

ATTACHMENT 2
BYLAW 17606
FILE: LDA13-0364
WEBBER GREENS

DESCRIPTION: ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone; WEBBER GREENS.

LOCATION: 9510– 199 Street NW

LEGAL DESCRIPTION: A portion of SE-31-52-25-4

APPLICANT: Select Engineering Consultants Ltd.
100, 17413 – 107 Avenue NW
Edmonton AB T5S 1E5

OWNER: Lewis Estates Communities Inc.
#900, 10310 – Jasper Avenue NW
Edmonton AB T5J 1Y8

ACCEPTANCE OF APPLICATION: August 12, 2013

EXISTING DEVELOPMENT: Undeveloped

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17606 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone and be APPROVED.

DISCUSSION

1. The Application

The application proposes to rezone the subject site from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone. The purpose of this change is to develop low density residential housing which conforms to the Webber Greens Neighbourhood Structure Plan. When this application was received in 2013 it included a portion of (RF5) Row Housing Zone lands which has since been removed from the application area and applied for under a new Land Development Application, due to additional Environmental review on this portion of land.

2. Site and Surrounding Area

The application is located in the central portion of the Webber Greens Neighbourhood.

The Weber Greens Neighbourhood is predominantly designated as a residential neighbourhood and the land surrounding this application is developed with a mix of park, storm-water ponds, as well as low density and medium density residential.

The lands directly adjacent to the subject site to the north and east are primarily zoned (RSL) Residential Small Lot Zone and are developed with single detached housing, and to the south east of the site the lands are zoned (PU) Public Utility and developed with a Storm Water Management Facility. To the south and south east the land is currently zoned (AG) Agricultural Zone and is designated for medium density housing under the Webber Greens Neighbourhood Structure Plan, while the land to the east is zoned (RSL) Residential Small Lot Zone.



Aerial photo of site (application boundaries are approximate)

ANALYSIS

1. Compliance with Approved Plans and Policies

The Municipal Development Plan, *The Way We Grow*, identifies the Webber Greens Neighbourhood as “Developing, Planned and Future Neighbourhoods”. In addition, the following objectives of *The Way We Grow* are supported:

- Achieving population thresholds necessary to support community facilities in developing neighbourhoods in order to create livable neighbourhoods and proactively manage Edmonton’s tax burden;
- Ensuring neighbourhoods have a range of housing choice to meet the needs of all demographic and income groups and create more socially sustainable communities; and

The Webber Greens Neighbourhood Structure Plan (NSP) was approved by Council on July 18, 2000 (Bylaw 12360). The Webber Greens NSP identifies the rezoning area for Low Density Residential uses. The propose zoning conforms to the NSP and is compatible with adjacent planned and existing land uses.

All necessary infrastructure for this neighbourhood’s development is existing or planned within close proximity, including sanitary and storm drainage infrastructure.

2. Transportation and Utilities

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

3. Environmental Review

A Phase I and II Environmental Site Assessment (ESA) has been reviewed and the site is deemed suitable for the intended use.

4. Surrounding Property Owners’ Concerns

On August 15, 2013, an advance notice of this application was sent to surrounding property owners, the Lewis Estates Community League, as well as the West Edmonton Communities Council Area Council. As of the writing of this report, Sustainable Development has received four responses in opposition to this rezoning; however, these comments relate to an (RF5) Row Housing Zone that has since been removed from this file and reapplied for under a separate Land Development Application. A new advance notification was mailed out with this application. The property owners expressed concerns that the previous (RF5) Row Housing Zone would create too dense an area in proximity to the school site, as well as concerns about the negative impact that row housing may have on their property values. These public concerns do not relate to the

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current application for exclusively (RSL) Residential Small Lot Zone. As a result, Sustainable Development is of the opinion that all concerns related to this application have been addressed.

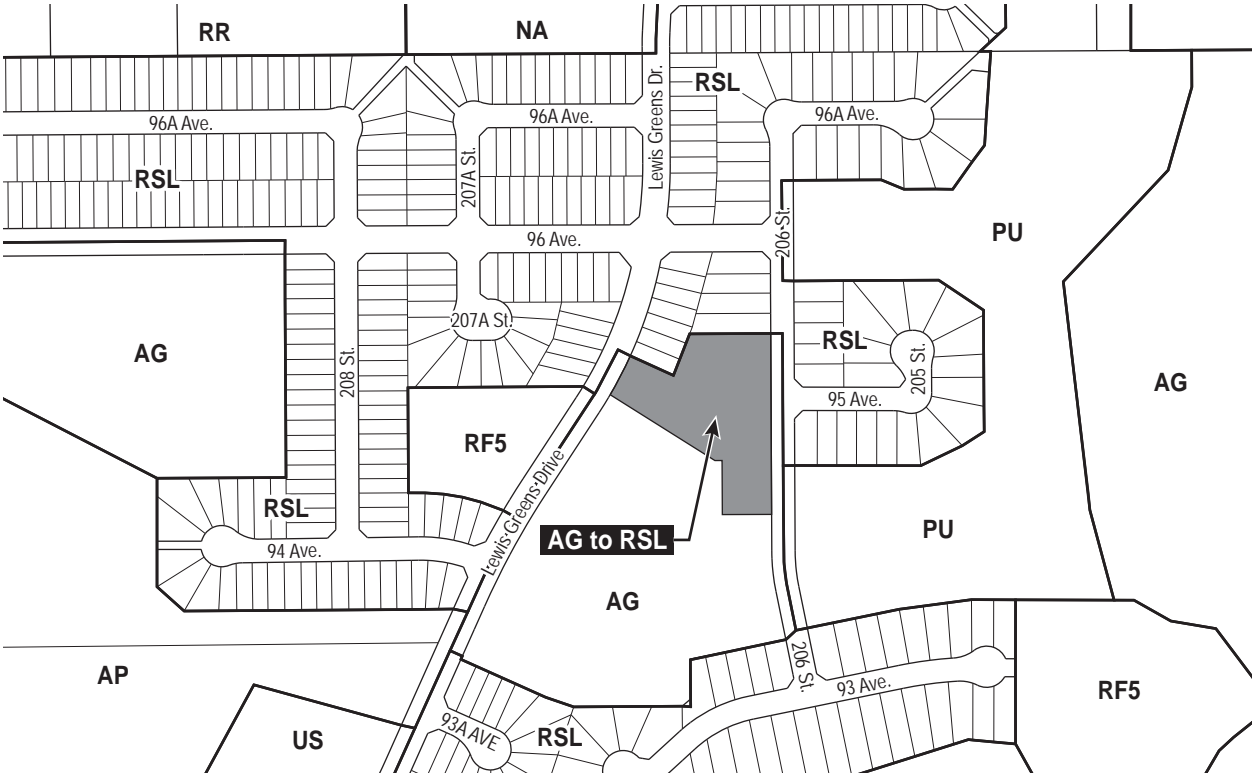
JUSTIFICATION

Sustainable Development recommends that Bylaw 17606 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone be APPROVED on the basis that the proposed rezoning conforms to the Webber Greens NSP, is compatible with adjacent planned and existing land use, and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENT

2a Maps

Approved by: Tim Ford
Written by: Kerry Girvan
Sustainable Development
April 4, 2016



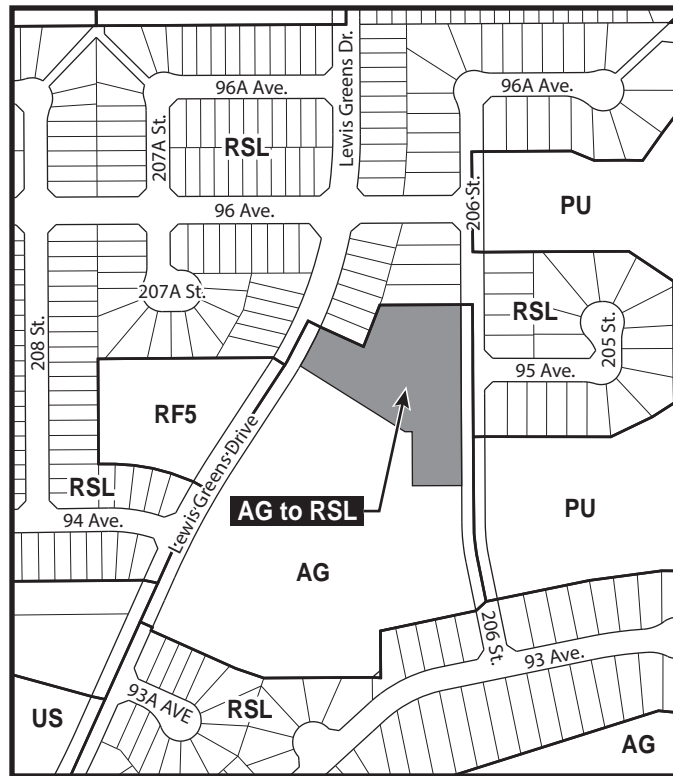
SURROUNDING LAND USE ZONES



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WEBBER GREENS, BYLAW 17606

Location: 9510 - 199 Street NW



Proposed Rezoning from

 **AG to RSL**

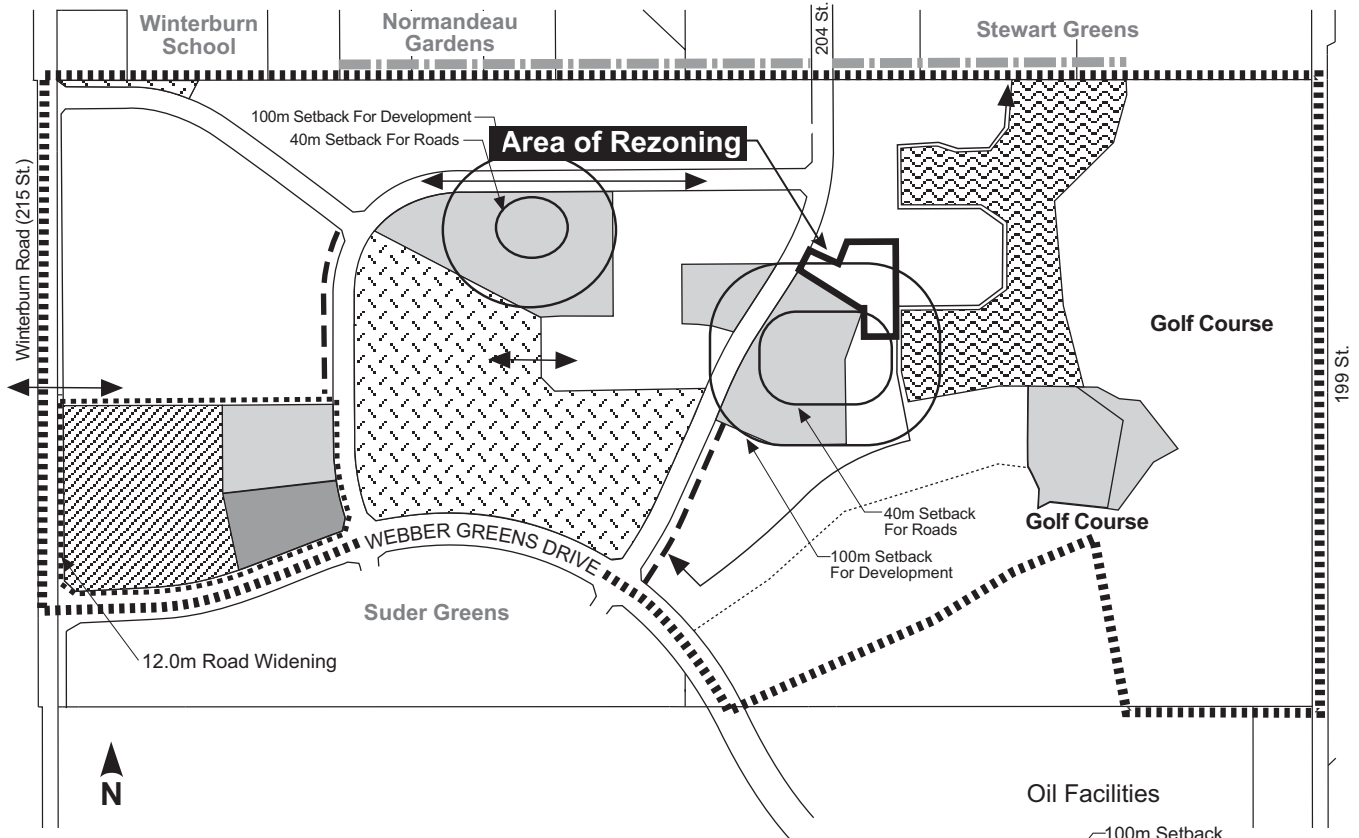


The purpose of proposed Bylaw 17606 is to change the Zoning Bylaw from (AG) agricultural zone to (RSL) residential small lot zone; a portion of SE-31-52-25-4, as shown on the attached sketch. This zone provides the opportunity for single detached housing in conformance with the Webber Greens Neighbourhood Structure Plan, which identifies the lands for low density housing. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA13-0364

DATE: April 4, 2016



**BYLAW 15645
APPROVED WEBBER GREENS
Neighbourhood Structure Plan
(as amended)**

- Low Density Residential
- Medium Density Residential
- Low Rise Apartment
- Community Commercial
- School/Park
- Stormwater Management Facility

- Community Centre
- Primary Pedestrian Linkages
- No Front Drive Access
- Buffer Requirement
- Boundary of N.S.P.