plan (NSP).

The Application

Charter Bylaw 19961 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision in conformance with the Secord Neighbourhood Structure Plan.

Site and Surrounding Area

The subject site is located south of Secord Boulevard NW and west of 224 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(RF4) Semi-detached Residential Zone (RPL) Planned Lot Residential Zone (US) Urban Services Zone	Semi-detached housing Single family housing School/park site

East	(RMD) Residential Mixed Dwelling Zone	Vacant lot
South	(RMD) Residential Mixed Dwelling Zone (RA7) Low Rise Apartment Zone	In development Vacant lot
West	(US) Urban Services Zone	School/park site

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the site from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision to allow for low rise Multi-unit housing with a minimum density of 45 Dwellings/ha and a maximum height 16 metres (similar to the (RA7) Low Rise Apartment Zone). The use of a DC2 Provision was appropriate in order to add an additional development regulation to account for increased setbacks adjacent to an abandoned well site to accommodate the access requirements.

The surrounding developed and undeveloped lands are intended for low and medium density residential development and for the development of a school/park site. The proposed DC2 Zone is compatible with existing and surrounding planned development.

PLANS IN EFFECT

The rezoning area is located within the Lewis Farms Area Structure Plan (ASP) and the Secord Neighbourhood Structure Plan (NSP). The proposed (DC2) Site Specific Development Control Provision conforms to the Lewis Farms ASP which designates the area for residential uses and the Secord NSP which designates the site for Medium Density Residential uses.

CITYPlan Alignment

This application aligns with the applicable policies of The City Plan to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by allowing for low rise Multi-unit housing. The site falls within the West Henday District area.

Technical Review

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

Community Engagement

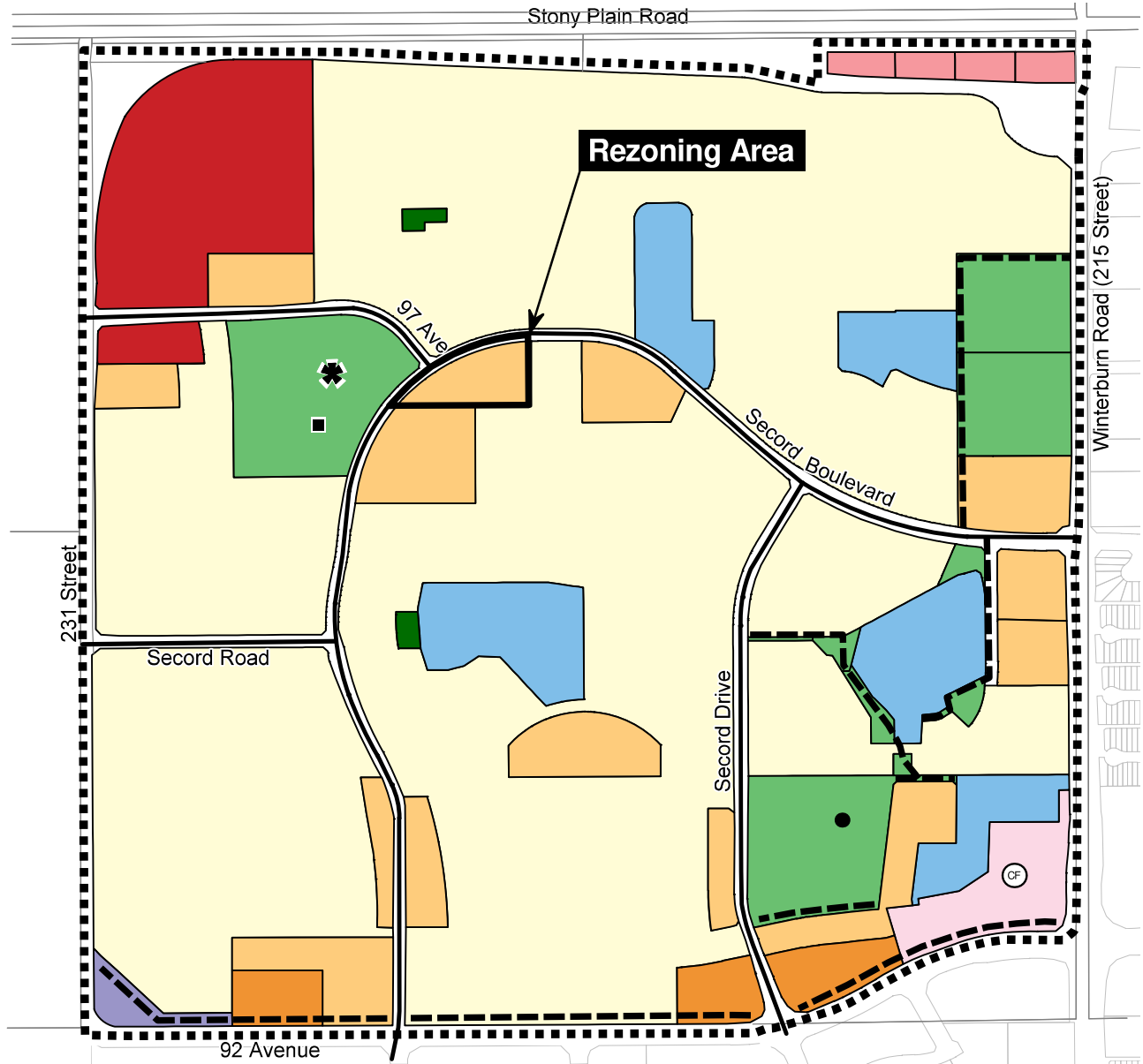
ADVANCE NOTICE March 30, 2021	<ul style="list-style-type: none"> • Number of recipients: 68 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/secord-planning-applications.aspx

Conclusion

Administration recommends that City Council **APPROVE** this application.


















APPENDICES

- 1 Context Map
- 2 Application Summary



BYLAW 19191
SECORD
 Neighbourhood Structure Plan
 (as amended)



	Low Density Residential		Non-MR Credit Park
	Medium Density Residential		Separate Elementary/Junior High
	High Density Residential		Public Elementary/Junior High
	Existing Commercial / Business		Collector Roadway
	Commercial / Business		Multi-Use Corridor
	Town Centre Commercial		Potential Civic Facility
	Stormwater Management Facility		Community League
	MR - Park / School		NSP Boundary
	Pipeline ROW		

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:	19961
Location:	South of Secord Boulevard NW and west of 224 Street NW
Address:	525 - Secord Boulevard NW
Legal Description:	NW-36-52-26-4
Site Area:	1.49 ha
Neighbourhood:	Secord
Ward:	Nakota Isga
Notified Community Organization:	Secord Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Lewis Farms Area Structure Plan & Secord Neighbourhood Structure Plan
Historic Status:	None

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