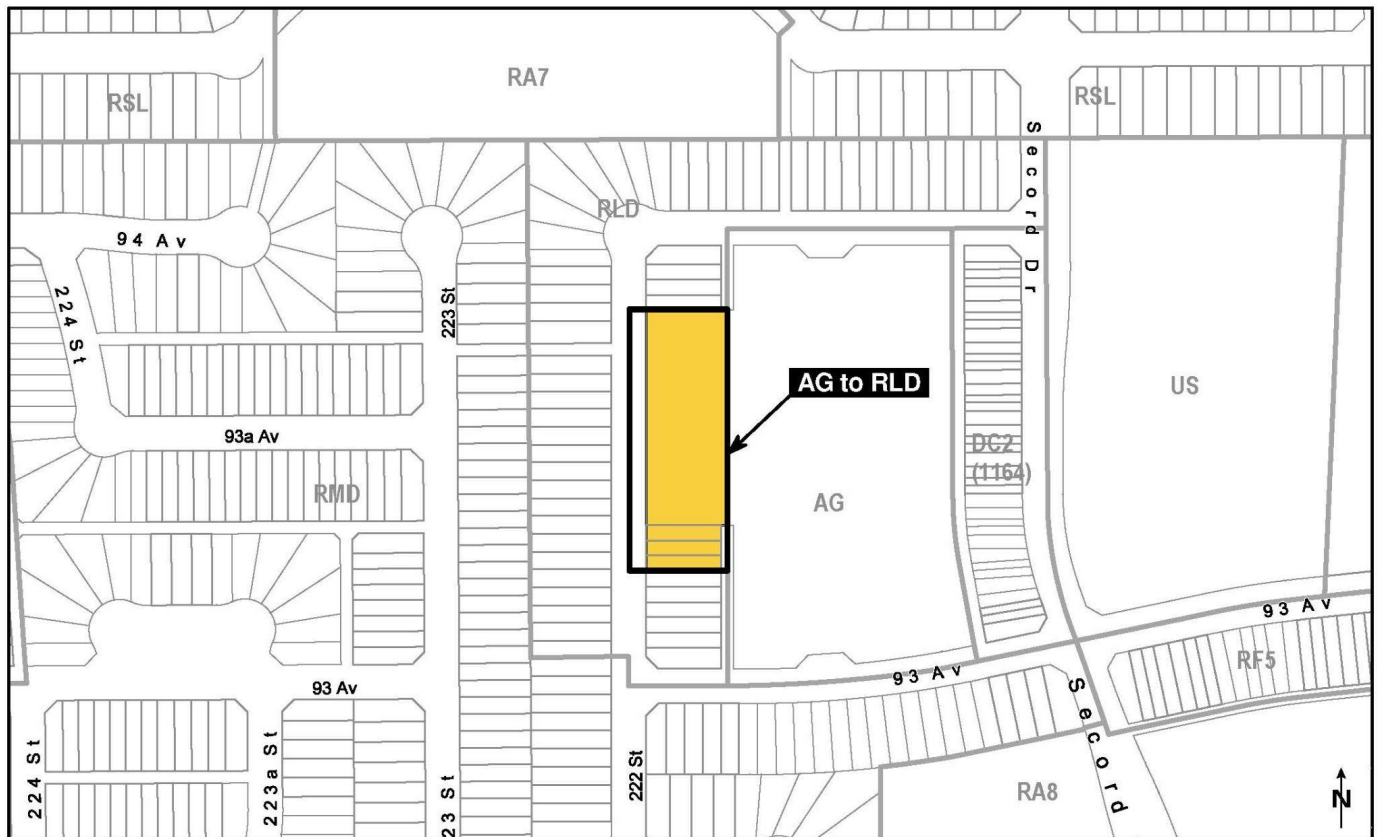


9204 - Winterburn Road NW

To allow for low density residential development.



Recommendation: That Charter Bylaw 20085 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the orderly development of the neighbourhood;
- is compatible with existing and planned land uses;
- will allow for a range of low density housing types; and
- conforms with the Secord Neighbourhood Structure Plan.

Application Summary

Charter Bylaw 20085 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone. The proposed RLD Zone will accommodate low density residential dwelling types including single detached, semi-detached and duplex housing in conformance with the Secord Neighbourhood Structure Plan (NSP).

This application was accepted on January 7, 2022, from IBI Group Inc. (Gage Sparks) on behalf of Lewis Estates Communities Inc.

This application supports CityPlan (MDP) goals and policies by accommodating future growth for a population of 1.5 million within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic, Approach. This approach was selected because the proposed rezoning is in conformance with the Secord NSP and little response to the advance notice was anticipated and no responses were received.

The Basic approach included the following techniques:

Advance Notice, February 7, 2022

- Number of recipients: 24
- No responses were received.

Webpage

- edmonton.ca/secordplanningapplications

Common comments heard throughout the various methods include:

No formal feedback or position was received from the Rosenthal Community League at the time this report was written.

Site and Surrounding Area

The site is located north of 93 Avenue NW and west of 222 Street NW and is undeveloped.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(RLD) Residential Low Density Zone	Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(RLD) Residential Zone	Undeveloped
West	(RLD) Residential Zone	Undeveloped

Planning Analysis

The RLD Zone will allow for a range of low density housing development. The proposed RLD zone is compatible with the proposed existing development, it provides an appropriate transition and in character with the neighborhood.

