

**ATTACHMENT 2
BYLAW 17519
BYLAW 17520
FILE: LDA15-0287
DONSDALE**

DESCRIPTION: AMENDMENT TO THE DONSDALE NEIGHBOURHOOD
STRUCTURE PLAN; and

ZONING BYLAW AMENDMENT from (RR) Rural Residential
Zone to (RF1) Single Detached Residential Zone; DONSDALE

LOCATION: 4605 Donsdale Drive NW

**LEGAL
DESCRIPTION:** Lot 5, Plan 4622NY

APPLICANT: Robert Ross Architect
14628 - 92A AVE
Edmonton, AB T5R 5E7

OWNER: JAYCAP Financial Ltd.
1220 10665 – Jasper Avenue NW
Edmonton, AB T5J 3S9

**ACCEPTANCE OF
APPLICATION:** April 1, 2015

**EXISTING
DEVELOPMENT:** vacant

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:** That Bylaw 17519 to amend The Donsdale Neighbourhood
Structure Plan be APPROVED; and

That Bylaw 17520 to amend the Zoning Bylaw from (RR) Rural
Residential Zone to (RF1) Single Detached Residential Zone be
APPROVED.

DISCUSSION

1. The Application

This application contains two components. The first is an amendment to the Donsdale Neighbourhood Structure Plan whereby a 0.03ha parcel of land designated existing country residential would be designated as low density residential.

The applicant also proposes to rezone the subject site from (RR) Rural Residential Zone to (RF1) Single Detached Residential Zone which allows for low density residential uses. It is the applicant's stated intent to build a single detached home. Presently to develop under the (RR) Rural Residential Zone, significant variances would be required in terms of setbacks to allow development.

2. Site and Surrounding Area

The subject site is within the Donsdale neighbourhood, which is an established residential neighbourhood and is predominantly zoned (RF1) Single Detached Residential Zone.

The land surrounding the subject site, west of Donsdale Drive predominately zoned RF1 and contains existing single-detached housing and vacant lots. To the immediate east between the subject site and the river valley, there is one lot zoned (RR) Rural Residential Zone developed with newer single detached dwelling.

To the lot north of the site is a lot owned by the city that provides access to the river valley. To the north of that are lands zoned (RR) Rural Residential Zone and they are developed with single detached dwellings.



Site Photo: view of site from Donsdale Drive.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow, Edmonton's Municipal Development Plan, identifies the Donsdale neighbourhood as an "Established Neighbourhood". This proposed amendment and rezoning are consistent with the policies in the Municipal Development Plan that ensures that broad and varied housing choice exists in neighbourhoods.

The site size is over 0.09 ha (9746 sq.ft) in area. The subject site meets the minimum lot size requirements within the (RF1) Single Detached Residential Zone. Develop of a single detached dwelling under the (RR) Rural Residential Zone would significant variances to allow for the development of one single detached dwelling. The current (RR) Rural Residential Zone requires large yard requirements that severely limit the building footprint, whereas the RF1 zone affords a development pocket that reflects the existing development of single detached dwellings in the area.

2. Transportation and Utilities

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

At the time of the development permit application, the developer will be required to connect to full urban servicing available in Donsdale Drive.

3. Parks and School Boards

The Parks Planning Section of Sustainable Development has not expressed any concerns to the proposed rezoning.

4. Surrounding Property Owners' Concerns

Sustainable Development sent an advance notice of this application on June 19, 2015 to surrounding property owners and Lessard Edmonton Community League and West Edmonton Communities Council Area Council. As a result of this advanced notification, Sustainable Development did not receive any comments or expressions of concern.

BYLAW 17519
BYLAW 17520
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JUSTIFICATION

Sustainable Development recommends that Bylaws 17419 and 17520 be APPROVED on the basis that the proposed development complies with the objectives and intent of *The Way We Grow*, provides the opportunity for the development of the site, is compatible with the surrounding existing land uses, and meets the technical requirements of affected Civic Departments and utility agencies.

ATTACHMENTS

- 2a Approved Donsdale Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 13801
- 2b Proposed Donsdale Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17519
- 2c Approved Donsdale Neighbourhood Structure Plan – Bylaw 16508
- 2d Proposed Donsdale Neighbourhood Structure Plan – Bylaw 17519
- 2e Surrounding Land Use Map
- 2f Proposed Rezoning

Written by: Don Read
Approved by: Tim Ford
Sustainable Development
February 17, 2016

**DONSDALE NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 13801**

	Area (ha)	
Gross Area	64.02	
Gross Developable Area	63.97	
Existing Development	10.67	
Adjusted Gross Developable Area	53.30	
Parks and Schools	1.49	
Circulation		
Arterial and Collector Road	4.05	
Local Roads	5.30	
Walkway Rights-of-way	.85	
Public Utility	2.63	
Total	14.32	
Net Developable Area	38.98	
Institutional	0.6	
Commercial	0	
	0.6	

Total Non-Residential

	Units	% of Total Units	Population
Existing Estate Lots	17	2.07%	57
Low Density Residential	427	53.52%	1475
Low Density (Direct Control)	74	9.28%	126
Medium Density Residential	0	0	0
Medium Density (DC)	280	35.12%	308
Total Residential	798	100%	1966

Density: 30.7 persons per gross hectare

Low/Medium Density Residential Split

Low Density Residential 64.9%

Medium Density Residential 35.1%

**DONSDALE NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
Bylaw 17519**

	Area (ha)	
Gross Area	64.02	
Gross Developable Area	63.97	
Existing Development	10.67	
Adjusted Gross Developable Area	53.30	
Parks and Schools	1.49	
Circulation		
Arterial and Collector Road	4.05	
Local Roads	5.30	
Walkway Rights-of-way	.85	
Public Utility	2.63	
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Total Non-Residential		

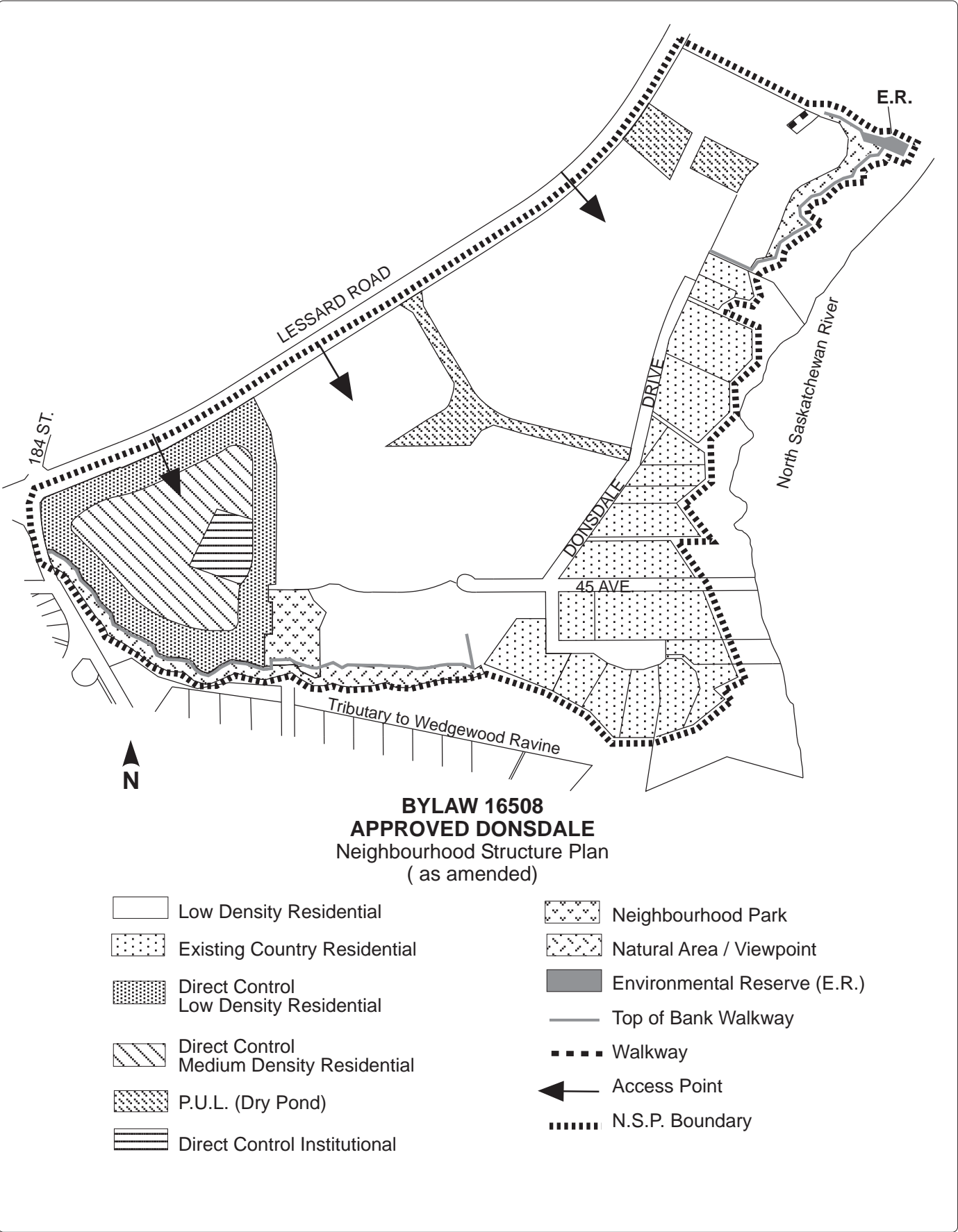
	Units	% of Total Units	Population
Existing Estate Lots	16	2.0%	54
Low Density Residential	428	53.5%	1478
Low Density (Direct Control)	74	9.28%	126
Medium Density Residential	0	0	0
Medium Density (DC)	280	35.12%	308
Total Residential	798	100%	1966

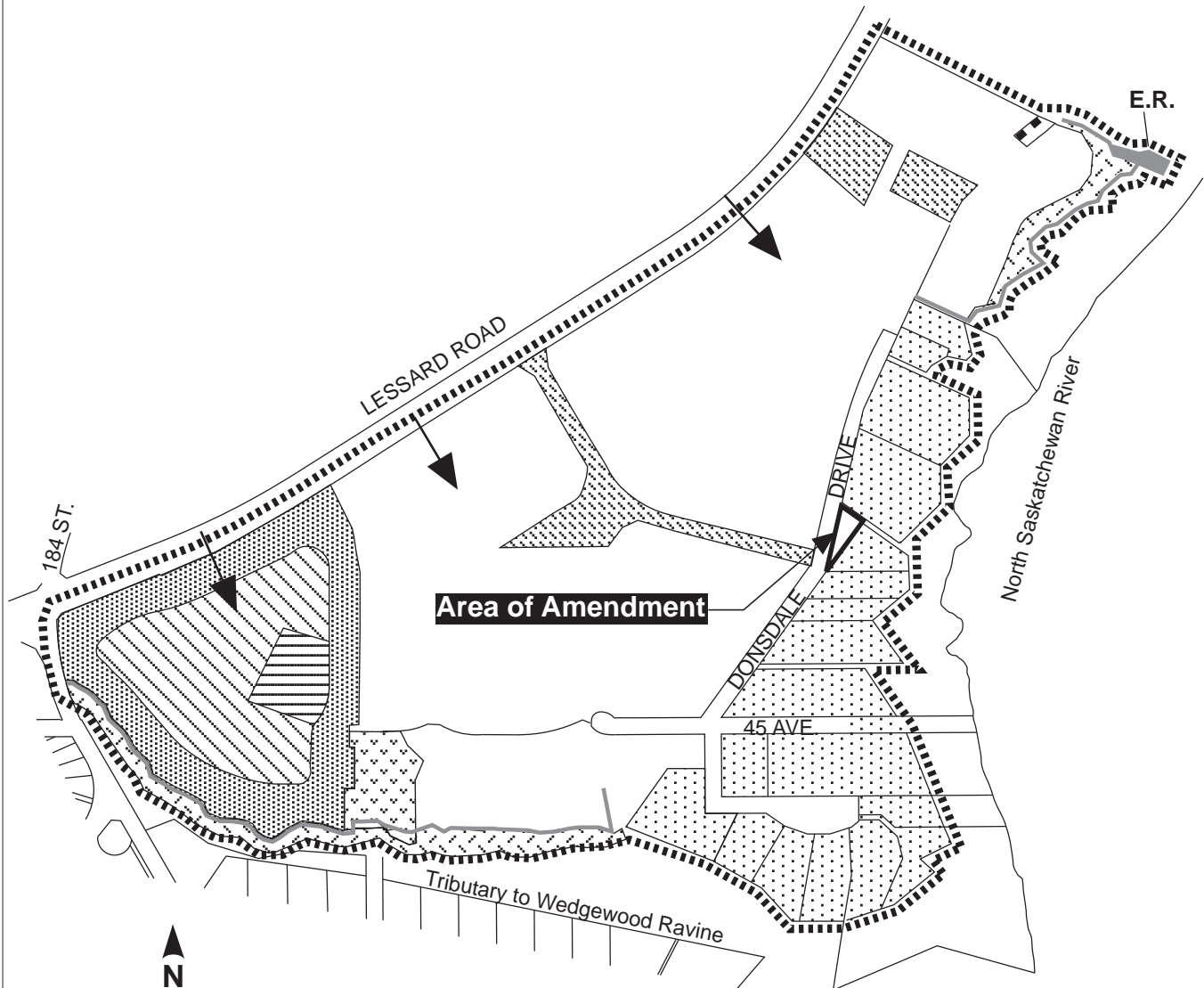
Density: 30.7 persons per gross hectare

Low/Medium Density Residential Split















Low Density Residential 65%

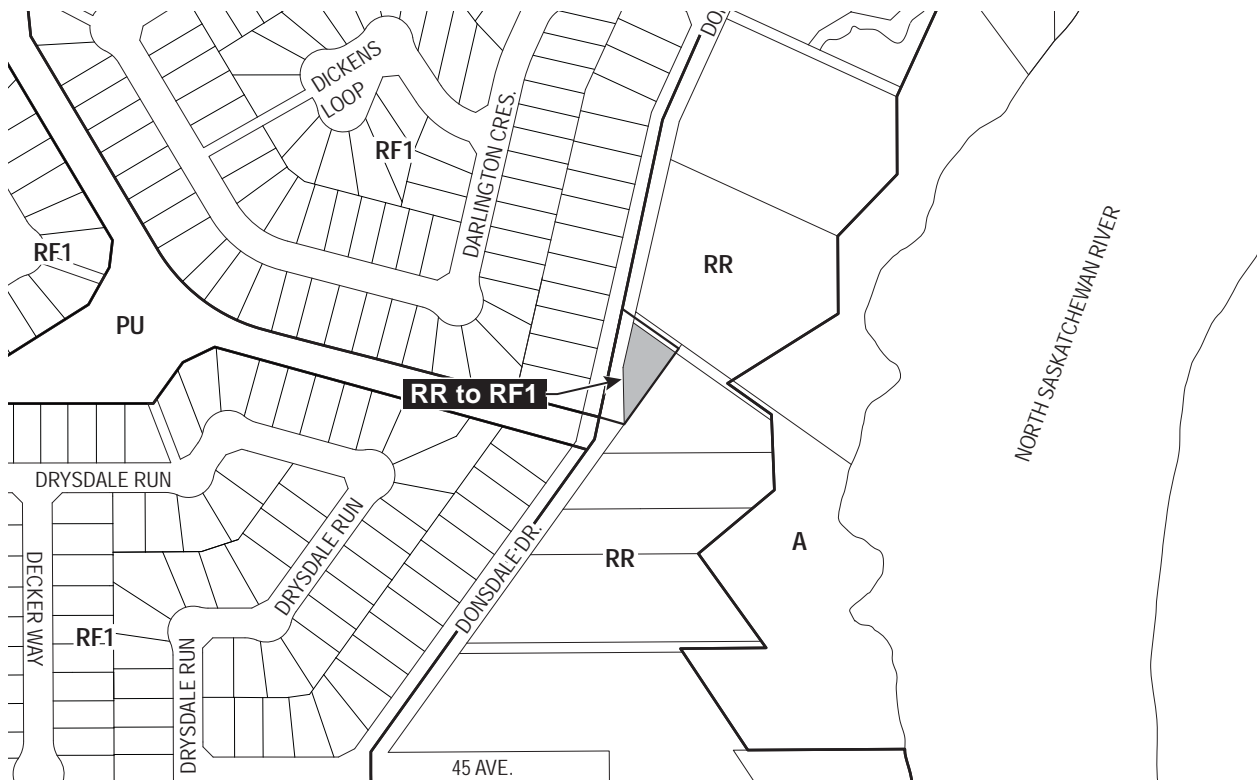
Medium Density Residential 35%





BYLAW 17519
AMENDMENT TO DONSDALE
 Neighbourhood Structure Plan
 (as amended)

- | | |
|--|--|
|  Low Density Residential |  Neighbourhood Park |
|  Existing Country Residential |  Natural Area / Viewpoint |
