

**ATTACHMENT 2
BYLAW 17523
FILE: LDA15-0449
KIRKNESS**

DESCRIPTION: ZONING BYLAW AMENDMENT from (RSL) Residential Small Lot Zone to (RF2) Low Density Infill Zone; KIRKNESS

LOCATION: 15248 – Victoria Trail NW, Located south of 153 Avenue NW and west of Victoria Trail NW

LEGAL DESCRIPTIONS: A portion of Block Y, Plan 7733AM

APPLICANT: Aime Stewart
12204 – 145 Street NW
Edmonton, Alberta T5L 4V7

OWNERS: Hopewell Victoria Crossing Land Corporation
Suite 400, 2020 – 4 Street SW
Calgary, Alberta T5S 1W3

ACCEPTANCE OF APPLICATION: September 25, 2015

EXISTING DEVELOPMENT: Undeveloped

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17523 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RF2) Low Density Infill Zone be APPROVED.

DISCUSSION

1. The Application

The purpose of the application is to rezone the subject lands from (RSL) Residential Small Lot Zone to (RF2) Low Density Infill Zone

The proposed rezoning will result in a smaller building pocket then with the previous (RSL) Residential Small Lot Zone and provides a more affordable housing product for buyers.

2. Site and Surrounding Area

The 1.59 ha undeveloped site is located south of 153 Avenue NW and east of Victoria Trail NW.

North of the site, north of 153 Avenue NW is the Gorman Neighbourhood, the lands are zoned (AG) Agricultural Zone and are undeveloped. East of the application area is zoned (RSL) Residential Small Lot Zone and beyond that is (RPL) Planned Lot Residential and (RF4) Semi-detached Residential Zone, all of which are undeveloped.

South of the subject site the lands are zoned (RSL) Residential Small Lot Zone and are undeveloped. This area is currently subject to an application considering the potential closure of the old 151 Avenue NW. West of the application area is zoned (RF1) Single Detached Residential Zone and is developed with Single Detached residential dwellings.



Street view of subject site looking west from Victoria Trail NW.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

This application complies with Municipal Development Plan (MDP), *The Way We Grow*, which identifies this area as an “Established Neighbourhood,” and supports the following policies:

- **5.2.1.1** - Require development to fit with the existing and planned neighbourhood context, to respect the scale, form, massing, style and materials of the neighbourhoods and to incorporate other design elements that create a transition between the new development and the existing neighbourhood.
- **4.2.1.6** - Optimize the use of existing infrastructure in established neighbourhoods.

The application conforms to the intent of the Kirkness Outline Plan which designates the site for Low Density Residential uses and is compatible with surrounding land uses.

It should be noted that the lands south of the subject site are not included in the rezoning and will retain (RSL) Residential Small Lot Zone. Sustainable Development is currently reviewing a road closure and rezoning application for the road located south of the (RSL) site. It is the developer’s intent to rezone the road to (RSL) and consolidate the lands with the site to the north.

2. Commenting Agencies

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

3. Environmental Review

An Environmental Site Assessment was not required with this application since it is currently zoned residential.

4. Surrounding Property Owners’ Concerns

An Advance Notice was sent on October 21, 2015 to surrounding property owners, the Fraser Community League, Hairsine Community League, Horse Hill Community League (1995) Association and the Clareview and District Area Council Area Council. No responses to the notification were received.

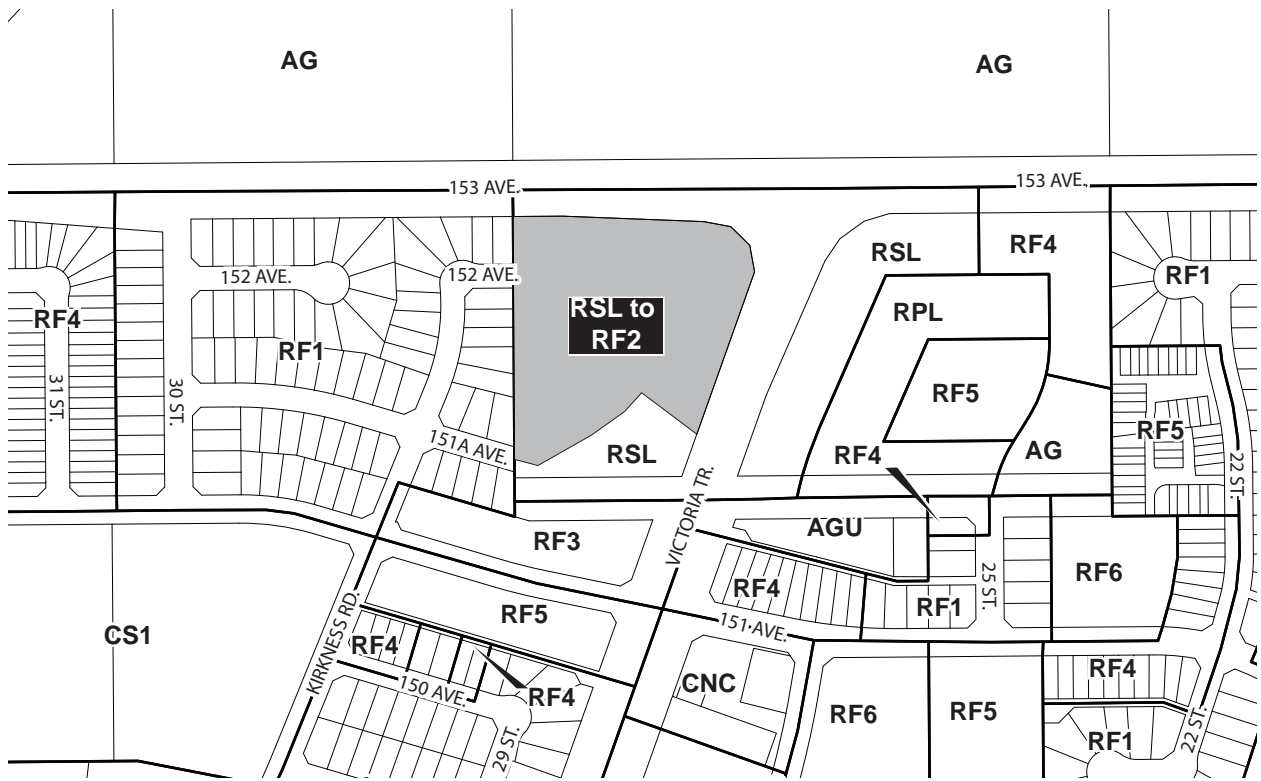
BYLAW 17523
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JUSTIFICATION

Sustainable Development recommends that Bylaw 17523 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RF2) Low Density Infill Zone be APPROVED on the basis that the proposed rezoning supports *The Way We Grow* policies, conforms to the Kirkness Outline Plan, will result in development compatible with existing and planned land uses in the area, and meets the technical requirements of the Civic Departments and utility agencies.

ATTACHMENT

2a Maps

Written by: Luke Cormier
Approved by: Tim Ford
Sustainable Development
February 17, 2016



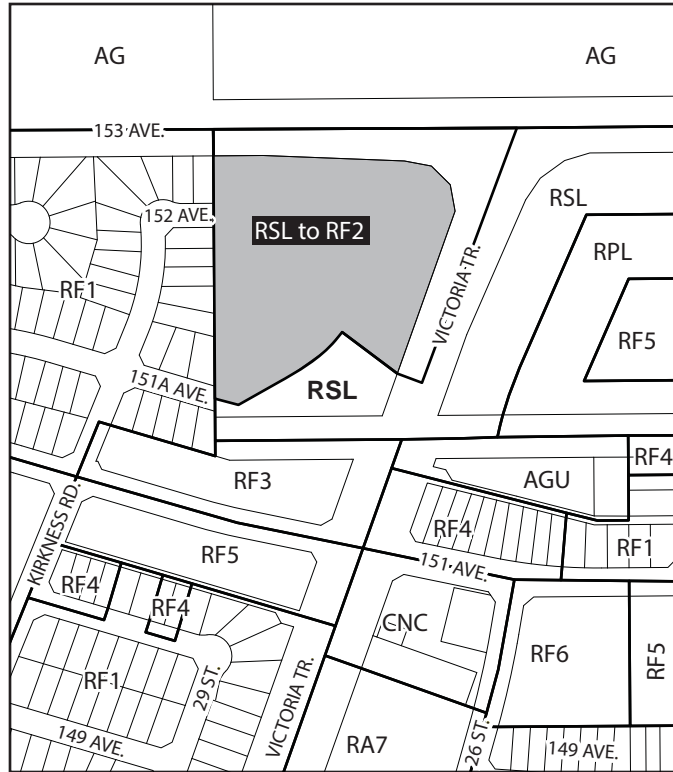
SURROUNDING LAND USE ZONES



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KIRKNESS, BYLAW 17523

Location: 15248 - Victoria Trail NW



Proposed Rezoning from

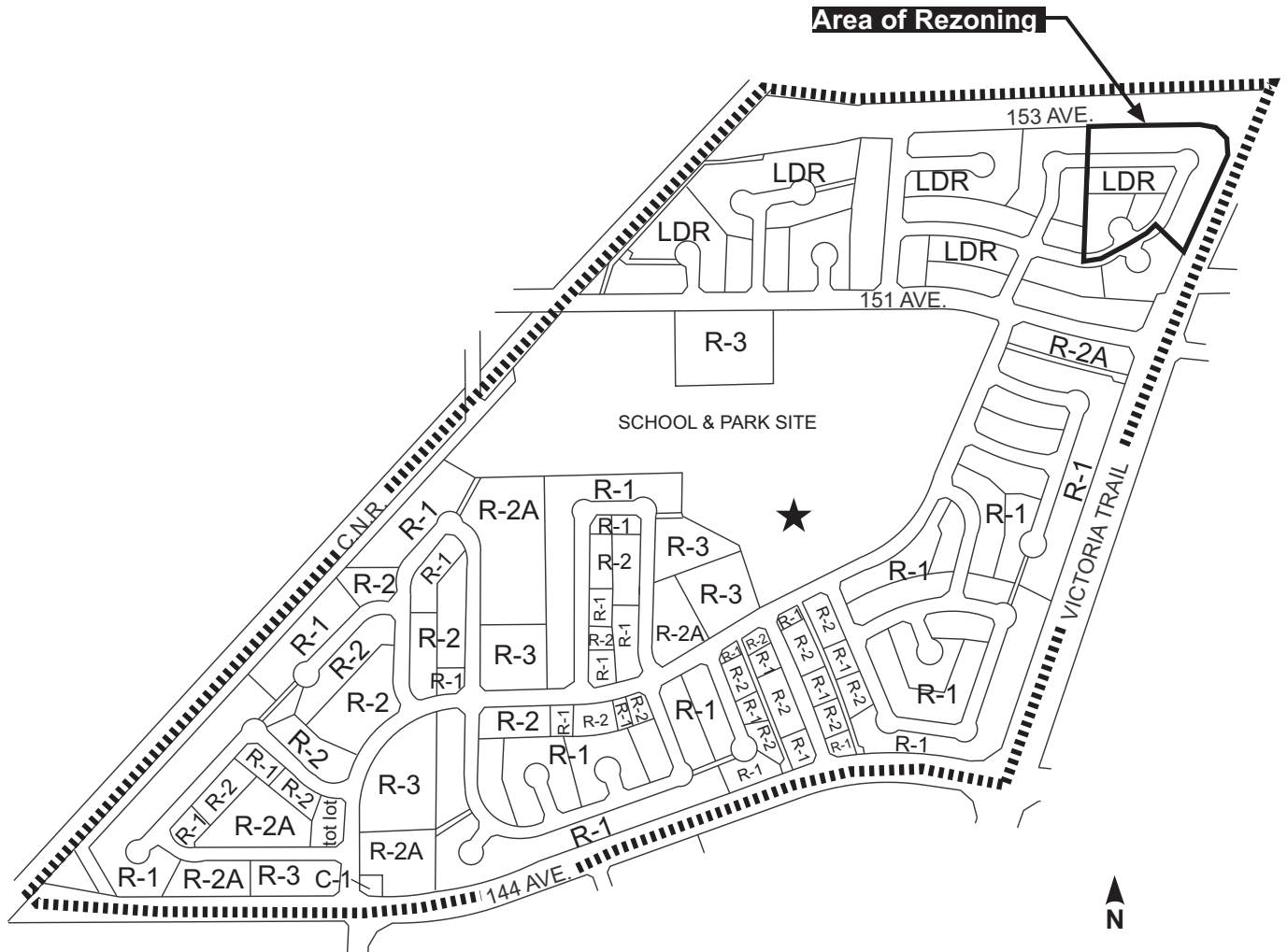
 **RSL to RF2**



The purpose of proposed Bylaw 17523 is to change the Zoning Bylaw from (RSL) residential small lot zone to (RF2) low density infill zone, a portion of Block Y, Plan 7733AM, as shown on the attached sketch. This zone provides the opportunity for Low Density Residential uses in conformance with the Kirkness Outline Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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**APPROVED
KIRKNESS**
Neighbourhood Outline Plan
(as amended)

- | | |
|--|-------------------------------------|
| R-1 Single Family Residential | R-2A Row Housing |
| R-2 Semi-Detached Residential | LDR Low Density Residential |
| R-3 Low Rise Apartment | C-1 Neighbourhood Commercial |
| ★ Housing Opportunity for First Time Homebuyers on Surplus School Site | N.O.P. Boundary |