

**ATTACHMENT 2
BYLAW 17410
FILE: LDA15-0401
ALLARD**

DESCRIPTION: ZONING BYLAW AMENDMENT from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; ALLARD

LOCATION: North of Allard Boulevard SW; west of Allard Link SW

LEGAL DESCRIPTION: Lots 1 through 38, Block 9, Plan 1220529; and, Lots 39 through 122, Block 10, Plan 1220529

APPLICANT: Stantec Consulting Ltd.
10160 – 112 Street NW
Edmonton
Canada T5K 2L6

OWNER: Various private property owners; and,

HV Developments Ltd.
OF# 1000, 10104 103 Avenue NW
Edmonton, AB, T5J 0H8

ACCEPTANCE OF APPLICATION: September 1, 2015

EXISTING DEVELOPMENT: Existing single detached residential uses and undeveloped lots

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17410 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; be APPROVED

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DISCUSSION

1. The Application

This administrative application proposes to rezone the subject land from (DC1) Direct Development Control Provision to DC1. The purpose of this change is to correct the text of the existing DC1.

The application proposes to clarify the side setback regulations in the DC1 provision to include a 1.2 metre minimum from 1.5 metre, to reflect setback requirements currently in the existing (RSL) Residential Small Lot Zone and (RPL) Planned Lot Residential Zone. The requirement for a 1.5 metre side setback for lots with one side setback reduced to zero remains unchanged in the proposed DC1 regulations.

2. Site and Surrounding Area

The amendment area is currently zoned (DC1) Direct Development Control Provision and is partially developed as single detached residential uses. The amendment area is located north of Allard Boulevard SW and west of Allard Link SW.

To the north of the site, the lands are zoned (RA7) Low Rise Apartment Zone; lands east and west of the site are zoned (RF4) Semi-detached Residential Zone and RSL; lands south of the site are zoned RSL.

The majority of lands surrounding the amendment area has either been developed or is developing.



Looking north at the area of application

ANALYSIS

1. Compliance with Approved Plans and Policies

The proposed rezoning application is in compliance with the Municipal Development Plan (MDP), *The Way We Grow*. Specifically, it conforms to the objectives in Sections 3.6 and 4.1 for Developing and Planned Neighbourhoods by promoting the completion of a developing neighbourhood and supporting contiguous growth in an orderly and economical fashion.

This proposal is also in conformance with the Allard Neighbourhood Area Structure Plan (NASP) which designates this site for Low Density Residential uses.

2. Transportation and Utilities

Given the administrative amendment is minor in nature and that it clarifies the intent of the initial DC1 provision to allow for a minimum side setback of 1.2 metres as currently allowed for under both the RSL and RPL Zones, it was not necessary to circulate the proposal.

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4. Surrounding Property Owners' Concerns

Since the proposed change is a minor administrative correction and is in compliance with the Allard NASP an advance notice was not undertaken.

