

**ATTACHMENT 2  
BYLAW 17622  
BYLAW 17623  
FILE: LDA15-0660  
SECORD**

**DESCRIPTION:** AMENDMENT TO THE SECORD NEIGHBOURHOOD  
STRUCTURE PLAN

ZONING BYLAW AMENDMENT from (RSL) Residential Small  
Lot Zone to (DC1) Direct Development Control Provision;  
SECORD

**LOCATION:** 9541 – 231 Street NW

**LEGAL  
DESCRIPTION:** Portion of north ½ SW 36-52-26-4

**APPLICANT:** Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton, Alberta T5K 2L6

**OWNER:** Hopewell Land Corporation  
7 Floor, 1122 – 4 Street SW  
Calgary, Alberta T2R 1M1

**ACCEPTANCE OF  
APPLICATION:** December 23, 2015

**EXISTING  
DEVELOPMENT:** Undeveloped land

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**SUSTAINABLE  
DEVELOPMENT'S  
RECOMMENDATION:** That Bylaw 17622 to amend the Secord Neighbourhood Structure  
Plan be APPROVED.

That Bylaw 17623 to amend the Zoning Bylaw from (RSL)  
Residential Small Lot Zone to (DC1) Direct Development Control  
Provision be APPROVED.

## **DISCUSSION**

### **1. The Application**

This application has two components. The first component is to amend the Secord Neighbourhood Structure Plan (NSP) to insert additional policy enabling the use of Direct Development Control Provision for zero-lot line residential development within a specific area of the Plan. The proposed amendment does not require revision to the Development Concept or the Secord NSP Land Use Statistics.

The second component is to rezone a portion of the subject property from (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision. The purpose of the rezoning is to develop zero lot line single detached dwellings, in general conformity to the Lewis Farms Area Structure Plan and the Secord NSP.

The proposed amendment and rezoning will allow greater density than is possible under standard zones, while still allowing the development of single detached homes. The proposal increases the range of housing options within the Secord neighbourhood.

### **2. Site and Surrounding Area**

The application area is located east of 231 Street NW and north of Secord Road NW in the west-central portion of the Secord neighbourhood. The area is currently zoned (RSL) Residential Small Lot Zone.

The Secord Neighbourhood is predominantly designated as a residential neighbourhood and the land surrounding this application is planned for a mix of school, park, storm water ponds and residential uses. The lands immediately north of the subject site are undeveloped. Lands to the east and south are being developed for a range of residential dwellings.

The immediately adjacent properties are zoned (RPL) Residential Planned Lot Zone, (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (PU) Public Utility Zone, and (AG) Agricultural Zone.

Lands west of the subject site are within Parkland County and are designated (AGR) Agricultural Restricted District and (BI) Business Industrial District under the Parkland County Land Use Bylaw.



*Aerial image of the subject site and surrounding lands.*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Policies**

The application is in accordance with policies from *The Way We Grow*, which support diverse housing options within new neighbourhoods and promote contiguous development and infrastructure to promote growth. Further, the rezoning conforms to the Lewis Farms Area Structure Plan which designates the subject area for residential uses. The ASP includes objectives to provide a full range of housing types in the plan area, with an emphasis on traditional single detached housing. The proposed NSP amendment and rezoning are in conformity with the policies of the Lewis Farms ASP.

The proposed amendment is in line with the following residential principles identified in the Second NSP:

- Plan for a mixture of housing types to provide opportunity for a variety of incomes and lifestyles, designed to create animated streetscapes and comfortable transitions of mass and scale; and
- Develop a compact and pedestrian oriented neighbourhood that establishes sufficient overall residential densities to help support the efficient provision of neighbouring education facilities, recreational facilities and municipal services such as public transit in a timely fashion.

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**SECORD**

The proposed allowance for Direct Control Districts to enable zero lot line residential uses on narrow lots will provide an additional form of low density housing within the neighbourhood and provide a more compact form of single detached housing.

The Secord NSP designates the subject area for low density residential uses to allow for the development of single detached and semi-detached housing. The proposed rezoning to allow a low density residential use, is in general conformity with the policies and development concept established in the NSP.

**2. Transportation and Utilities**

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

**3. Environmental Review**

A Phase I Environmental Site Assessment and subsequent addendums provided through previous applications confirmed the site is suitable for the proposed development.

**4. Surrounding Property Owners' Concerns**

Sustainable Development Department sent advance notification to surrounding property owners, the Secord Community League and the West Edmonton Communities Council Area Council on January 18, 2016. Four property owners responded by email seeking clarification on the proposal. Upon clarification of the application, all four property owners indicated they had no concerns with either the proposed amendment or rezoning.

