

ATTACHMENT 2
BYLAW 17602
FILE: LDA15-0638
EDGEMONT

DESCRIPTION: ZONING BYLAW AMENDMENT from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone;
EDGEMONT

LOCATION: 20574 – 35 Avenue NW

**LEGAL
DESCRIPTION:** Portion of SE 7-52-25-4

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

OWNER: Carma Ltd.
200, 10414 – 103 Avenue
Edmonton, Alberta T6J 0J1

**ACCEPTANCE OF
APPLICATION:** December 18, 2015

**EXISTING
DEVELOPMENT:** Undeveloped land

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That Bylaw 17602 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone be APPROVED.

DISCUSSION

1. The Application

This application proposes to rezone a portion of the subject site from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The purpose of the rezoning is to develop fifty-nine single detached dwellings and forty-four semi-detached dwellings, in conformity to the Edgemont Neighbourhood Area Structure Plan. The proposal would result in an additional fourteen dwellings over what is currently possible under existing zoning.

2. Site and Surrounding Area

The area subject to the proposed rezoning is located west of 199 Street NW and north of 35 Avenue NW in the central portion of the Edgemont neighbourhood. The amendment area is currently undeveloped.

The Edgemont 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 to the subject site are under development. Lands to the east, south and west are undeveloped.

The immediately adjacent properties are zoned (RSL) Residential Small Lot Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, and (AG) Agricultural Zone.



Aerial image of the subject site and surrounding lands.

ANALYSIS

1. Compliance with Approved Plans and Policies

The Way We Grow, Edmonton's Municipal Development Plan

- 3.6.1 – Focus efforts to provide public infrastructure, utilize existing infrastructure and achieve population thresholds necessary to support community facilities in developing neighbourhoods in order to create livable neighbourhoods and proactively manage Edmonton's tax burden; and
- 4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

The Edgemont Neighbourhood Structure Plan

The Edgemont Neighbourhood Area Structure Plan designates the subject area for low density residential uses to allow for the development of single detached and semi-detached housing. The proposed rezoning is consistent with the NSP designation.

2. Transportation and Utilities

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

3. Environmental Review

A Phase I Environmental Site Assessment provided through a previous application confirmed the site is suitable for the proposed development.

4. Surrounding Property Owners' Concerns

Sustainable Development Department sent advance notification to surrounding property owners on January 13, 2016. Two property owners responded by email and telephone, respectively, objecting to the proposed rezoning. Both property owners indicated concerns that the rezoning would negatively impact property values for neighbouring single detached home owners. One property owner suggested the resulting dwellings would have lower property tax revenue, result in more crime, and require increased City maintenance of the area.

In response, residents were provided clarification on the proposed changes, and the developer's intent to subdivide a mix of single detached and semi-detached residential dwellings. The proposed rezoning conforms to the Edgemont NASP, and will not unduly change the intended development for the area.