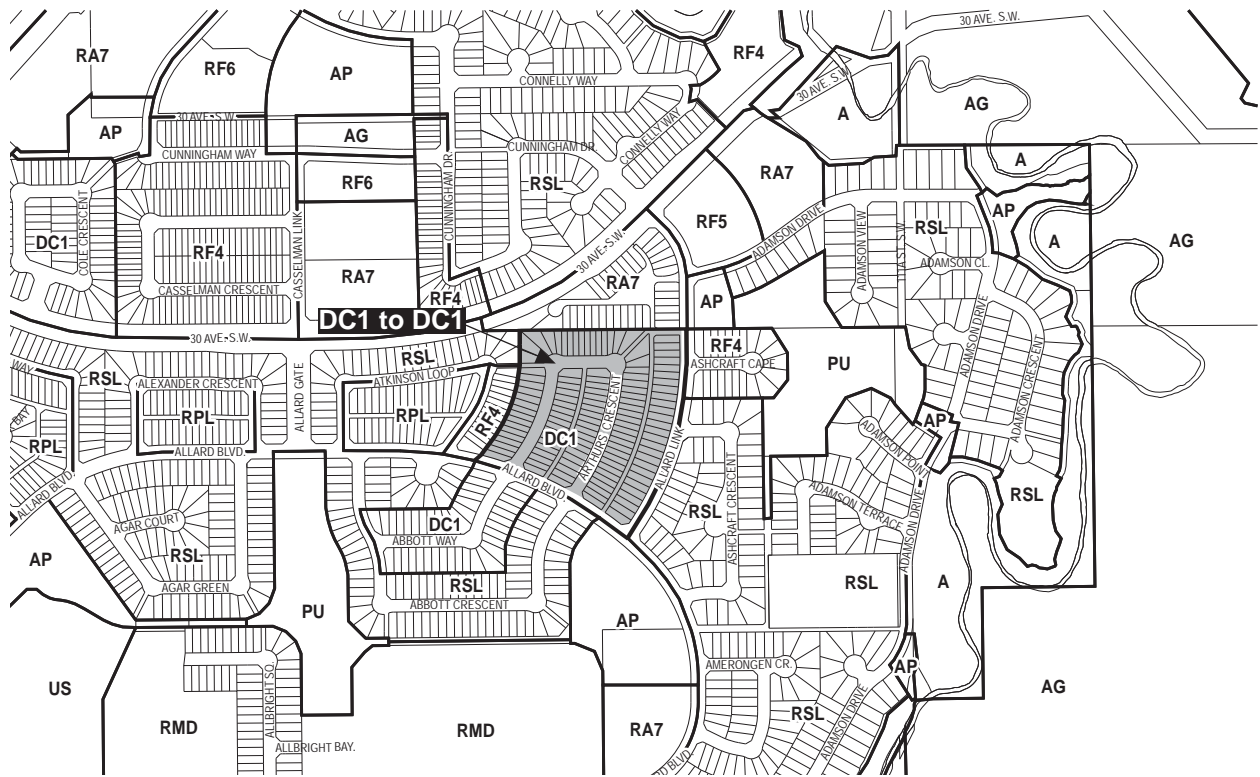
JUSTIFICATION

Sustainable Development recommends that Bylaw 17410 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision be APPROVED on the basis that the proposed rezoning is in compliance with the Municipal Development Plan: *the Way We Grow*, and the Allard Neighbourhood Area Structure Plan, and will result in development compatible with surrounding uses.

ATTACHMENT

2a Maps

Written by: Dan Boric
Approved by: Tim Ford
Sustainable Development
October 19, 2015

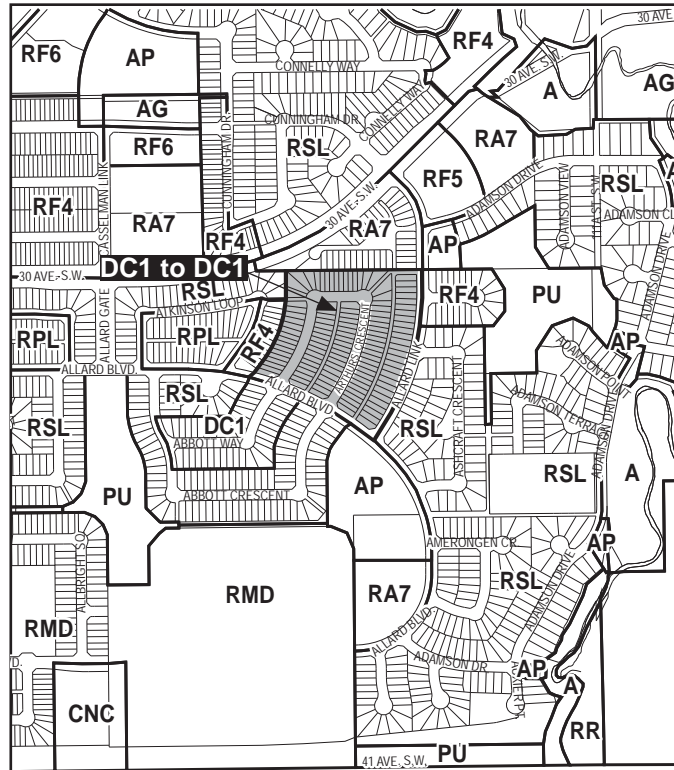


SURROUNDING LAND USE ZONES

FILE: LDA15-0401
 DATE: October 19, 2015
 BYLAW 17410

ALLARD, BYLAW 17410

Location: Generally bounded by 30 Avenue SW, Atkinson Loop SW, Allard Boulevard SW and Allard Link SW



Proposed Rezoning from

 DC1 to DC1



The purpose of proposed Bylaw 17410 is to change the Zoning Bylaw from (DC1) direct development control provision to (DC1) direct development control provision; see detailed legal descriptions and municipal addresses below, as shown on the attached sketch. The proposed DC1 provision is to clarify that the side setback minimum is 1.2 metres rather than 1.5 metres, except where one side setback has been reduced to zero. This zone provides the opportunity for low density residential development. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0401

SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015