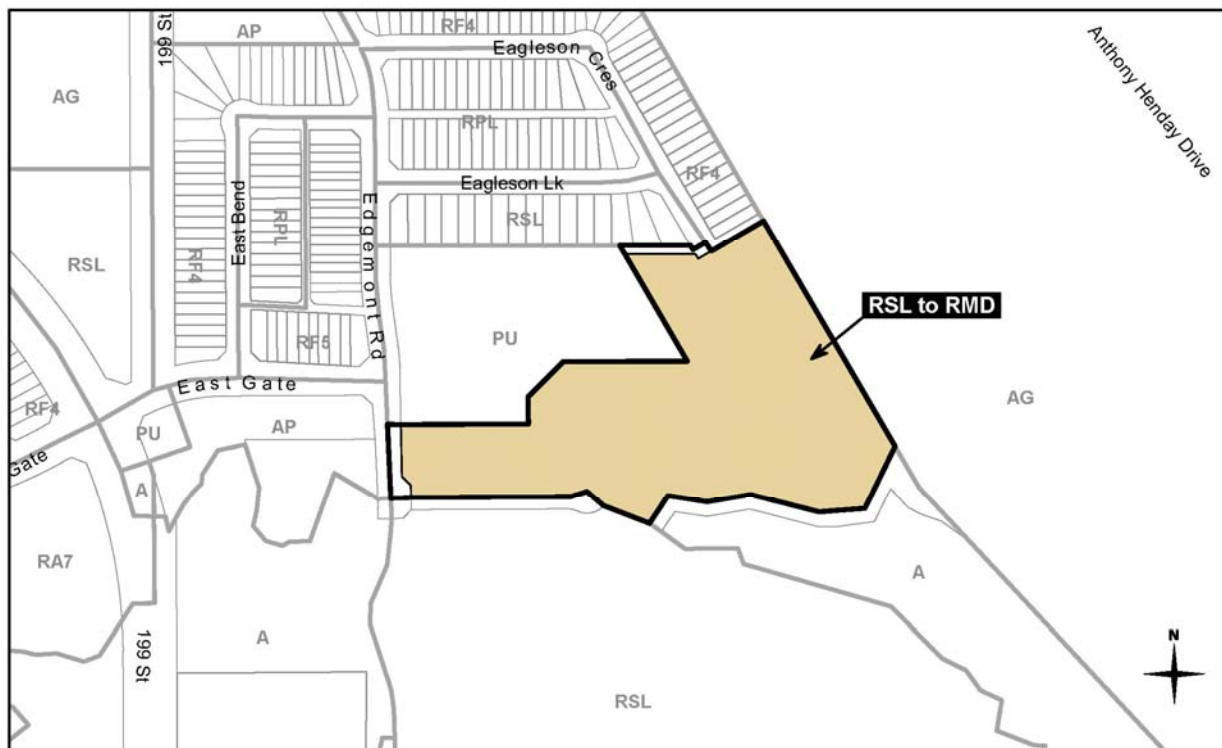




REZONING EDGEMONT

3755 – 199 Street NW

To allow for a range of low density residential uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It provides a more diverse mix of housing choices;
- The proposed zoning changes are compatible with the existing and planned development of the surrounding land; and
- It conforms to the intent of the Edgemont Neighbourhood Area Structure Plan (NASP) that designates the land for Single/Semi-Detached Residential uses.

THE APPLICATION

BYLAW 18126 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The applicant intends to build zero lot line single detached housing. The proposed rezoning also allows for semi-detached and limited row housing uses.

SITE AND SURROUNDING AREA

The site is located on the eastern edge of the Edgemont Neighbourhood, south of Lessard Road and east of 199 Street NW and is currently undeveloped.



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
CONTEXT		
North	<ul style="list-style-type: none"> • (PU) Public Utility Zone • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Developing SWMF • Undeveloped • Undeveloped
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Anthony Henday Drive right-of-way
South	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Natural treed ravine • Undeveloped
West	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Wedgewood Ravine • Undeveloped

PLANNING ANALYSIS

The (RMD) zone allows for single-detached housing on smaller lot sizes and zero lot line housing products, which provides the opportunity for a greater range of housing choices.

The proposed rezoning aligns with the policies of the Edgemont NASP which designate the lands as Single/Semi-Detached Residential.

