

ATTACHMENT 2
BYLAW 17344
FILE: LDA12-0424
SECORD

DESCRIPTION: ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, (RPL) Planned Lot Residential Zone and (AP) Public Parks Zone; SECORD

LOCATION: 9603 – 231 Street NW and 9615 – 231 Street NW

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0926167 and a portion of NW-36-52-26-4

APPLICANT: Stantec Consulting Ltd.
10160 – 112 Street NW
Edmonton, AB T5N 3W1

OWNERS: 1232637 Alberta Ltd.
1000, 10104-103 Avenue
Edmonton AB T5J 0H4

1232637 Alberta Ltd.
C/O 1325 10180 101 Street
Edmonton AB T5J 3S4

ACCEPTANCE OF APPLICATION: November 19, 2012

EXISTING DEVELOPMENT: Predominantly undeveloped land, one single family dwelling

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17344 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, (RPL) Planned Lot Residential Zone and (AP) Public Parks Zone be APPROVED.

DISCUSSION

1. The Application

This application proposes to rezone the subject site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, (RPL) Planned Lot Residential Zone and (AP) Public Parks Zone. The proposed rezoning, encompassing approximately 16 ha, will allow for development of single, semi-detached and row housing as well as school/park uses within the developing neighbourhood of Secord.

2. Site and Surrounding Area

The Secord Neighbourhood is predominantly designated as a residential neighbourhood and the land surrounding the area of application is predominantly low and medium density residential lands, as well as a portion of school/park site in the north. The land surrounding the area is primarily undeveloped with the exception of a single detached house located along the southern border of the application area.

A portion of the subject site is within the setback area of the Cholla landfill as identified within the Secord NSP. The city will require written consent from The Province of Alberta prior to further development of the portion of land within the setback area.



Aerial photo of rezoning site (application boundary is approximate)

ANALYSIS

1. Compliance with Approved Plans and Policies

Secord NSP (Neighbourhood Structure Plan)

The proposed rezoning conforms to the proposed NSP amendment under Bylaw 17648, LDA13-0271, which proposes to realign a collector roadway and redistribute a portion of low and medium density residential designated lands.

This application conforms to the policies and intent of the Secord NSP including providing for a mixture of housing types to provide opportunity for a variety of incomes and lifestyles, designing a system of arterial/collector roads that connect major neighbourhood focal points and accommodating the requirements of the City and School boards for school / park sites within the neighbourhood using Municipal Reserve (MR) dedication.

2. Transportation and Utilities

All comments from Civic Departments and utility agencies have been addressed.

3. Enviromental Review

A Phase I and II Environmental Site Assesmmnts and subsequent addendums were provided and confirmed the site is suitable for the proposed development.

4. Public Consultation

On July 16, 2013 Sustainable Development sent an advance notice of this application to surrounding property owners, the Secord Community League, West Edmonton Communities Council Area Council, Enoch Cree Nation and Parkland County. No concerns were raised with the proposed rezoning.

