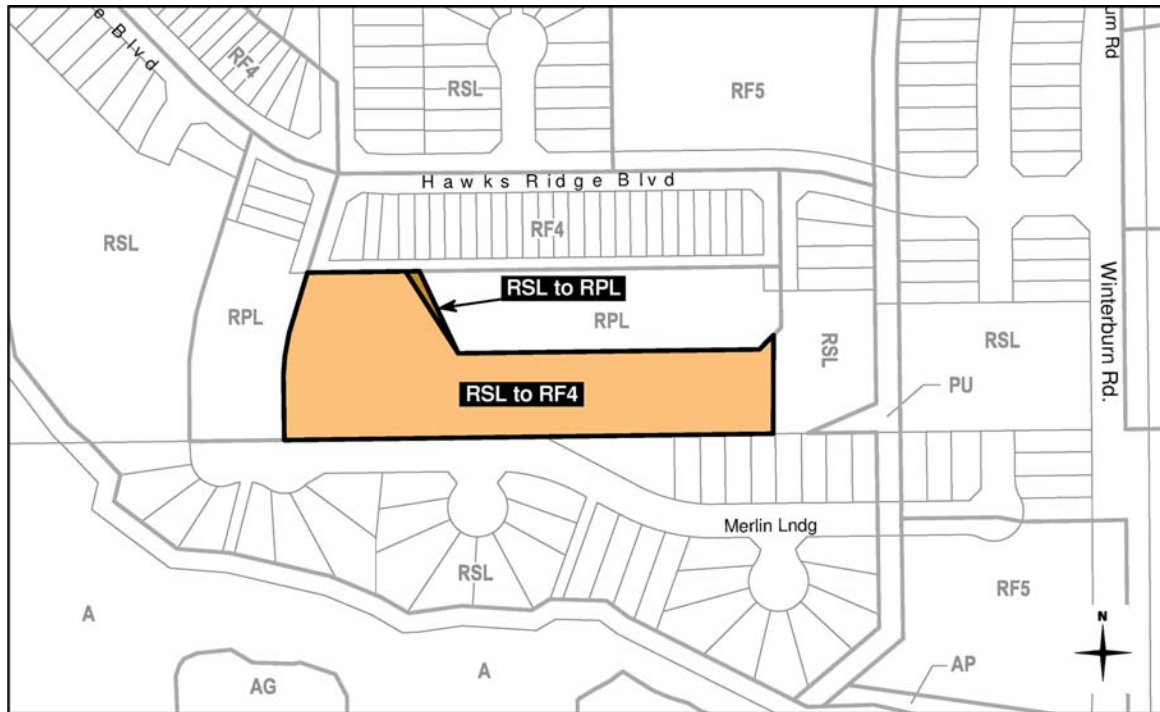




REZONING HAWKS RIDGE

13104 Winterburn Road

To allow for semi-detached housing.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this rezoning application because it:

- contributes to a variety of housing types for a diverse population;
- is compatible with existing and proposed low density residential land uses; and
- conforms to the approved Hawks Ridge Neighbourhood Structure Plan.

THE APPLICATION

BYLAW 18278 proposes to rezone the subject site from RSL to RF4 to allow for semi-detached housing in conformance with the approved Hawks Ridge Neighbourhood Structure Plan (NSP). In addition, a small portion of land is proposed to be rezoned from RSL to RPL to allow for future subdivision in conjunction with adjacent RPL lands.

A related subdivision is currently under review.

SITE AND SURROUNDING AREA

The site is located in the southeastern portion of the Hawks Ridge neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • developing land • Developed semi-detached residential lots
East	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Developing land
South	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Developing land
West	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Developed land

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning is for low density residential uses similar in height, scale and density as surrounding developed and proposed land uses. The RPL zone allows for laneway access and RF4 allows for semi-detached housing, which will add to the variety of housing choices in the area. The proposal adjusts the boundary of the existing RPL zoned area north and east to accommodate roadways related to a subdivision currently under review.

