

ATTACHMENT 2
BYLAW 17526
FILE: LDA15-0241
STARLING

DESCRIPTION: ZONING BYLAW AMENDMENT from (RSL) Residential Small Lot Zone to (RF4) Semi-detached Residential Zone; STARLING

LOCATION: 13245 -199 Street NW and 13451 – 199 Street NW

LEGAL DESCRIPTION: Portions of Lots B and C, Plan 1456RS

APPLICANT: MMM Group
#200, 10576 – 113 Street NW
Edmonton, Alberta T5H 3H5

OWNER: Glendale Estates Ltd.
550 – 91 Street SW
Edmonton, Alberta T6X0V1

ACCEPTANCE OF APPLICATION: May 26, 2015

EXISTING DEVELOPMENT: Undeveloped land

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17526 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RF4) Semi-detached Residential 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 (RF4) Semi-detached Residential Zone. The purpose of the rezoning is to develop thirty-eight semi-detached dwellings, in conformity to the Starling Neighbourhood Structure Plan. The proposal would result in an additional nine dwellings over what is currently possible under existing zoning.

2. Site and Surrounding Area

The area subject to the proposed rezoning is located east of 199 Street NW and south of 137 Avenue NW in the north-western portion of the Starling neighbourhood. The amendment area is currently undeveloped.

The Starling Neighbourhood is predominantly designated as a residential neighbourhood and the land surrounding this application is planned for a mix of park, storm water ponds and residential uses. The lands immediately adjacent to the subject site are undeveloped.

The immediately adjacent properties are zoned (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment 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 Starling Neighbourhood Structure Plan

The Starling Neighbourhood 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 designations, as well as the Big Lake Area Structure Plan.

2. Transportation and Utilities

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

3. Parks and School Boards

Parks Planning, the Edmonton Public School Board and Catholic School Board have not expressed any objections to the proposed rezoning.

4. Environmental Review

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

5. Surrounding Property Owners' Concerns

Sustainable Development Department sent advance notification to surrounding property owners on June 19, 2015. One property owner responded by telephone, indicating no objection to the application.

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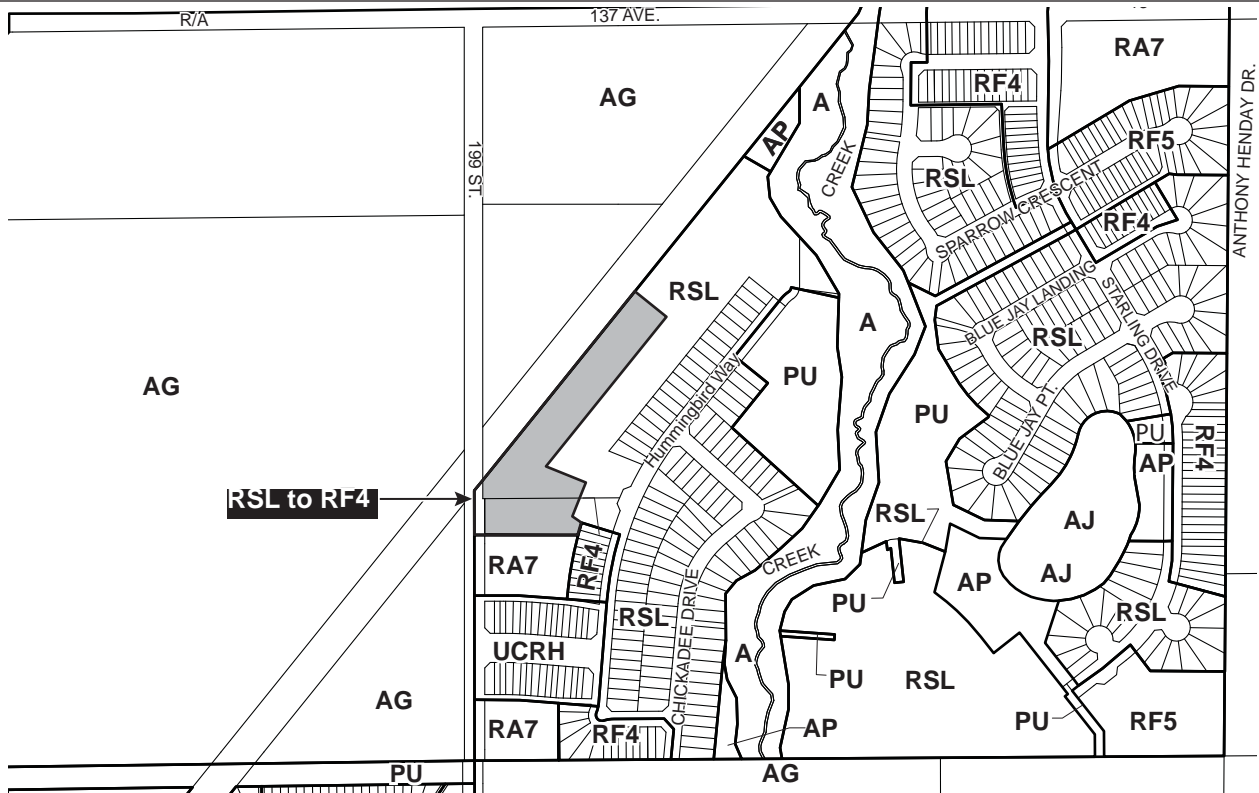
JUSTIFICATION