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EDGEMONT

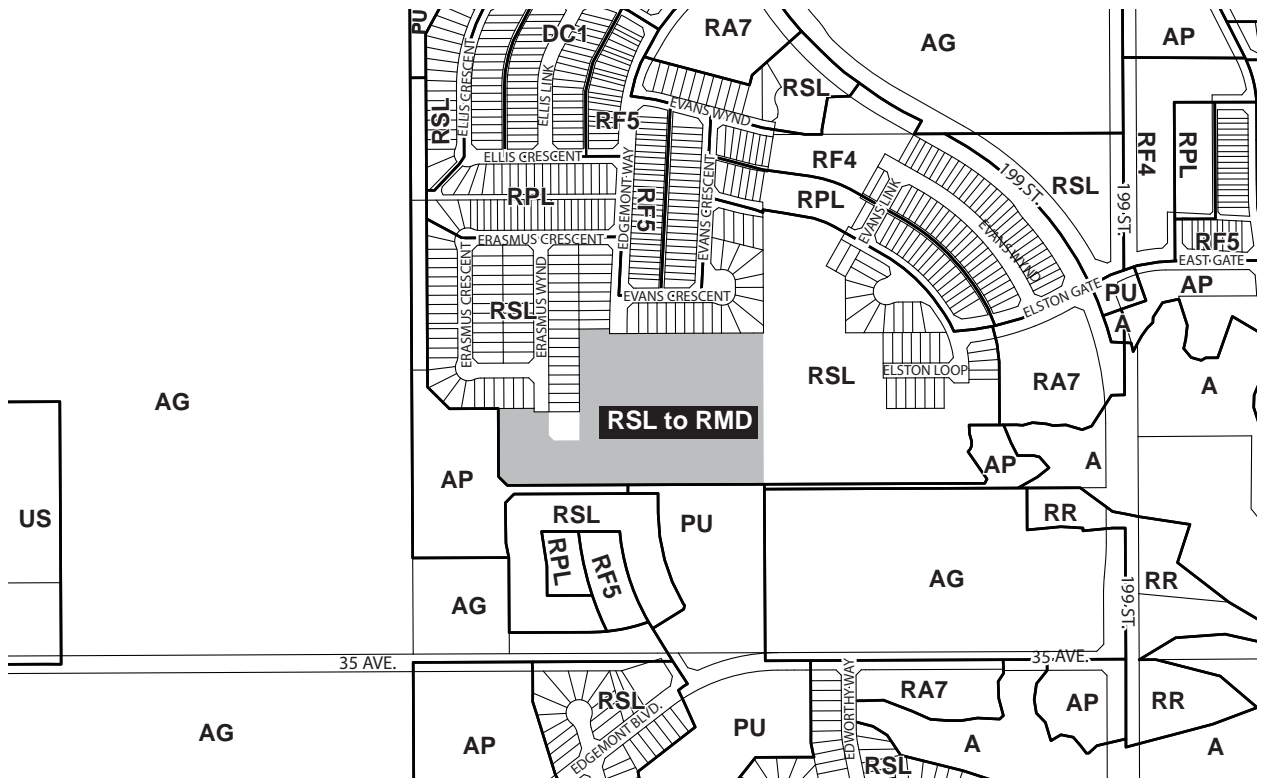
JUSTIFICATION

Sustainable Development recommends that Bylaw 17602 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone be APPROVED, on the basis that the proposed rezoning generally conforms to the Edgemont NASP, is compatible with adjacent planned land use, and satisfies the technical and servicing requirements of the Civic Departments and utility agencies.

ATTACHMENT

2a Maps

Approved by: Tim Ford
Written by: James Haney
Sustainable Development
April 4, 2016



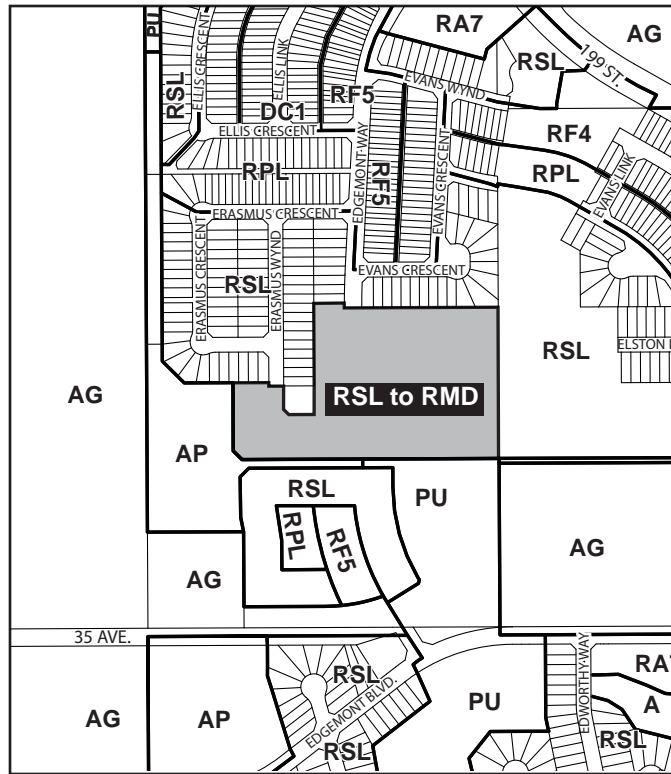
SURROUNDING LAND USE ZONES



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EDGEMONT, BYLAW 17602

Location: 20574 - 35 Avenue NW



Proposed Rezoning from



RSL to RMD



The purpose of proposed Bylaw 17602 is to change the Zoning Bylaw from (RSL) residential small lot zone to (RMD) residential mixed dwelling zone; a portion of SE 7-52-25-4, as shown on the attached sketch. This zone provides the opportunity for low density residential development, in conformance with the Edgemont Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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