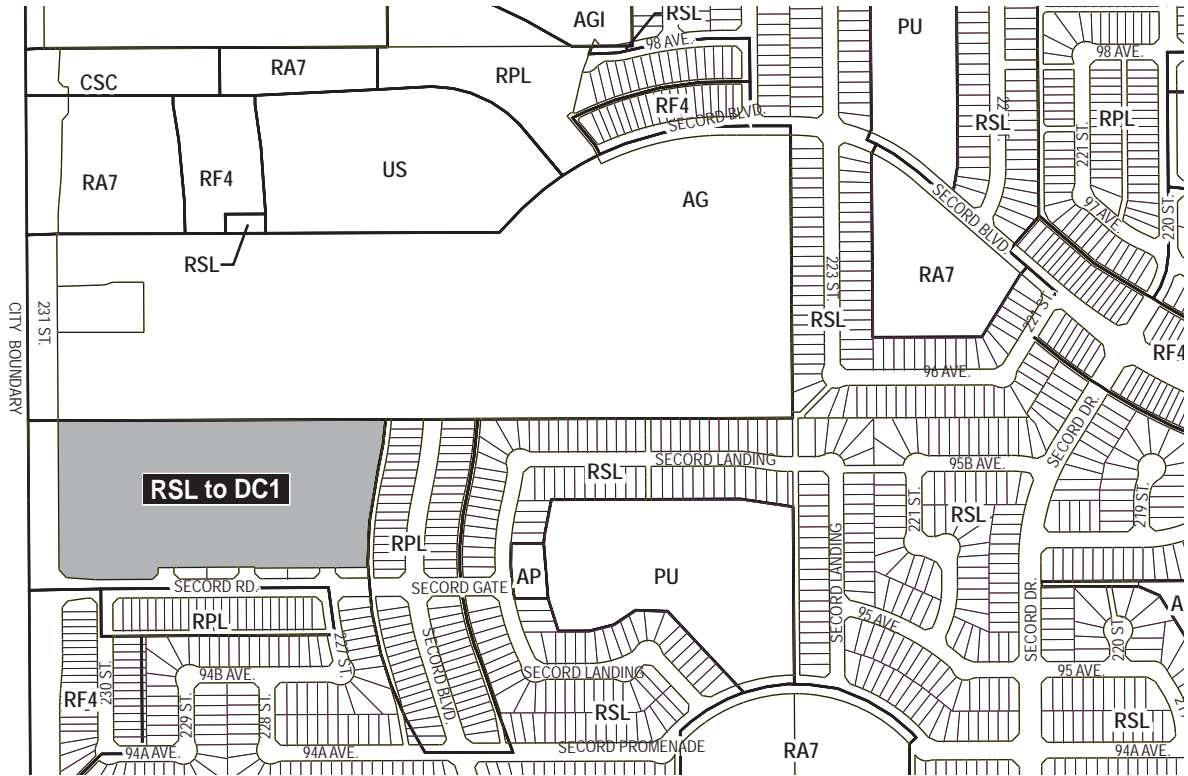
**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17622 to amend Secord Neighbourhood Structure Plan be APPROVED; and that Bylaw 17623 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision be APPROVED, on the basis that the application complies with the City of Edmonton policies and guidelines, conforms to the Lewis Farms Area Structure Plan and the intent of the Secord Neighbourhood Structure Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the surrounding existing and planned land uses.

**ATTACHMENT**

2a Maps

Approved by: Tim Ford  
Written by: James Haney  
Sustainable Development  
April 18, 2016

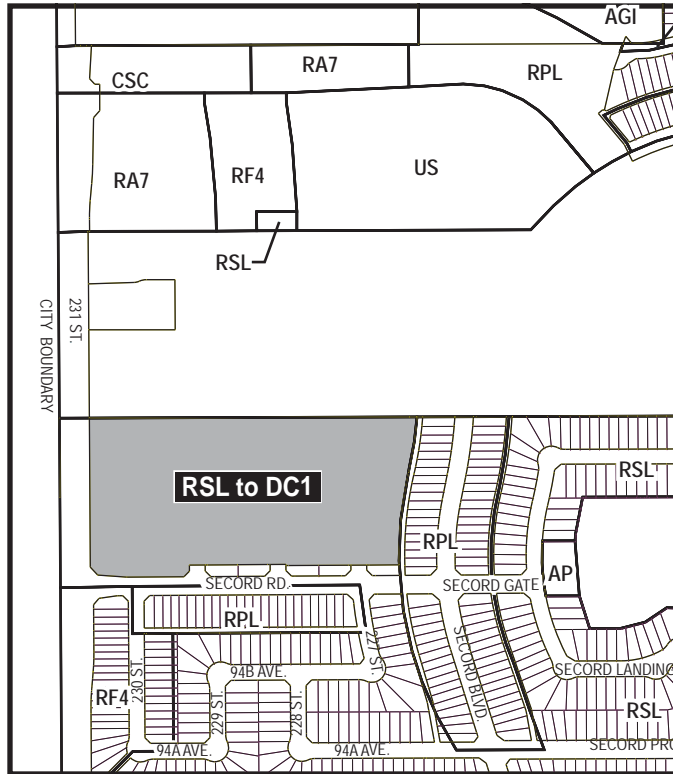


## SURROUNDING LAND USE ZONES



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**SECORD, BYLAW 17623**  
 Location: 9541 – 231 Street NW