Sustainable Development recommends that Bylaw 17526 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RF4) Semi-detached Residential Zone be APPROVED, on the basis that the proposed rezoning conforms to the Starling NSP, 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
February 17, 2016

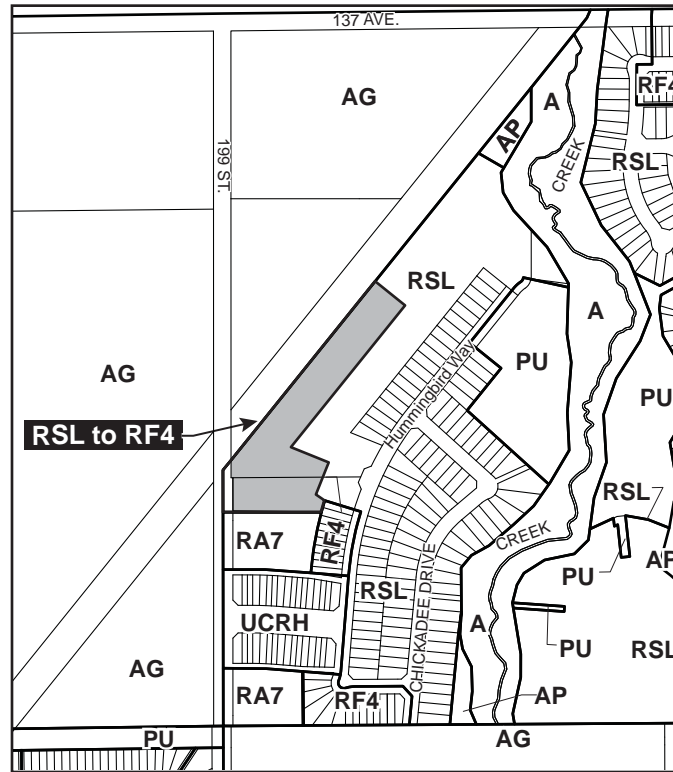


SURROUNDING LAND USE ZONES



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STARLING, BYLAW 17526
 Location: 13245 and 13451 - 199 Street NW



Proposed Rezoning from

 **RSL to RF4**



The purpose of proposed Bylaw 17526 is to change the Zoning Bylaw from (RSL) residential small lot zone to (RF4) semi-detached residential zone, portions of Lots B and C, Plan 1456RS, as shown on the attached sketch. This zone provides the opportunity for low density residential uses, including duplexes and semi-detached housing. Sustainable Development supports this proposed bylaw

PROPOSED REZONING

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