JUSTIFICATION

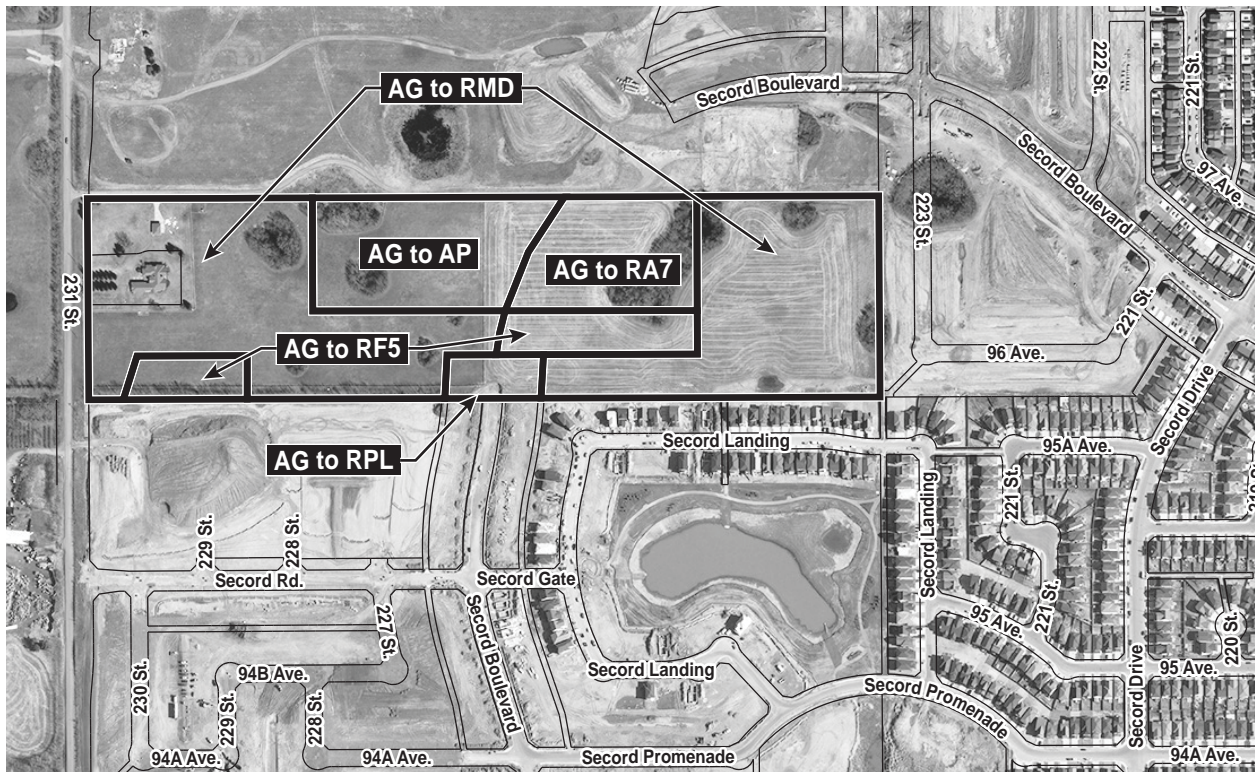
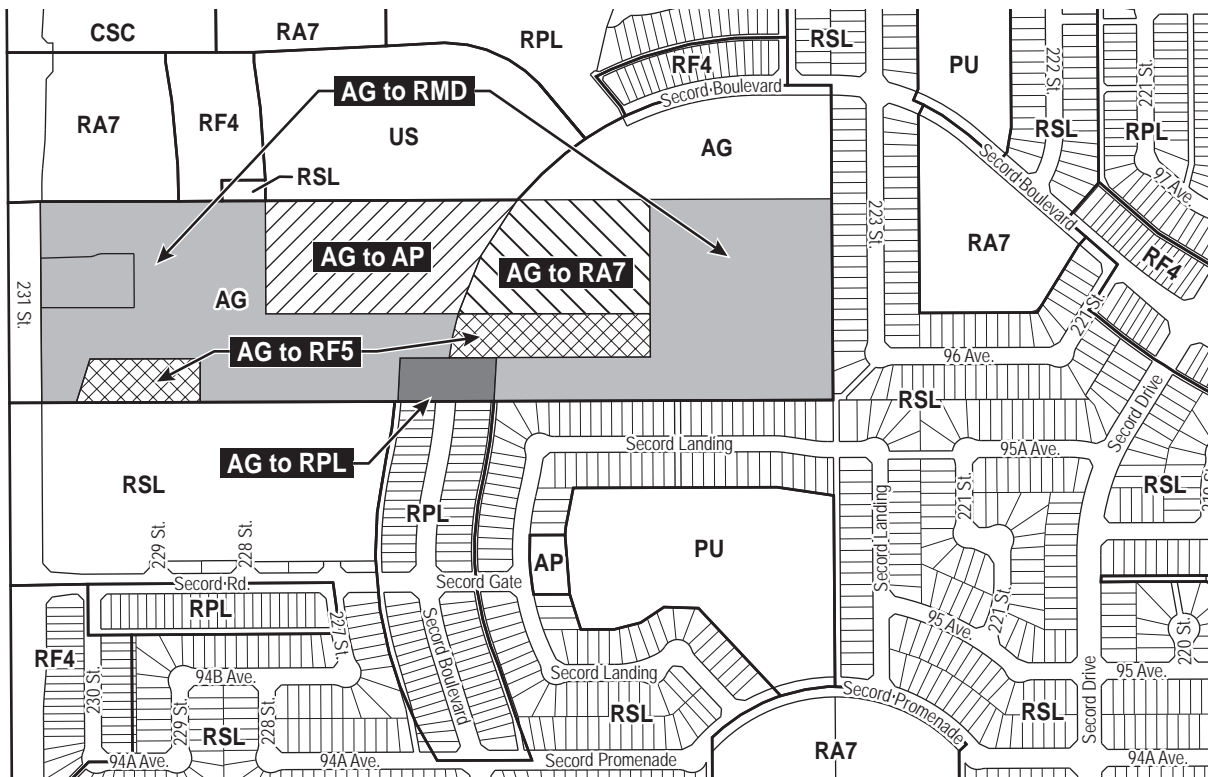
Sustainable Development recommends that Bylaw 17344 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, (RPL) Planned Lot Residential Zone and (AP) Public Parks Zone be APPROVED on the basis that the application:

- Conforms to the Secord Neighbourhood Structure Plan;
- is compatible with the adjacent land uses; and
- satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Approved by: Tim Ford
Written by: Kerry Girvan
Sustainable Development
May 25, 2016

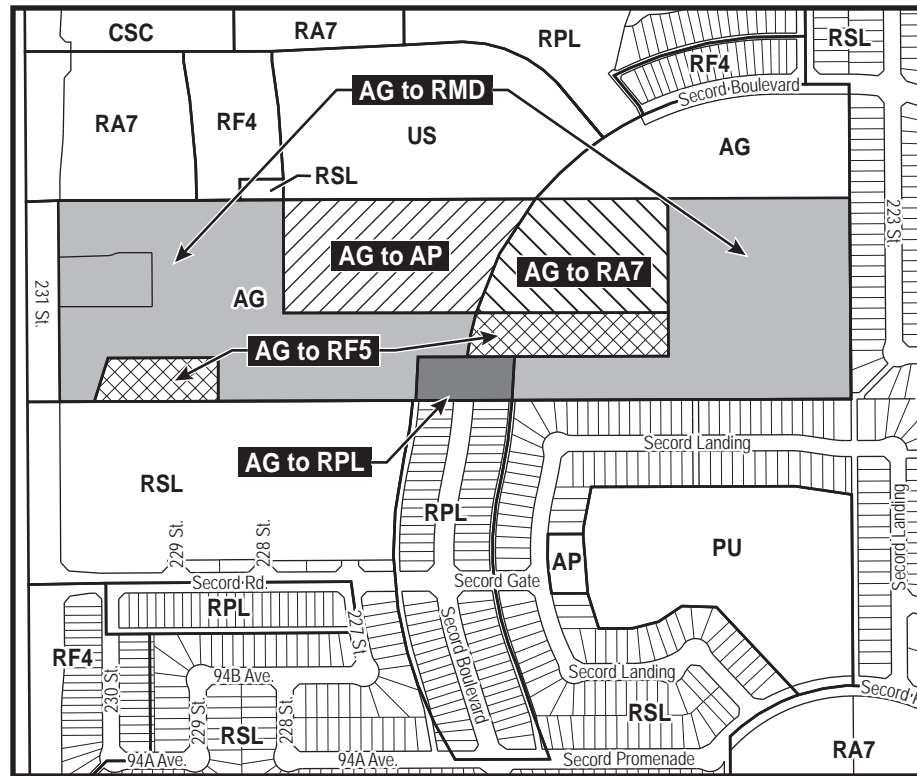


SURROUNDING LAND USE ZONES



FILE: LDA12-0424
DATE: May 25, 2016
BYLAW 17344

SECORD, BYLAW 17344
Location: 9603 and 9615 - 231 Street NW



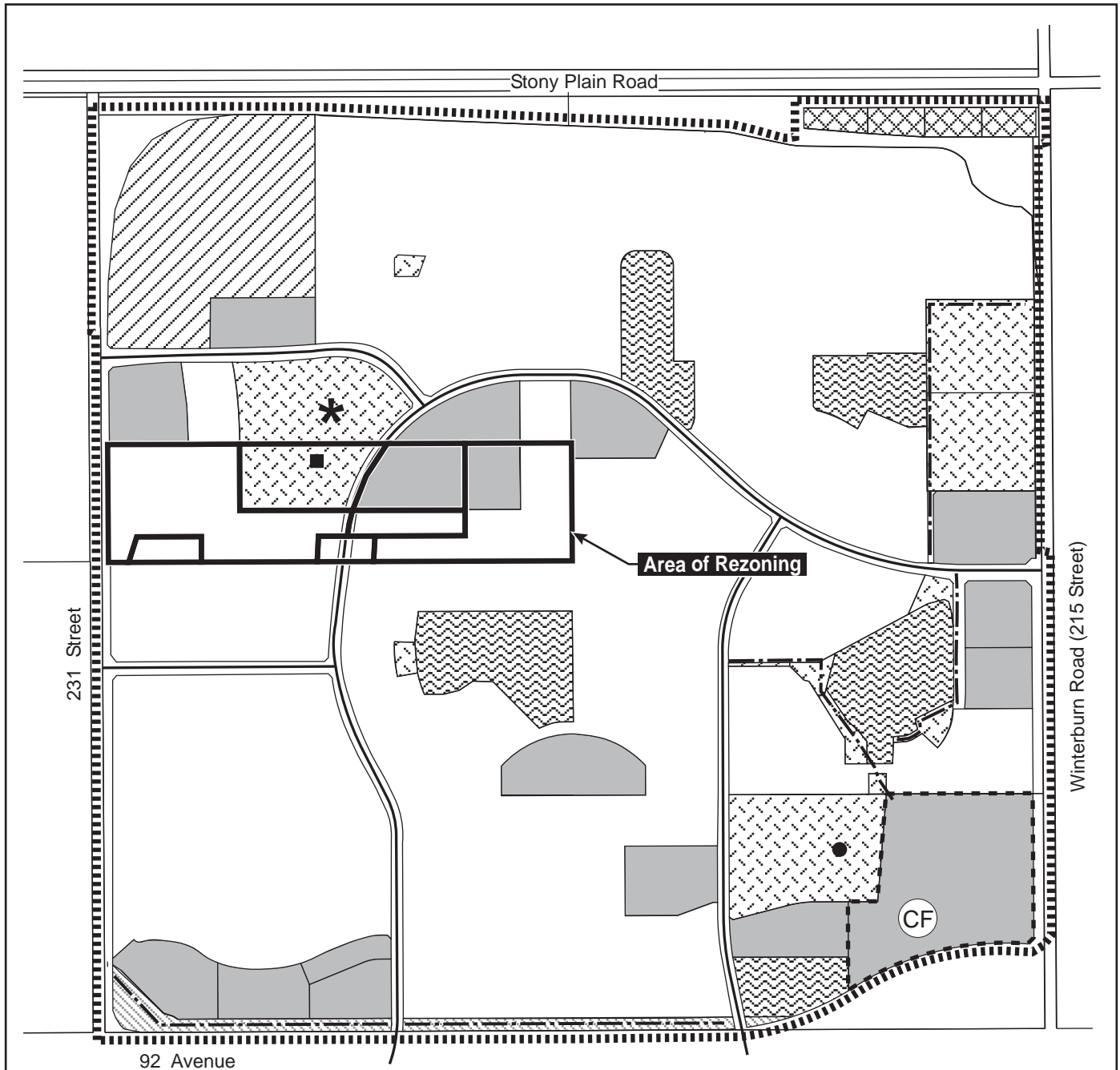
Proposed Rezoning from

	AG to AP		AG to RMD
	AG to RA7		AG to RPL
	AG to RF5		

The purpose of proposed Bylaw 17344 is to change the Zoning Bylaw from (AG) agricultural zone to (RMD) residential mixed dwelling zone, (RF5) row housing zone, (RPL) planned lot residential zone, (RA7) low rise apartment zone and (AP) public parks zone, Lot 1, Block 1, Plan 0926167 and a portion of NW-36-52-26-4, as shown on the attached sketch. These zones provide the opportunity for single detached housing, semi-detached housing, row housing, low rise apartments and park uses, in conformance with the Secord Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.
















PROPOSED REZONING

FILE: LDA12-0424
DATE: May 25, 2016



BYLAW 17474
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 Center |
|  | Public Elementary/Junior High | | |