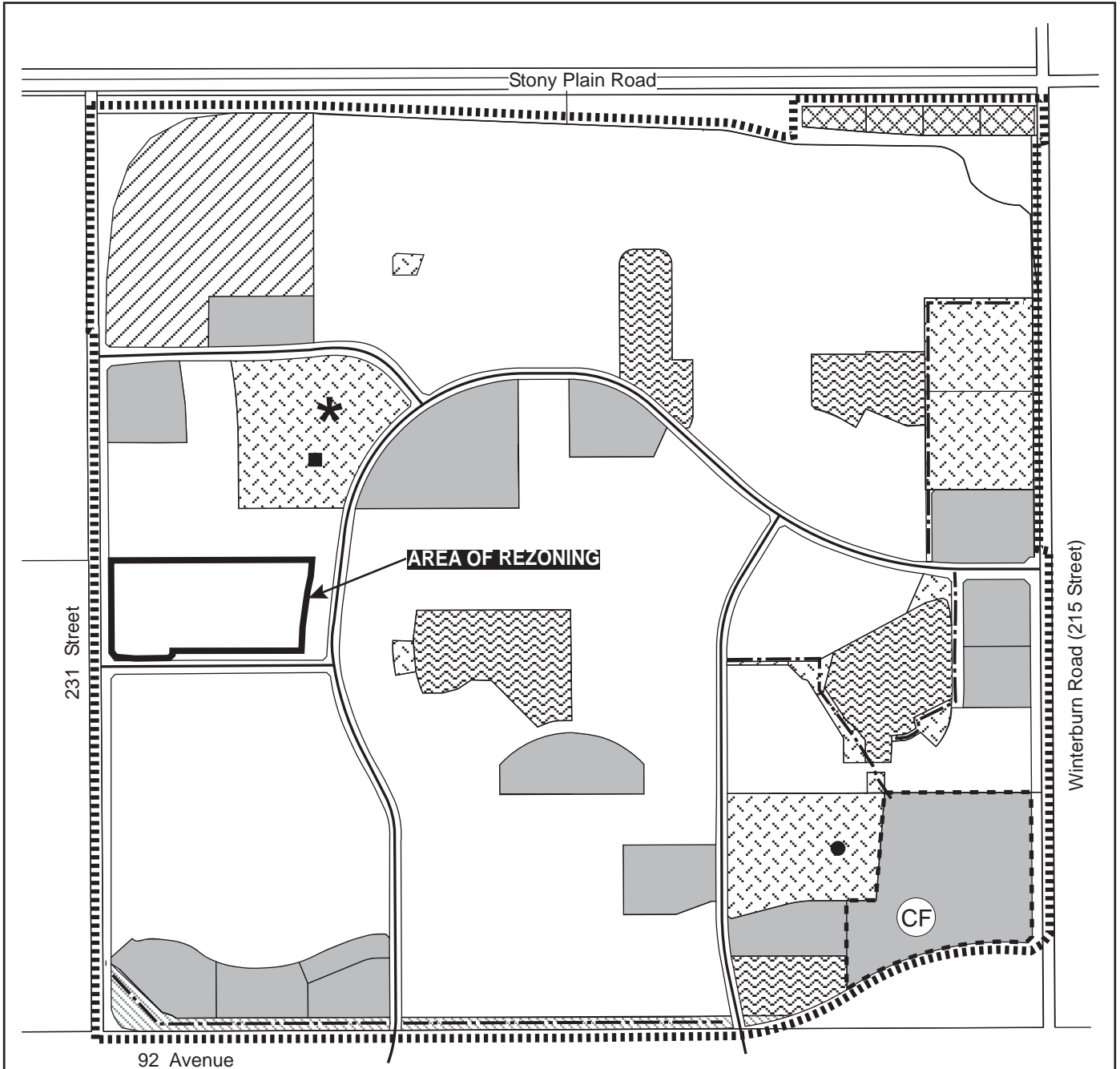


Proposed Rezoning from  
 **RSL to DC1** ▲  
N

The purpose of proposed Bylaw 17623 is to change the Zoning Bylaw from (RSL) residential small lot zone to (DC1) direct development control provision; a portion of north ½ SW 36-52-26-4, as shown on the attached sketch. This provision provides the opportunity for single detached housing on narrow lots where one side yard setback is reduced to zero metres, in conformance with the Secord Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.
















**PROPOSED REZONING**

FILE: LDA15-0660  
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**BYLAW 17474  
APPROVED  
SECOND**

**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   |  |                          |