



REZONING Decoteau

3703 Ellerslie Road SW

To allow for future residential development within the Decoteau area.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- will accommodate future residential development within the Northwest Decoteau Neighbourhood;
- is compatible with surrounding planned and existing land uses; and
- is in conformance with the Decoteau Area Structure Plan.

THE APPLICATION

BYLAW 18255 proposes to amend the Zoning Bylaw from (AP) Public Parks Zone to (AGU) Urban Reserve Zone. The proposed Urban Reserve Zone will function as a holding zone to accommodate future residential use.

The subject site is existing Municipal Reserve land acquired through annexation and is currently owned by the City of Edmonton. The Decoteau Area Structure Plan (ASP) identifies this parcel as future low density residential, and is therefore surplus to the City. Funds from the sale of this parcel will go into the funds in lieu of reserve account and will be used to purchase parkland elsewhere in the Decoteau ASP where there is over-dedication of Municipal Reserve by the developer. The Decoteau ASP allocated 10% of the Gross Developable Area as Municipal Reserve land, which is consistent with other area structure plans. The request for Reserve removal will come to Council as part of the sales agreement.

SITE AND SURROUNDING AREA

The subject site is located south of Ellerslie Road SW and west of 34 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	• (AP) Public Parks Zone	• Undeveloped farm land
CONTEXT		
North	• (DC1) Direct Development Control Provision	• Commercial Building
East	• (RR) Rural Residential	• Single Detached House
South	• (AG) Agricultural Zone	• Undeveloped farm land
West	• (AG) Agricultural Zone	• Undeveloped farm land

PLANNING ANALYSIS

The application conforms to the Decoteau Area Structure Plan which designates this site for residential development. The proposed zoning will promote the completion of a developing neighbourhood by providing the opportunity for future residential uses in the Decoteau area.

There is a site directly north at 3707 8th Avenue SW that is currently zoned DC1 with Minor Alcohol Sales as a permitted use. In accordance with Section 85 of the Edmonton Zoning Bylaw, no site containing Minor Alcohol Sales is permitted to be less than 100 meters from any public lands at the time of application. The proposed rezoning is intended to resolve the existing conflict, allowing for Minor Alcohol Sales at 3703 8th Avenue SW.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

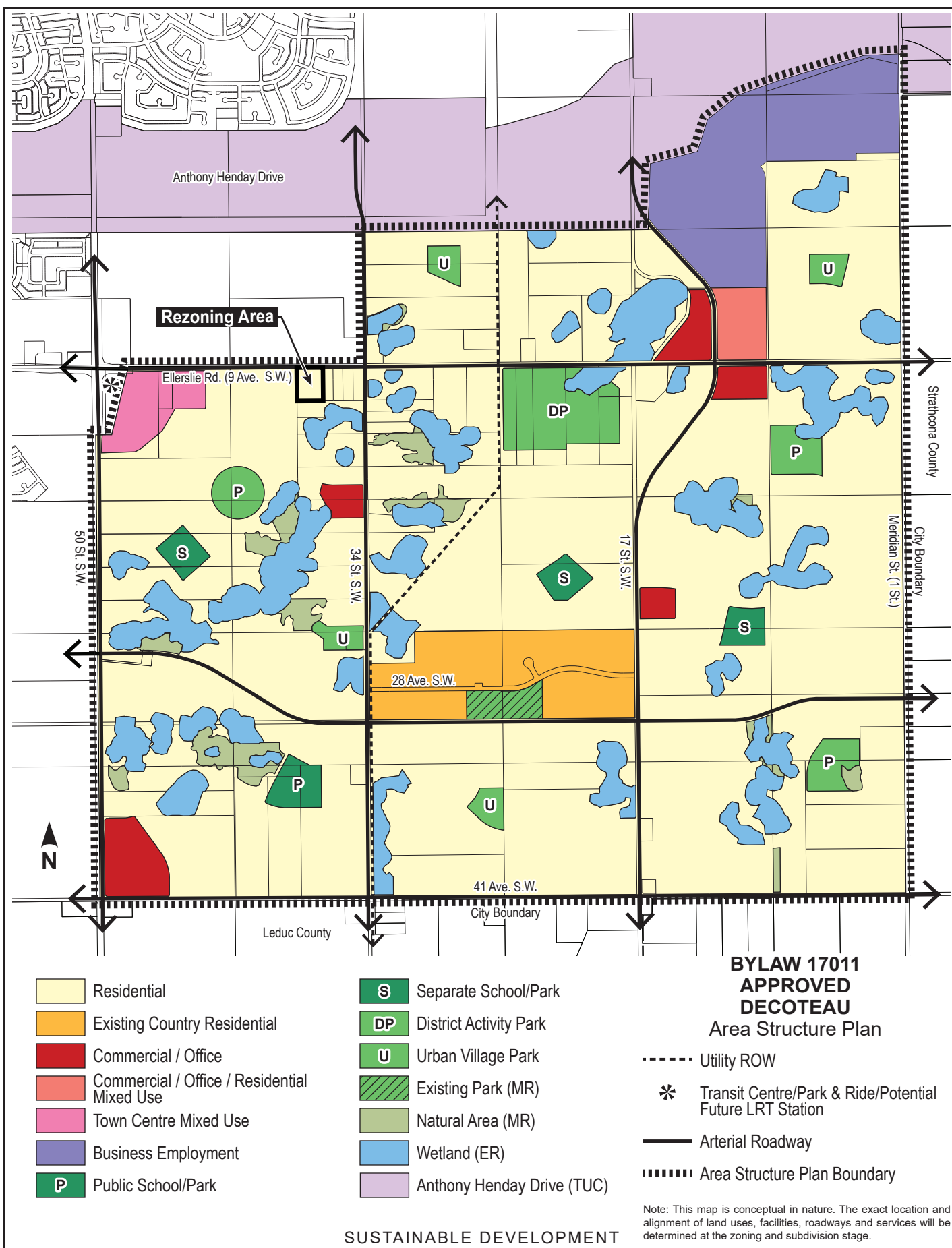
ADVANCE NOTICE November 22, 2017	<ul style="list-style-type: none"> • Number of recipients: 16 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBSITE	www.edmonton.ca/decoteau

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18255
Location:	South of Ellerslie Road SW and west of 34 Street SW
Address:	3703 Ellerslie Road SW
Legal Description(s):	Lot R Plan 2324RS
Site Area:	3.2 ha
Neighbourhood:	Decoteau
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organizations):	Summerside Community League, The Meadows Community League Association
Applicant:	Brian Allsopp Architect Ltd.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AP) Public Parks Zone
Proposed Zone(s) and Overlay(s):	(AGU) Urban Reserve Zone
Plan(s) in Effect:	Decoteau ASP
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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