

ATTACHMENT 2
BYLAW 17182
FILE: LDA14-0579
CY BECKER

DESCRIPTION: ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone; CY BECKER

LOCATION: 17303-50 Street NW, 4304 – 167 Avenue NW, 625 – Cy Becker Drive NW, located south of Cy Becker Boulevard NW and east of 50 Street NW

LEGAL DESCRIPTION: Portion of Lot 1, Block 1, Plan 0220944; Portion of SW-1-54-24-4; Portion of SE-1-54-24-4

APPLICANT: Wayne Shanks
Qualico Developments West Limited
Suite 280, 3203 - 93 Street NW
Edmonton, AB T8N 0B2

OWNER: CB Developments Ltd.
3203 - 93 Street NW
Edmonton, AB, T6N 0B2

ACCEPTANCE OF APPLICATION: December 19, 2014

EXISTING DEVELOPMENT: Undeveloped land

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17182 to amend the Zoning Bylaw (AG) Agricultural Zone to (RSL) Residential Small Lot Zone be APPROVED.

DISCUSSION

1. The Application

The purpose of the application is to rezone the subject lands from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone.

The proposed rezoning will provide the opportunity for Low Density Residential uses generally in the form of single detached residential housing, in compliance with the approved Cy Becker Neighbourhood Structure Plan (NSP).

2. Site and Surrounding Area

The subject site is located north of 167 Avenue NW and east of 50 Street NW.

Lands to the north of the subject lands are zoned (RSL) Residential Small Lot Zone and (PU) Public Utility Zone and are undeveloped. These lands are designated for Low Density Residential and Stormwater Management Facility uses in the Cy Becker NSP.

Lands to the east of the application area are zoned (RSL) Residential Small Lot Zone and (AP) Public Parks Zone and are undeveloped. The Cy Becker NSP designates these lands for Low Density Residential uses and an Urban Village Park.

Lands to the south are zoned (RMD) Residential Mixed Dwelling Zone and are undeveloped. The subject lands are designated for Low Density Residential, Medium Density Residential, Greenway and Park uses in the Cy Becker NSP.

Lands to the west are zoned (RSL) Residential Small Lot Zone and are being developed as Low Density Residential uses as designated in the Cy Becker NSP.



View of site looking southwest from Anthony Henday Drive NW and west of Manning Drive NW.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Municipal Development Plan: *The Way We Grow* identifies Cy Becker as “Developing, Planned and Future Neighbourhoods”. The proposed rezoning supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure and providing a range of housing types and densities and is compatible with the surrounding existing and planned development.

The proposed rezoning conforms to the Cy Becker NSP, which designates the lands for Low Density Residential uses.

2. Commenting Agencies

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

The Parks Planning Section of Sustainable Development and the Edmonton Public School Board expressed no concerns regarding to the proposed rezoning.

3. Environmental Review

Phase I Environmental Site Assessments were reviewed for the subject site. No further assessment is warranted on the subject site at this time.

4. Surrounding Property Owners’ Concerns

An Advance Notification was sent to surrounding property owners, the Horse Hill Community League Association, the Area Council No. 17 Area Council and the Clareview and District Area Council Area Council on December 23, 2014. Sustainable Development received no responses to the Advance Notification.

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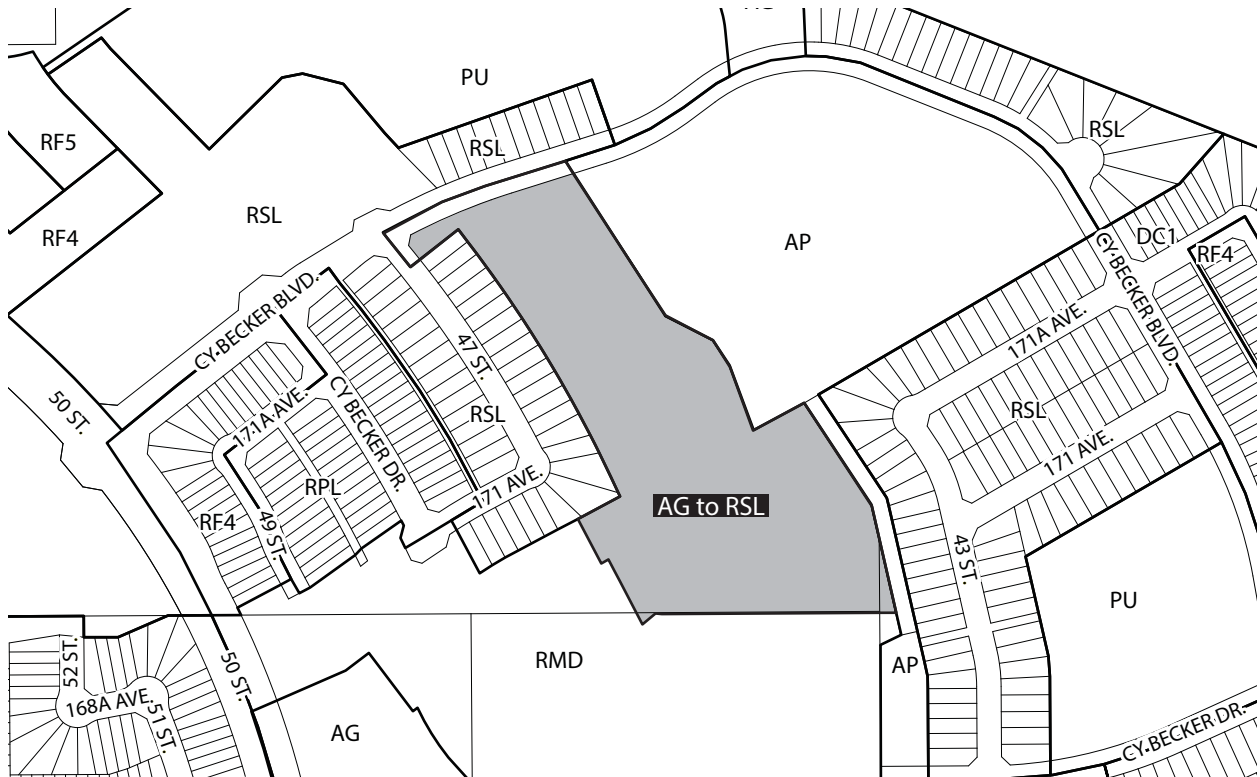
JUSTIFICATION

Sustainable Development recommends that Bylaw 17182 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone be APPROVED on the basis that the application supports the policies of *The Way We Grow*, is in conformance with the Cy Becker Neighbourhood Structure Plan, meets the technical requirements of Civic Departments and utility agencies and is compatible with surrounding existing and planned development.

ATTACHMENTS

2a Maps

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



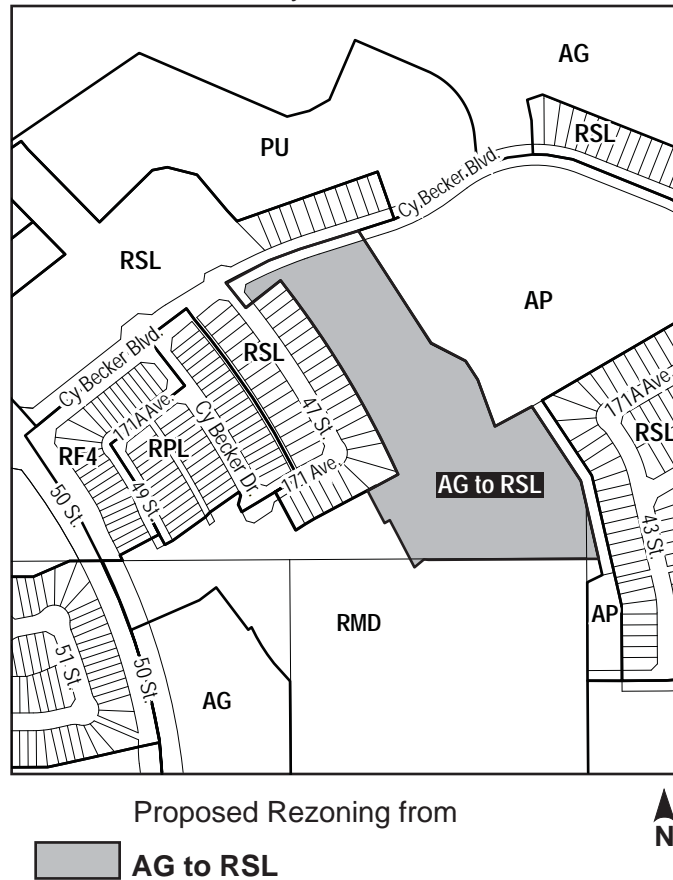
SURROUNDING LAND USE ZONES



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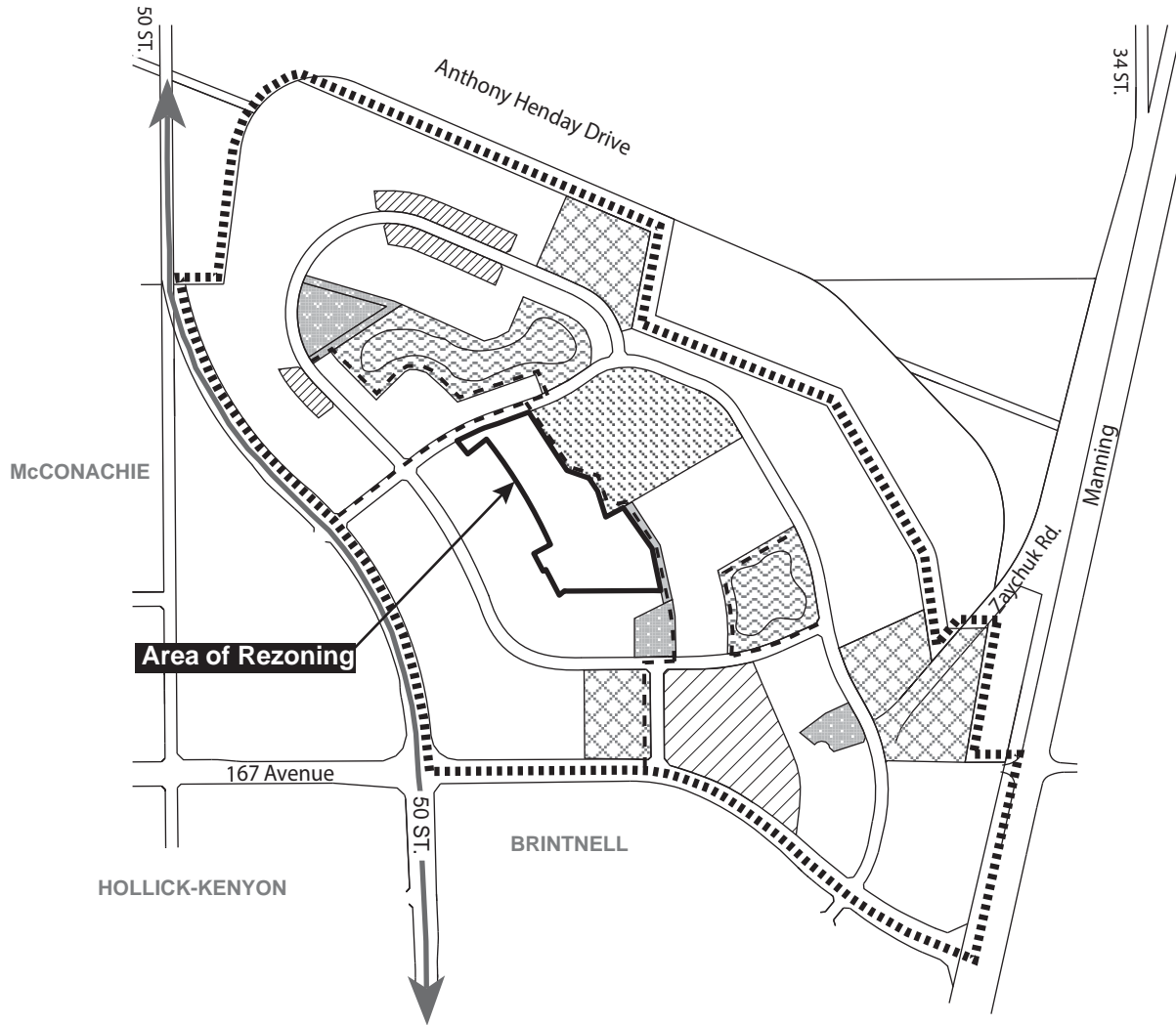
Location: 17303-50 Street NW,
4304 – 167 Avenue NW
and 625 Cy Becker Drive NW



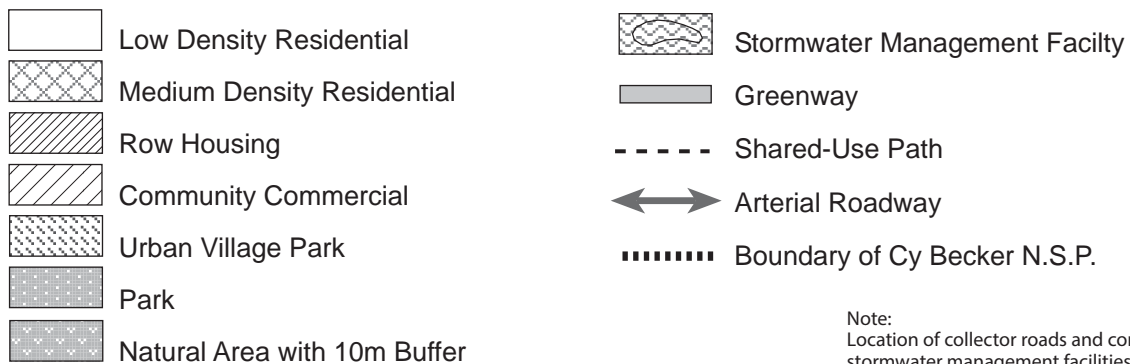
The purpose of proposed Bylaw 17182 is to change the Zoning Bylaw from (AG) agricultural zone to (RSL) residential small lot zone, a portion of Lot 1, Block 1, Plan 0220944, a portion of SW-1-54-24-4, and a portion of SE-1-54-24-4, as shown on the attached sketch. This zone provides the opportunity for the Low Density Residential uses in the form of single detached residential housing, in conformance with the Cy Becker Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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**BYLAW 15747
APPROVED
CY BECKER**
Neighbourhood Structure Plan



Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SUSTAINABLE DEVELOPMENT