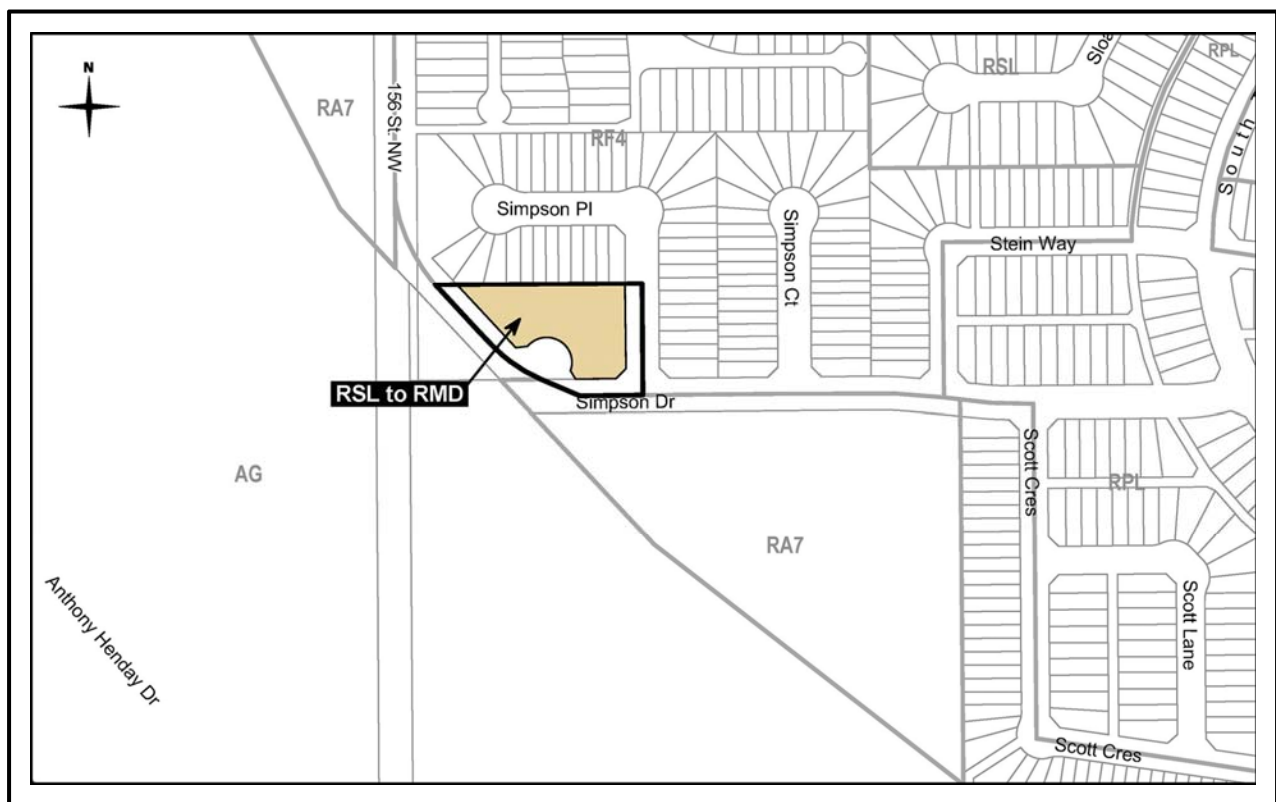




REZONING SOUTH TERWILLEGAR

611-156 Street, Plan 6532KS Block 2

This application proposes to rezone a portion of land in the South Terwillegar Neighbourhood from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone, to allow for a range of low density housing, including zero lot line development and allows for limited and row housing uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT

1. The proposed zoning changes are compatible with the existing and planned development of surrounding land;
2. It will provide for a greater variety of low density housing choices; and
3. It conforms to the South Terwillegar Neighbourhood Area Structure Plan (NASP) as the plan designates this area for Low Density Residential.

THE APPLICATION

BYLAW 17933 proposed to amend the Zoning Bylaw in the South Terwillegar Neighbourhood by rezoning from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone to facilitate the provision of a broader range of housing products.

There is an associated subdivision under administrative review, creating 7 Single detached residential lots and extending Simpson Drive to 156 Street NW.

SITE AND SURROUNDING AREA

The proposed rezoning is located in the southwestern portion of the South Terwillegar neighbourhood north of Simpson Drive and east of 156 Street N.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone	Undeveloped
CONTEXT		
North	(RF4) Semi-Detached Residential Zone	Semi-Detached Housing
East	(RF4) Semi-Detached Residential Zone	Semi-Detached Housing
South	(RA7) Low Rise Apartment Zone (AG) Agricultural Zone	Apartment Housing Anthony Henday
West	(AG) Agricultural Zone	Anthony Henday

PLANNING ANALYSIS

The RMD Zone allows for a wide range of dwelling types including Single Detached, Semi-Detached and limited Row Housing uses that provide the opportunity for more efficient use of land on an undeveloped parcel. The current RSL Zone requires a minimum lot width of 10.4 meters. Under the RMD Zone, narrower lot widths of a minimum of 7.6 meters would be allowed. The surrounding zoning permits different types of low density residential and limited row housing uses. The proposed rezoning aligns with the policies of the South Terwillegar NASP which designates the land for low density residential uses.