PLANS IN EFFECT

This application is in conformance with the *Hawks Ridge Neighbourhood Structure Plan (NSP)*, which designates the subject site for Low Density Residential uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

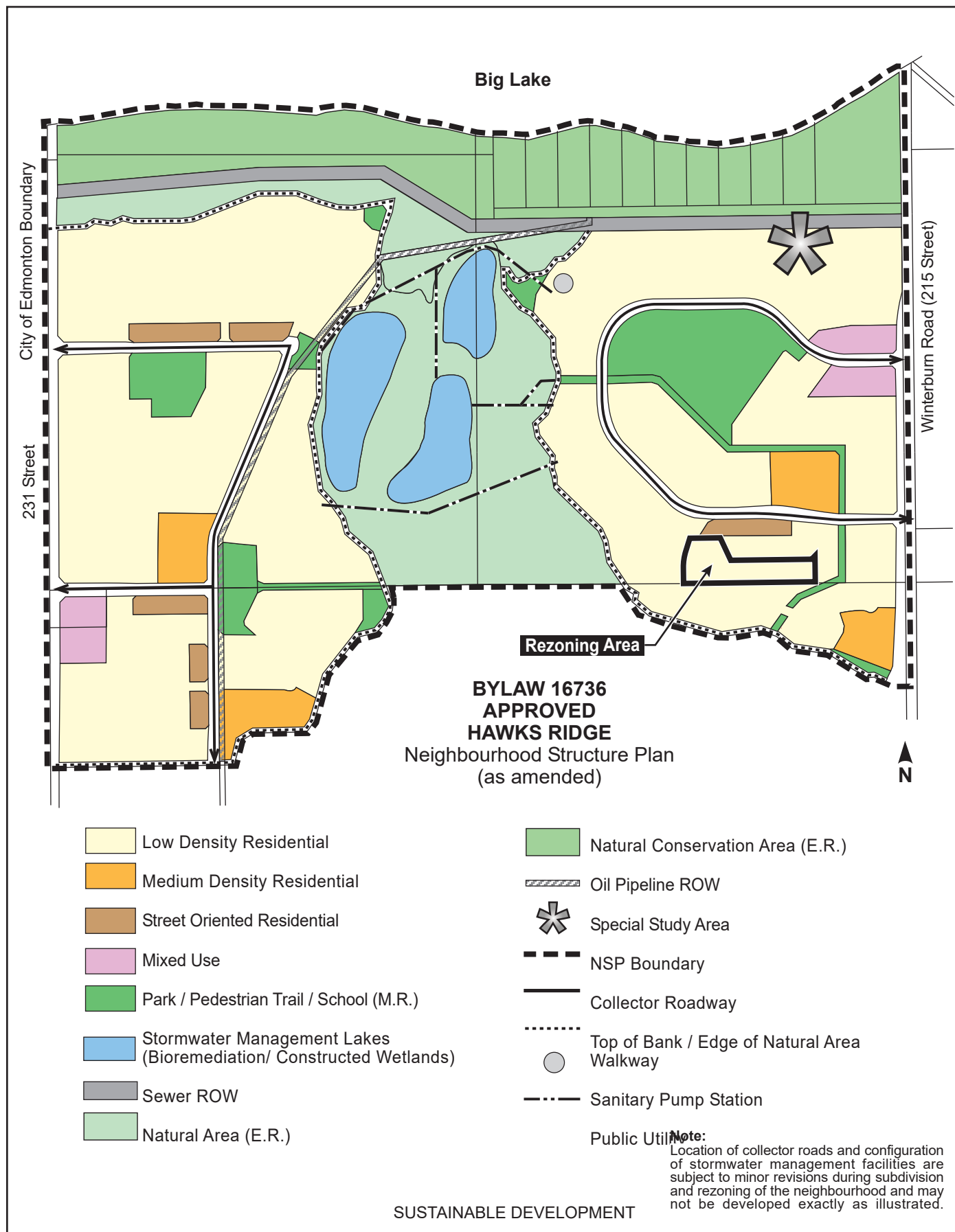
ADVANCE NOTICE October 18, 2016	<ul style="list-style-type: none">• Number of recipients: 98• Two (2) responses by telephone were received by property owners expressing concern that the proposed development of semi-detached housing was too dense.• It was explained that, like the RF4 development to the north, the proposal is compatible in scale and low density housing (single detached and semi-detached housing) is in conformance with the approved Hawks Ridge NSP.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18278
Location:	South of Hawks Ridge Boulevard NW & east of Winterburn Road NW (215 Street NW)
Address(es):	13104 Winterburn Road NW
Legal Description(s):	Portions of SE 24-53-26-4
Site Area:	1.33 ha
Neighbourhood:	Hawks Ridge
Ward - Councillor:	Ward 1 – Councillor Knack
Notified Community Organization(s):	Westview Village Community Association and Big Lake Estates Homeowners Association Area Council
Applicant:	Matthew Gratten, Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(RPL) Planned Lot Residential Zone (RF4) Semi-detached Residential Zone
Plan(s) in Effect:	Big Lake Area Structure Plan Hawks Ridge Neighbourhood Structure Plan

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
City Planning
Planning Coordination