Plans in Effect

The subject site is designated for low density residential land use within the Secord Neighbourhood Structure Plan, 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 rezoning area is located within the Lewis Farms Area Structure Plan (ASP) and the Secord Neighbourhood Structure Plan (NSP). The proposed (RLD) Residential Low Density Zone conforms to the Lewis Farms ASP which designates the site for residential uses and the Secord NSP which designates the site for Low Density Residential development. The RLD Zone meets the plan's objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes and facilitate a variety of lifestyles.

The City Plan

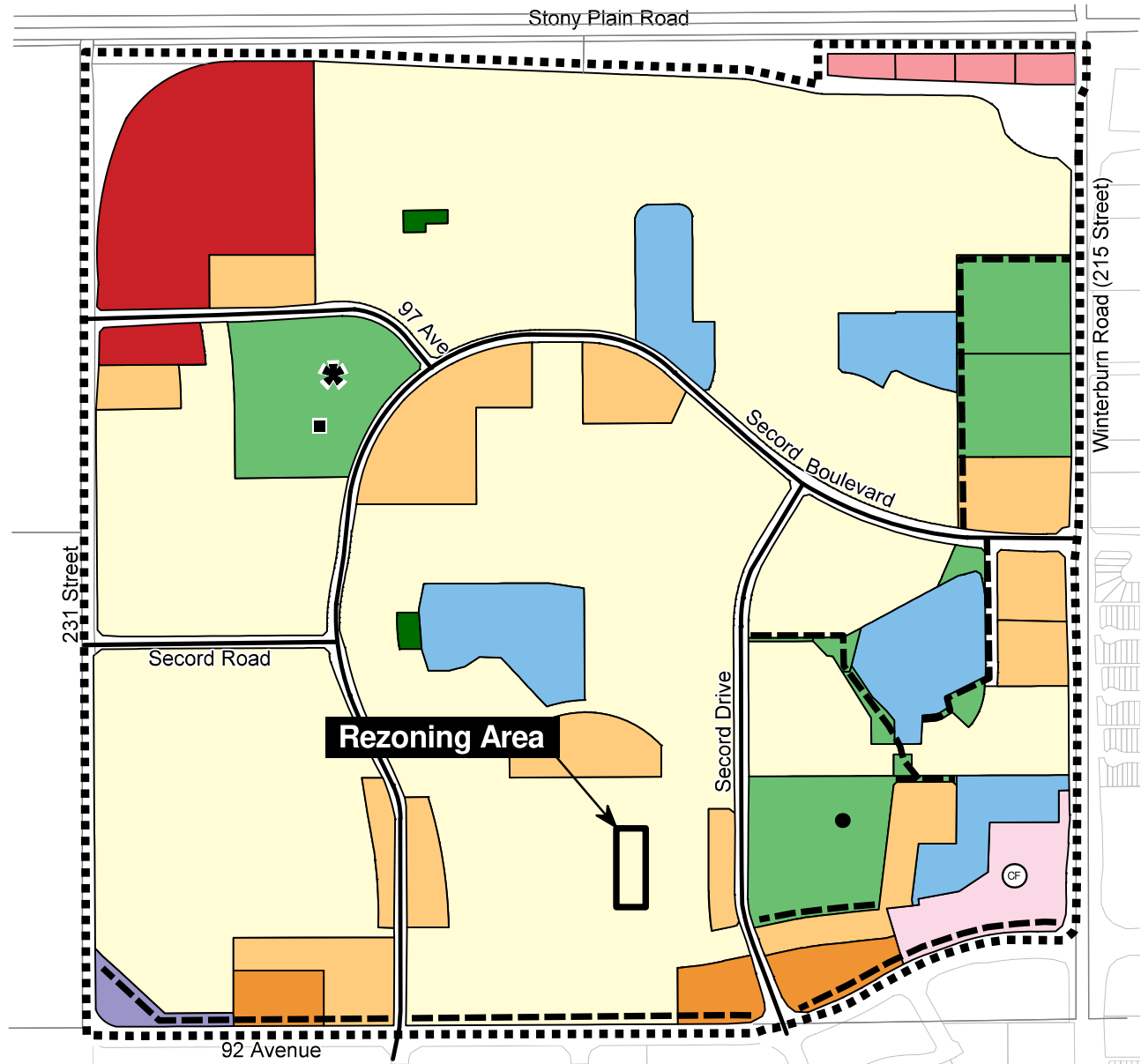
The subject site is located in the West Henday District Planning Area within **City Plan**. The proposed rezoning aligns with the applicable policies of the **City Plan** by accommodating future growth to a population of 1.25 million within Edmonton's boundaries.

Technical Review

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


















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
Bylaw(s)/Charter Bylaw(s):	20085
Location:	North of 93 Avenue NW and east of Secord Drive NW
Address:	9204 - Winterburn Road NW
Legal Description(s):	A portion of SE-36-52-26-4
Site Area:	0.50 ha
Neighbourhood:	Secord
Ward:	Nakota Isga
Notified Community Organization:	Secord Community League
Applicant:	IBI Group Inc.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Lewis Farms Area Structure Plan (ASP) & Secord Neighbourhood Structure Plan (NSP)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Luke Cormier
Tim Ford
Development Services
Planning Coordination