

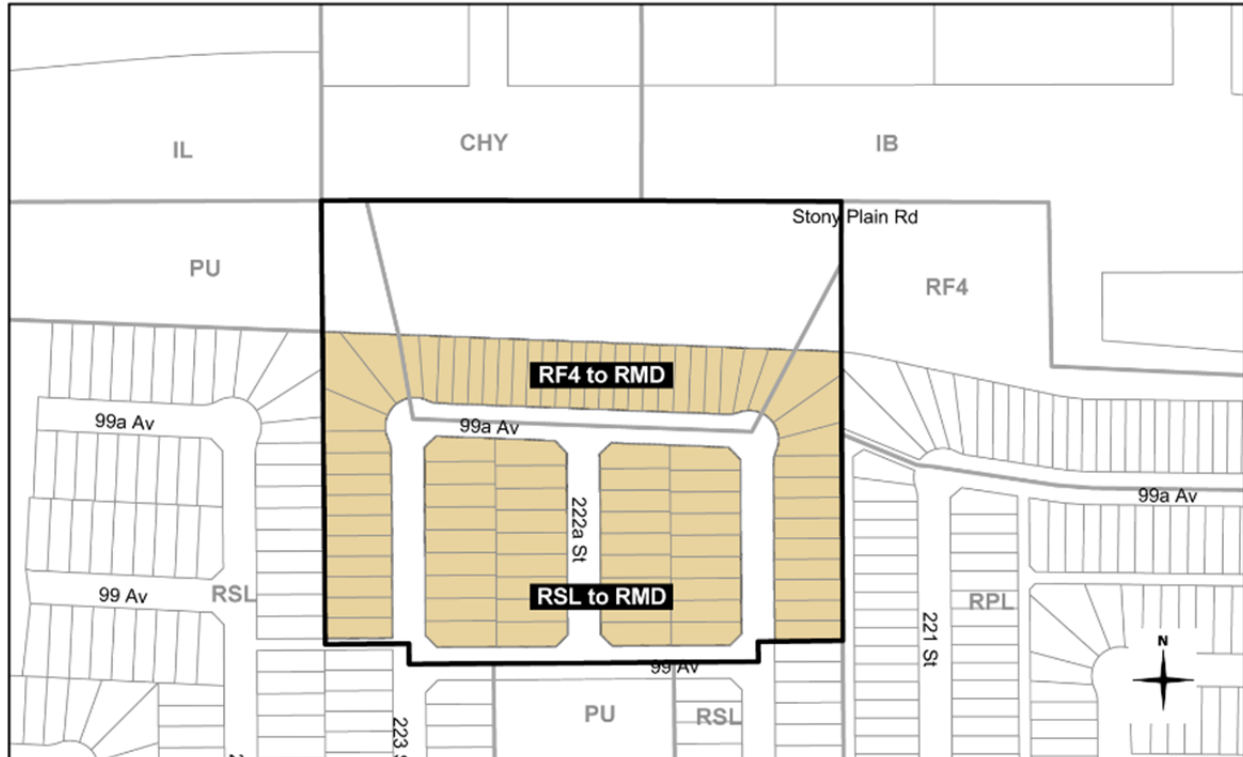


REZONING APPLICATION

Secord

Land south of Stony Plain Road NW, west of 221 Street NW

To allow for a range of lower density residential uses.



RECOMMENDATION AND JUSTIFICATION

Urban Form and Corporate Strategic Development is in SUPPORT of this application because:

- it adds diversity to existing housing forms in the neighbourhood;
- it provides the opportunity for efficient utilization of land; and
- it is in conformance with the Secord Neighbourhood Structure Plan (NSP).

THE APPLICATION

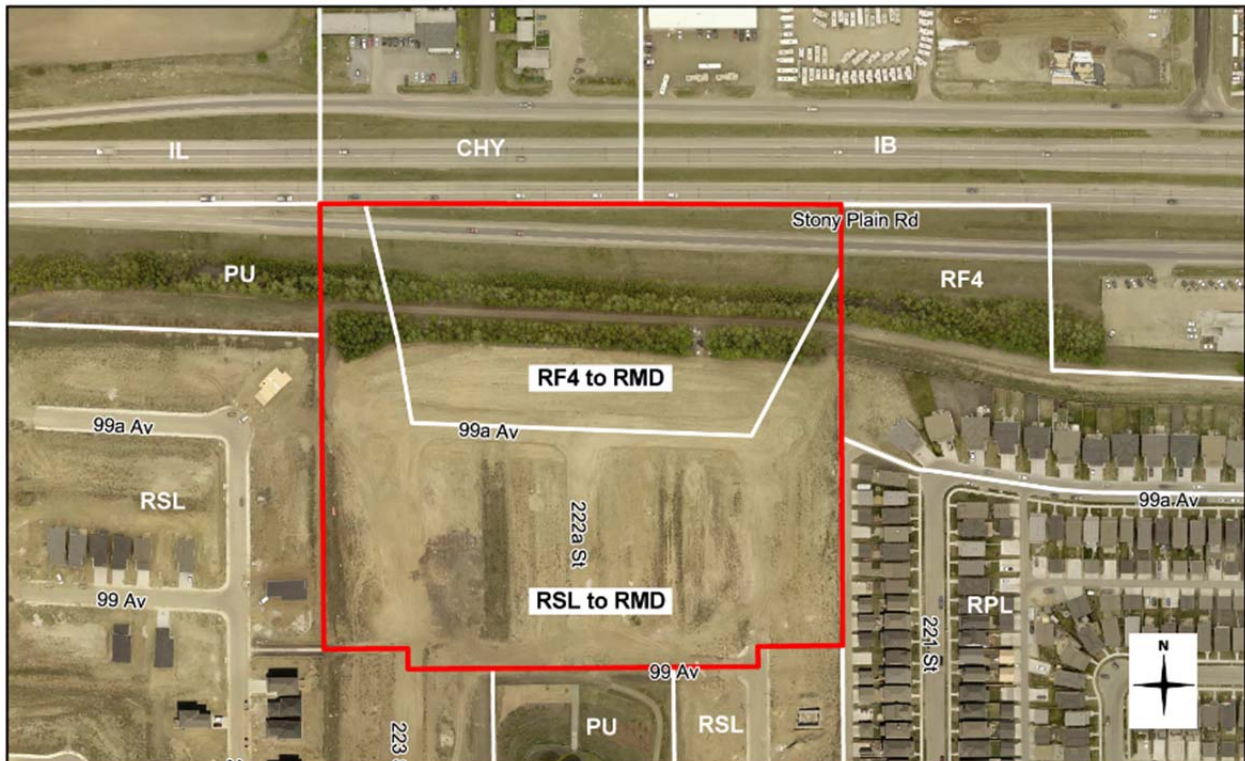
The purpose of the proposed Bylaw is to increase the opportunity for a range of lower density dwelling types from semi-detached and smaller lot single detached housing currently allowed on the subject site in the north central portion of the Secord Neighbourhood as follows:

1. BYLAW 18166 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone to allow for the development of low density residential uses that are diverse in built form and housing type. This zone will allow for the development of single and semi-detached housing, with the opportunity for limited row housing uses.

Associated subdivisions are currently under review. The applicant's intent is to provide an opportunity to facilitate a more affordable, single family housing product.

SITE AND SURROUNDING AREA

The subject site is south of Stony Plain Road, west of 221 Street NW. The area north along Stony Plain Road is a highway commercial corridor. The other three sides of the site are land zoned for low density housing uses and a Stormwater Management Facility.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone	Vacant land being subdivided
CONTEXT		
North	(CHY) Highway Corridor Zone (IB) Industrial Business Zone	Stony Plain Road
East	(RPL) Planned Lot Residential Zone	Single Detached housing
South	(PU) Public Utility Zone (RSL) Residential Small Lot Zone	Stormwater Management Facility, Vacant lots
West	(RSL) Residential Small Lot Zone	Single Detached housing

PLANNING ANALYSIS

The proposed RMD zone allows for a broader range of lower density residential uses, including single-detached, semi-detached and a limited amount of row housing uses. It is compatible with the surrounding low density residential uses allowed in this part of the neighbourhood.

The proposed rezoning conforms to the Secord NSP by maintaining the site's designated Low Density Residential land uses.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. Advisements are as follows:

Transportation

- Owner required to construct a noise attenuation fence, flanking Stony Plain Road NW at the subdivision stage

Drainage/Water and Sewer Service

- Sanitary and storm service needs to be addressed in accordance with engineering drawings and the Neighbourhood Design Report
- Sanitary Sewer Trunk Charge fees are reviewed at the Development Permit stage

EPCOR Water

- Subdivision for additional lots will require engineering drawings for Secord Stage 6.

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 16, 2017	<ul style="list-style-type: none"> • Number of recipients: 88 • Number of responses in support: N/A • Number of responses with concerns: 1
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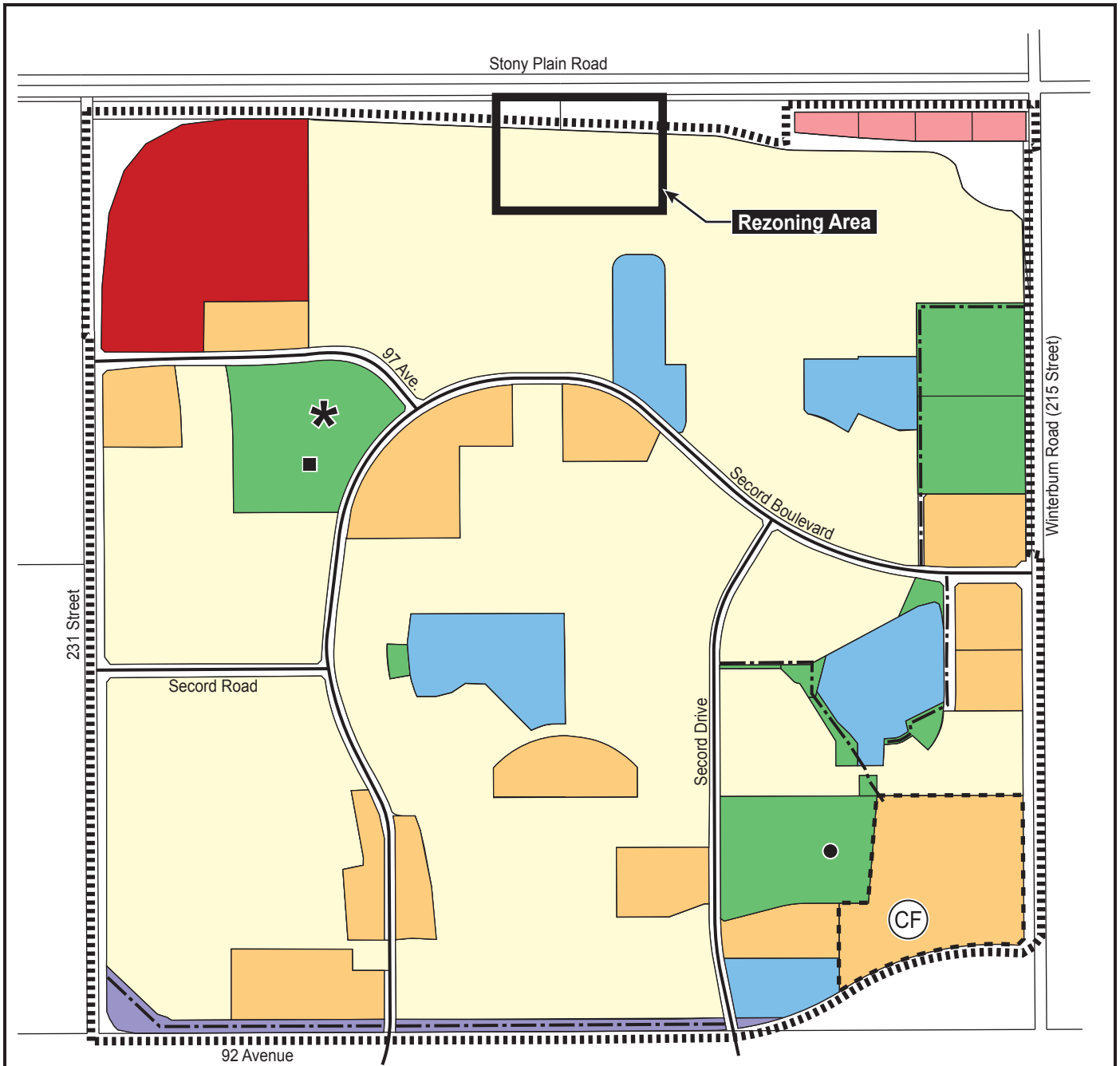
	<ul style="list-style-type: none"> ○ traffic congestion and objection to row housing - weakens property values; asked how to challenge the rezoning. ● Information provided included: <ul style="list-style-type: none"> ○ Transportation staff determined roads have capacity for limited row housing; ○ RMD zone limits row housing to 25 %; feedback will be summarized in the Council report and a Public Hearing will be sent with the date and how to register to speak to the proposal.
PUBLIC MEETING	<ul style="list-style-type: none"> ● Not held
WEB PAGE	<ul style="list-style-type: none"> ● Web page included information of RMD zone and application’s conformance to the Secord NSP

CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.
















APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 17886
APPROVED
SECORD
 Neighbourhood Structure Plan
 (as amended)



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

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaws:	18166
Location:	Land south of Stony Plain Road NW, west of 221 Street NW
Parcel Legal Description:	<ul style="list-style-type: none"> • Lots 1-18, Block 20, Plan 1425542 • Lots 1-18, Block 21, Plan 1425542 • Lots 9-57, Block 23, Plan 1425542
Site Area:	~6.27 ha
Neighbourhood:	Secord
Ward - Councillor:	1 – Andrew Knack
Notified Community Organization:	Parkland County and Enoch Cree nation
Applicant:	Aime Stewart

PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-detached Residential Zone & (RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Lewis Farms Area Structure Plan & Secord Neighbourhood Structure Plan
Historic Status:	None

Written By:	Tina Lee
Approved By:	Tim Ford
Department:	Urban Form and Corporate Strategic Development
Section:	Planning Coordination