|  Direct Control
Low Density Residential |  Environmental Reserve (E.R.) |
|  Direct Control
Medium Density Residential |  Top of Bank Walkway |
|  P.U.L. (Dry Pond) |  Walkway |
|  Direct Control Institutional |  Access Point |
| |  N.S.P. Boundary |
| |  Amendment Boundary |



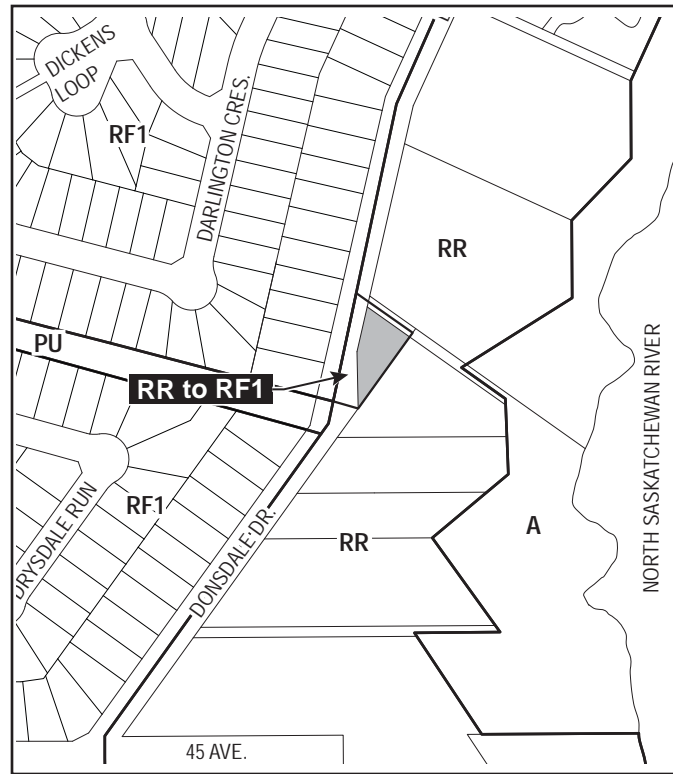
SURROUNDING LAND USE ZONES



FILE: LDA15-0287
DATE: February 17, 2016
BYLAW 17520

DONSDALE, BYLAW 17520

Location: 4605 Donsdale Drive



Proposed Rezoning from

 **RR to RF1**


The purpose of proposed Bylaw 17520 is to change the Zoning Bylaw from (RR) rural residential zone to (RF1) single detached residential zone, Lot 5, Plan 4622NY, as shown on the attached sketch. This zone provides the opportunity for development of a single detached dwelling. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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