The proposed rezoning supports the policies of *The Way We Grow* by allowing for contiguous development and infrastructure to accommodate growth in an orderly fashion, and by providing for broad housing choices.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

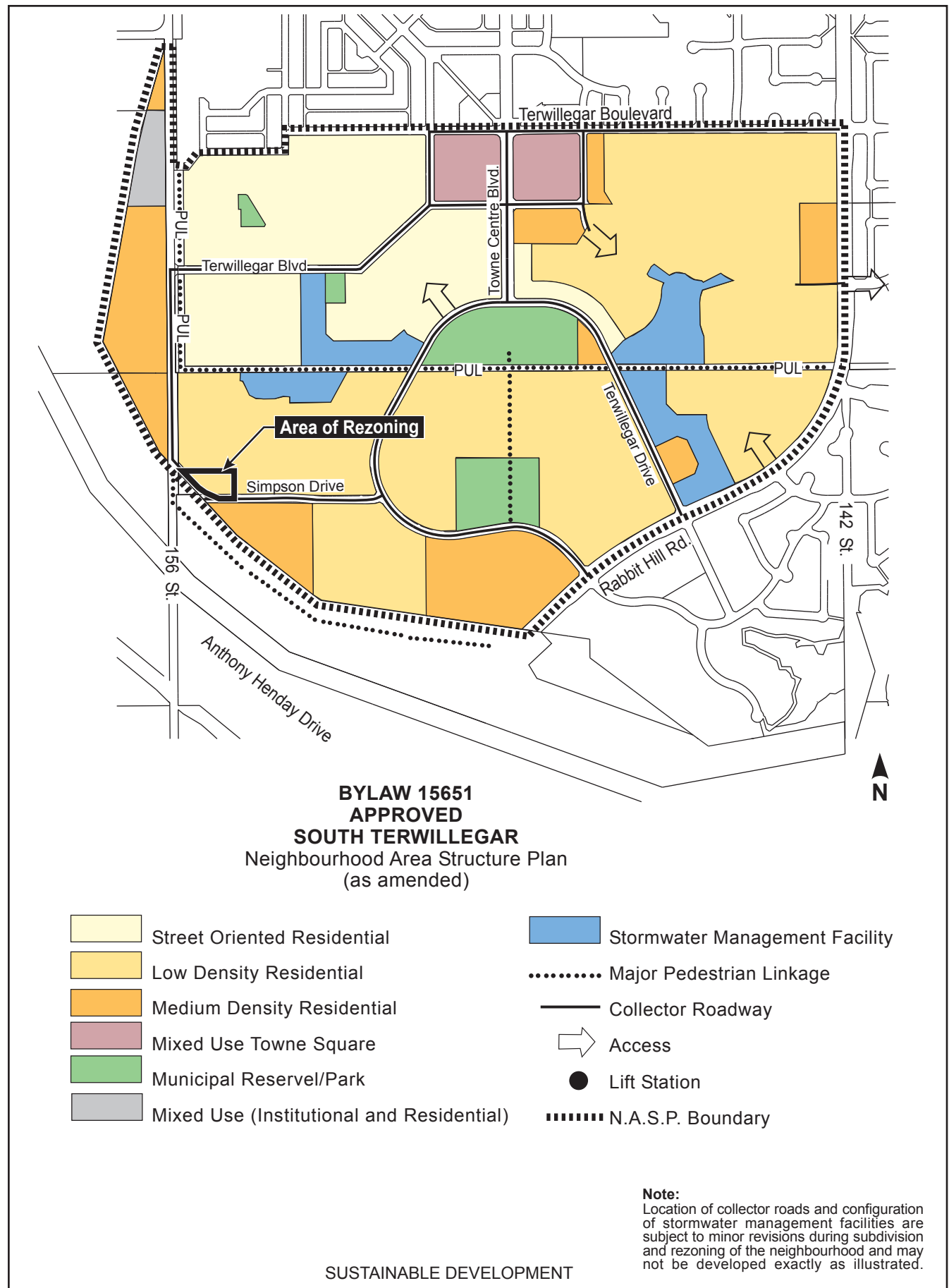
ADVANCE NOTICE January 9, 2017	<ul style="list-style-type: none"> • Number of recipients: 403 • Number of responses: 1 • Comments included: <ul style="list-style-type: none"> ◦ Inquiry about what type of housing would be developed; ◦ Interest in consultation requirements and planning review process ◦ Interest about how to view proposal, and obtain more information about the application.
PUBLIC MEETING None	<ul style="list-style-type: none"> • Not held

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(s):	17933
Location:	North of Simpson Drive and east of 156 Street NW
Address(es):	611-156 Street
Legal Description(s):	Portion of 6532KS Block 2
Site Area:	0.36 ha
Neighbourhood:	South Terwillegar
Ward - Councillor:	Ward 9 – Councillor Bryan Anderson
Notified Community Organization(s):	Greater Windermere Community League, Terwillegar Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone
Plan(s) in Effect:	South Terwillegar NASP, Terwillegar Heights SCDB
Historic Status:	None

Written By:	Fiona Hamilton
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination