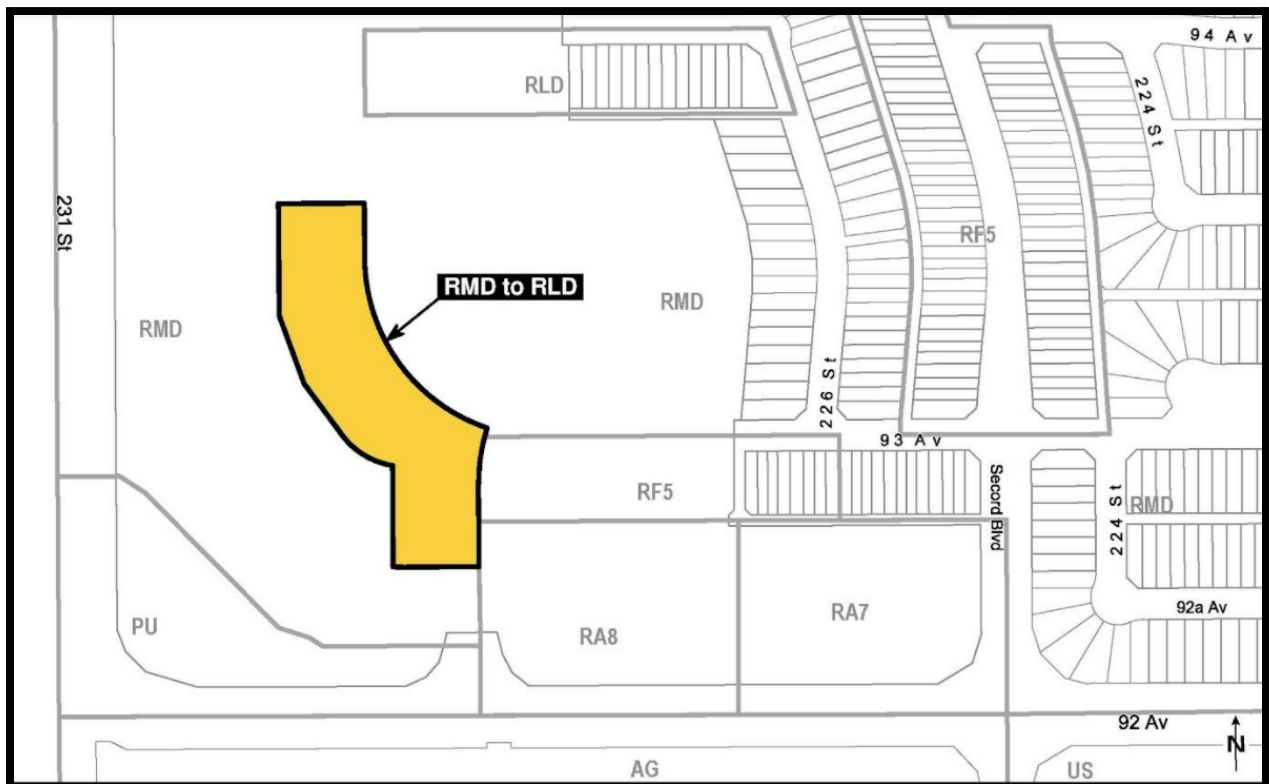




ADMINISTRATION REPORT **REZONING** SECORD

9203 - 231 Street NW

To allow for the development of low density residential housing.



Recommendation: That Charter Bylaw 20023 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will be compatible with the planned surrounding land uses;
- conforms with the *Secord Neighbourhood Structure Plan*, and
- aligns with *CityPlan*.

Application Summary

CHARTER BYLAW 20023 will amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, as it applies to the subject site, for the purpose of accommodating low density residential development in conformance with the *Secord Neighbourhood Structure Plan* and the *City Plan*.

This application was accepted on November 17, 2021, from Elise Shillington, Stantec Consulting Ltd., on behalf of Secord Kenndey Lands Ltd.

Site and Surrounding Area

The subject site is undeveloped and located east of 231 Street NW and north of future 92 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Undeveloped
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped
East	(RMD) Residential Mixed Dwelling Zone (RF5) Row Housing Zone (RA8) Medium Rise Apartment Zone	Undeveloped Undeveloped Undeveloped
South	(RMD) Residential Mixed Dwelling Zone	Undeveloped
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped

Planning Analysis

The subject site is designated for low density residential land use within the ***Secord Neighbourhood Structure Plan*** (NSP), which was adopted in September of 2007. The proposed zone will conform to the Plan's Policies and Objectives by encouraging a variety of housing types to appeal to those with a range of income and lifestyles.

The proposed rezoning aligns with the ***City Plan*** by accommodating future growth to a population of 1.25 million within Edmonton's existing boundaries.

LAND USE COMPATIBILITY

The RLD Zone will allow for a range of low-density housing in a relatively compact urban form. The height, scale, and uses allowed by the proposed Zone will be with the surrounding zones and future surrounding development. The proposed change conforms with both the *Secord Neighbourhood Structure Plan* and with *City Plan*.

Technical Review

TRANSPORTATION

Administration supports the application. The design and construction of 92 Avenue and portions of 231 Street will be completed as part of subsequent land subdivision applications.