The proposed zone is compatible with the existing and planned development of the surrounding land.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 12, 2017	<ul style="list-style-type: none">• Number of recipients: 261• Number of responses in support: 0• Number of responses with concerns: 1• Comment included: Concerns with increased parking and decimation of neighbourhood character
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
Web Page July 20, 2017	<ul style="list-style-type: none">• No responses received

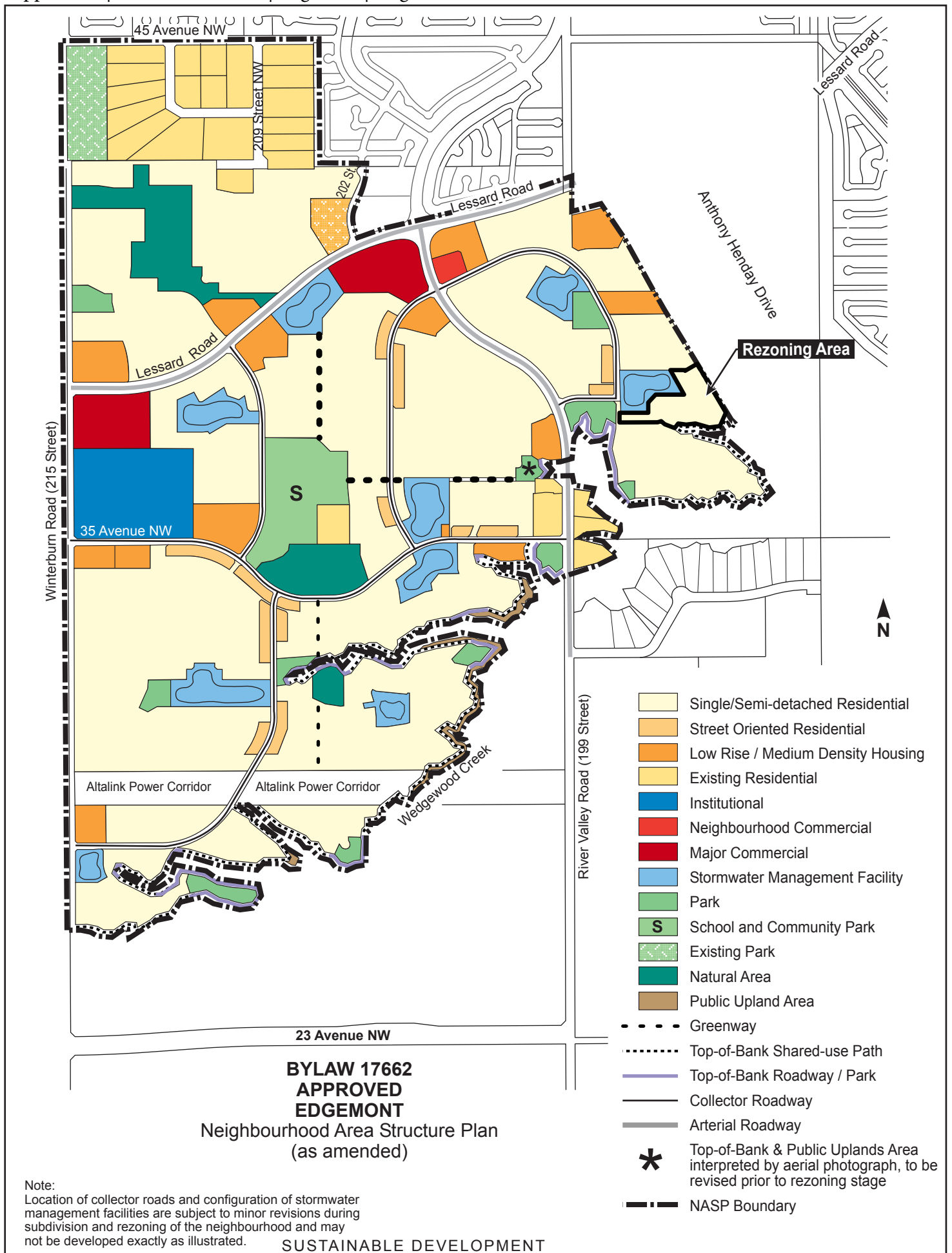
The rezoning will provide for a variety of housing along the street while retaining the low density character of the area. Parking requirements of the Zoning Bylaw will be applied at the development permit stage.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18126
Location:	South of Lessard Road NW and east of 199 Street NW
Address:	3755 – 199 Street
Legal Description:	Portions of Plan 1223805 Block 1 Lot 1
Site Area:	N/A
Neighbourhood:	Edgemont
Ward - Councillor:	5 – Michael Oshry
Notified Community Organizations:	Cameron Heights Community League, the Hamptons Community League, the Wedgewood Ravine Community League and the West Edmonton Communities Council Area Council
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone:	(RSL) Residential Small Lot Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plan in Effect:	Edgemont Neighbourhood Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination