

**ATTACHMENT 2
BYLAW 17565
FILE: LDA15-0641
WALKER**

DESCRIPTION: ZONING BYLAW AMENDMENT from (RF4) Semi-detached Residential Zone and (RPL) Planned Lot Residential Zone to (RPL) Planned Lot Residential Zone and (RF4) Semi-detached Residential Zone; WALKER

LOCATION: 2015 Wonnacott Way SW; located south of Watt Drive SW and east of Wonnacott Way SW

LEGAL DESCRIPTION: Portions of SW 23-51-24-4

APPLICANT: IBI Group Inc.
#300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

OWNER: Melcor Developments Ltd.
#900, 10310 Jasper Avenue NW
Edmonton, AB T5J 1Y8

ACCEPTANCE OF APPLICATION: December 21, 2015

EXISTING DEVELOPMENT: Undeveloped

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17565 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone and (RPL) Planned Lot Residential Zone to (RPL) Planned Lot Residential Zone and (RF4) Semi-detached Residential Zone be APPROVED.

DISCUSSION

1. The Application

This is an application to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone and (RPL) Planned Lot Residential Zone to (RPL) Planned Lot Residential Zone and (RF4) Semi-detached Residential Zone. The proposed rezoning will allow the development of small lot single detached housing and semi-detached housing where zoning and subdivision for single detached housing and semi-detached housing was previously approved, in support of a request to revise the approved subdivision.

2. Site and Surrounding Area

Land north of the subject site is zoned (RF5) Row Housing Zone. Land to the south and west is zoned RPL and RF4. Land to the east is zoned RF4 and (RF6) Medium Density Multiple Family Zone. This area is currently under development.



Pictometry View of site looking north

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed rezoning, located in a developing neighbourhood supports the following policies within *The Way We Grow*:

- 3.6.1.6 Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.
- 4.4.1.2 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

The proposed rezoning conforms to the Walker Neighbourhood Structure Plan, which designates the subject land for low density residential development. The proposed rezoning and resulting development is compatible with the existing and planned development of adjacent land.

2. Commenting Agencies

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

3. Environmental Review

The subject land was deemed suitable for the intended use through an Environmental Site Assessment review when the land was initially zoned for residential uses.

4. Surrounding Property Owners' Concerns

Sustainable Development received no response to its advance notification letter sent to surrounding property owners and the Summerside Community League of Edmonton on January 4, 2016.

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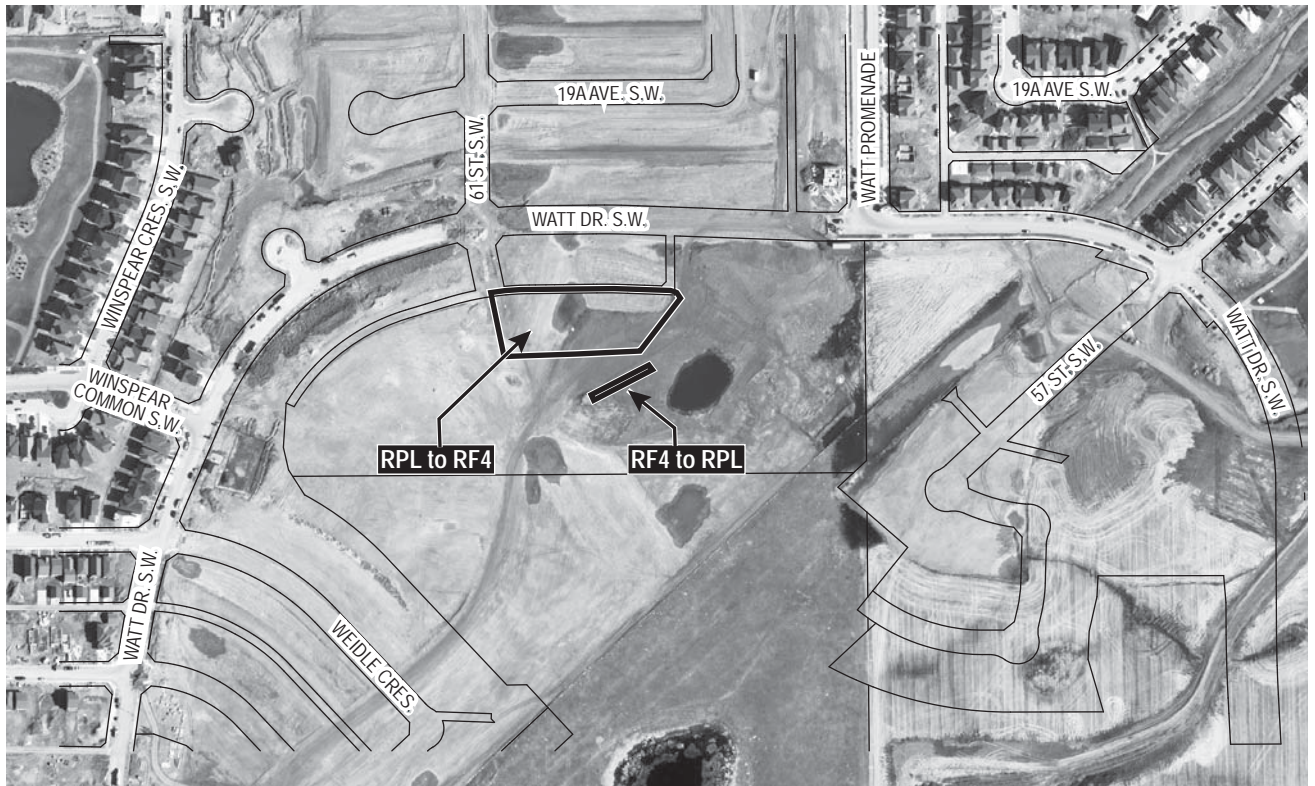
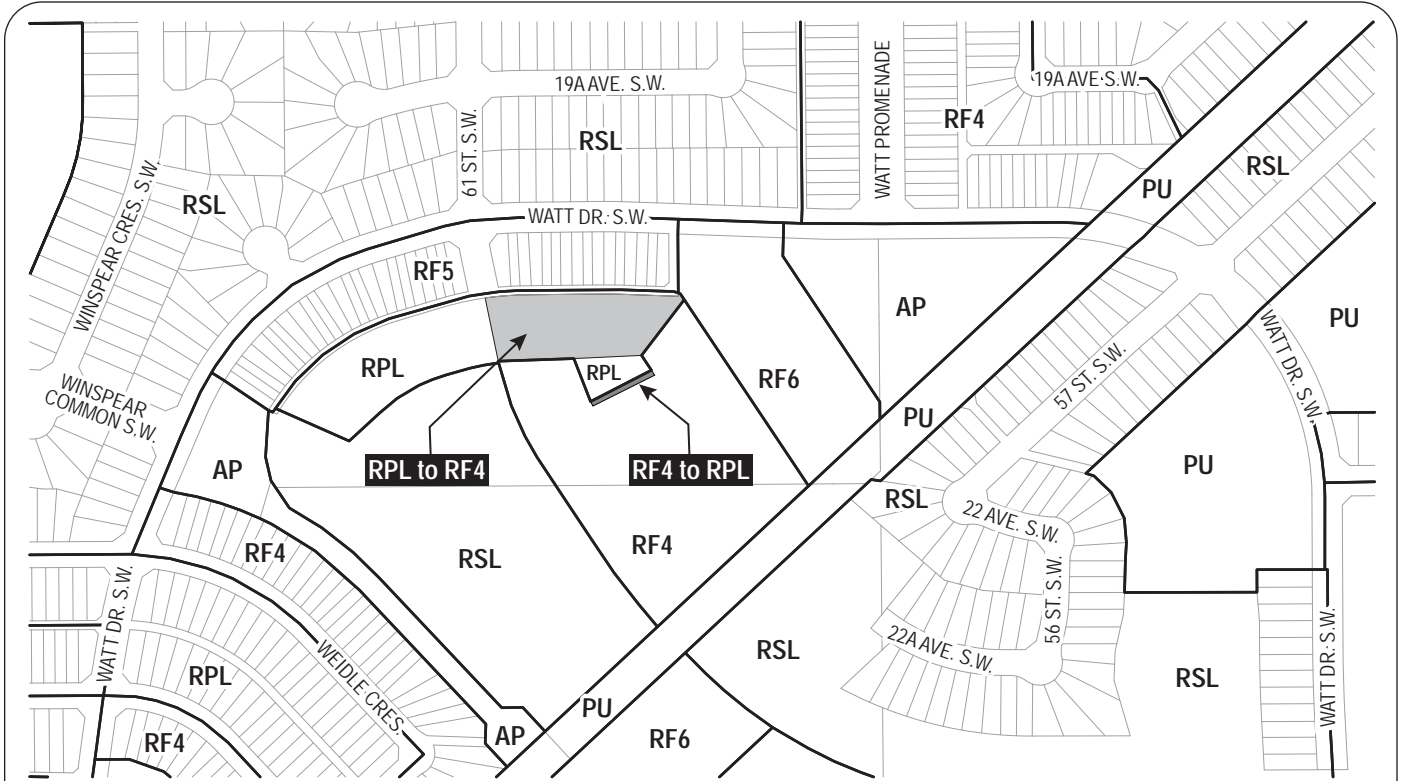
JUSTIFICATION

Sustainable Development recommends that Bylaw 17565 be APPROVED on the basis that the application conforms to the Walker Neighbourhood Structure Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the existing and planned development of surrounding land.

ATTACHMENT

2a Maps

Written by: Cyndie Prpich
Approved by: Tim Ford
Sustainable Development
March 14, 2016

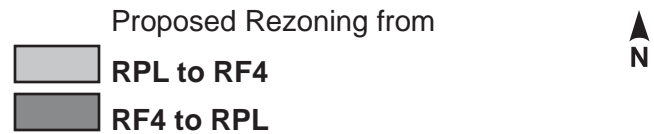
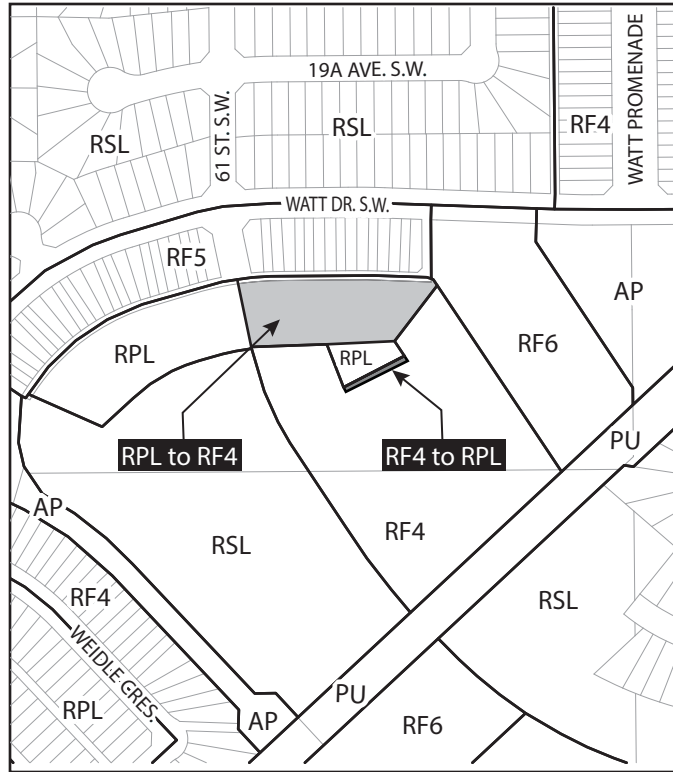


SURROUNDING LAND USE ZONES

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Location: 2015 Wonnacott Way SW



The purpose of proposed Bylaw 17565 is to change the Zoning Bylaw from (RF4) semi-detached residential zone and (RPL) planned lot residential zone to (RPL) planned lot residential zone and (RF4) semi-detached residential zone; portions of SW 23-51-24-4, as shown on the attached sketch. These zones provide the opportunity for the development of single detached housing and semi-detached housing in conformance with the Walker Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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