DRAINAGE

Administration supports this application. Drainage infrastructure can be provided via connections to sanitary and storm sewers in 93 Avenue NW. The landowner / Developer will be responsible for providing this infrastructure at the next stage of development.

EPCOR WATER

EPCOR Water Services supports this application and advises that a Hydraulic Network Analysis (HNA) report will be required prior to the next stage of development.

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

Community Insights

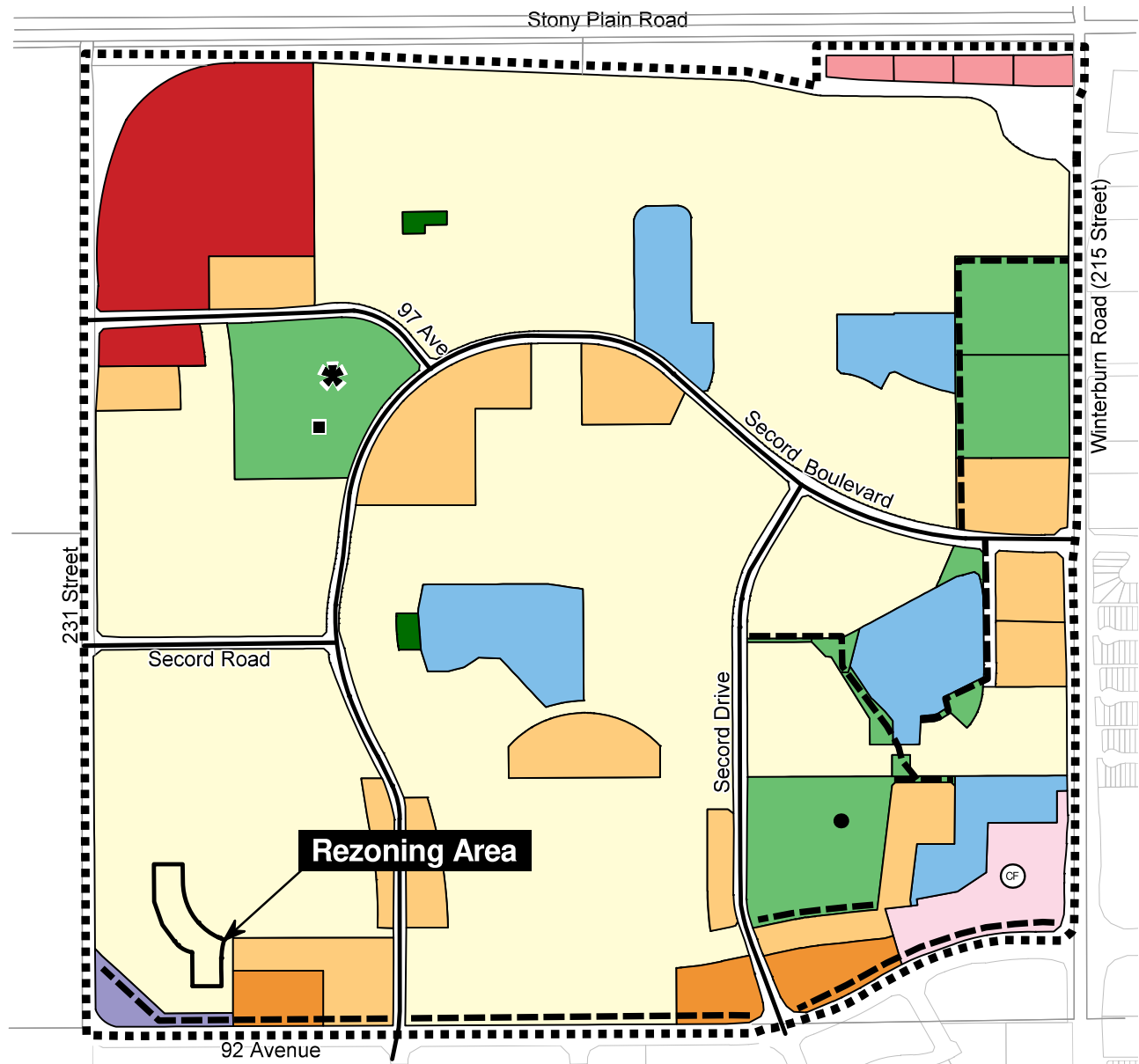
ADVANCE NOTICE Date: January 19, 2022	<ul style="list-style-type: none">• Number of recipients: 110• No responses received
WEBPAGE:	<ul style="list-style-type: none">• edmonton.ca/secordplanningapplications

Conclusion

Administration recommends that this application be **APPROVED**.


















APPENDICES

- 1 Context Plan 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:	20023
Location:	North of future 92 Avenue NW; and East of 231 Street NW
Address:	9203 - 231 STREET NW
Legal Description:	Portions of SW-36-52-26-4
Site Area:	1.1 ha
Neighbourhood:	Secord
Ward:	Nakota Isga
Notified Community Organizations:	Edmonton Rosenthal Community League Secord Community League
Applicant:	Elise Shillington, Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Secord
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Vivian Gamache
Tim Ford
Development Services
Planning Coordination