

North of Secord Road NW and East of 231 Street NW

Position of Administration: Support



Summary

Bylaw 21086 proposes a rezoning from the Direct Development Control Provision (DC1.17623) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration heard from 9 people, with 8 in opposition and 1 with mixed feedback. Most concerns were related to the increase in density of the neighbourhood.

Administration supports this application because it:

- Allows continued development of lots in the site area.
- Brings the site into alignment with Zoning Bylaw 20001.

- Aligns with the Lewis Farms Area Structure Plan and Secord Neighbourhood Structure Plan.

Application Details

This application was submitted by Stantec Consulting Ltd. to address an error that occurred during the building stage where a home was built on the incorrect side of a zero lot line development. The rezoning would allow an applicant to apply for a variance to the minimum site width which is not possible in the current DC1, and allow the current development on the lot to be brought into compliance.

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- Small scale housing up to 12 metres (approx. 3 storeys).
- A maximum site coverage of 55%.
- Limited commercial and community uses (e.g. daycares, religious assemblies).

Site and Surrounding Area

The developed site is located east of 231 Street NW and north of Secord Road NW in the Secord neighbourhood. The neighbourhood is near completion and is primarily residential. The site is surrounded by other low density residential development.

	Existing Zoning	Current Development
Subject Site	Direct Development Control Provision (DC1.17623)	Small Scale Residential
North	Small Scale Flex Residential Zone (RSF)	Small Scale Residential
East	Small Scale Flex Residential Zone (RSF)	Small Scale Residential
South	Small Scale Flex Residential Zone (RSF)	Small Scale Residential
West	Parkland County	Agriculture



View of the east side of the rezoning area.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zone aligns with the statutory plans and there is no significant change to development rights. The basic approach included:

Mailed Notice, January 13, 2025

- Notification radius: 60 metres
- Recipients: 293
- Responses: 9
 - In opposition: 8
 - Mixed/Questions only: 1

Webpage

- edmonton.ca/rezoningapplications

Common comments heard

- Increase in density
- Incompatibility with community character
- Privacy and noise
- Traffic and parking
- Increase in permitted uses with the RSF zone
- Public engagement fairness and transparency

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the subject site as a residential developing area. This proposal supports Direction 2.1.3 by facilitating the orderly development of the neighbourhood.

District Plans

The West Henday District Plan designates the subject site as urban mix. Urban mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development. The proposed RSF Zone allows for stand alone residential with limited opportunities for community and commercial development to provide services to local residents. Therefore, the proposed rezoning aligns with the District Plan and Policy.

The West Henday District Plan directs to the Lewis Farms ASP and the Secord NSP for further planning and land use direction.

Area Structure Plan

The proposed RSF zone aligns with the Lewis Farms ASP, which designates the site for residential uses.

Neighbourhood Structure Plan

The Secord NSP designates the site for low density residential. The proposed RSF zone allows for low density residential development which conforms to the NSP and is compatible with the existing and surrounding land uses.

Land Use Compatibility

The RSF zone is intended for use in new neighbourhoods and allows for a range of small scale residential development, including detached, semi detached, and multi-unit housing that are compatible with the existing and surrounding areas. The table below provides an overview of the current and proposed zone regulations.

	DC1.17623 Current	RSF Proposed
Typical Uses	Single Detached Housing, Secondary Suites	Single, Semi Detached, and Row Housing, Secondary Suites
Minimum Site Width	7.6 m	7.5 m
Maximum Height	10 m	12 m
Minimum Front Setback	5.5 m	4.5 m
Minimum Interior Side Setback	0 - 1.5 m	0 - 1.5 m
Minimum Rear Setback	4.5 - 7.5 m	6.0 m
Maximum Site Coverage	55%	55%
Maximum Number of Dwellings	Two	As limited by site and building regulations

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing mobility network.

Open Space

The proposed rezoning is not anticipated to have a significant impact on the existing park amenities.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

Appendices

1. Context Plan Map

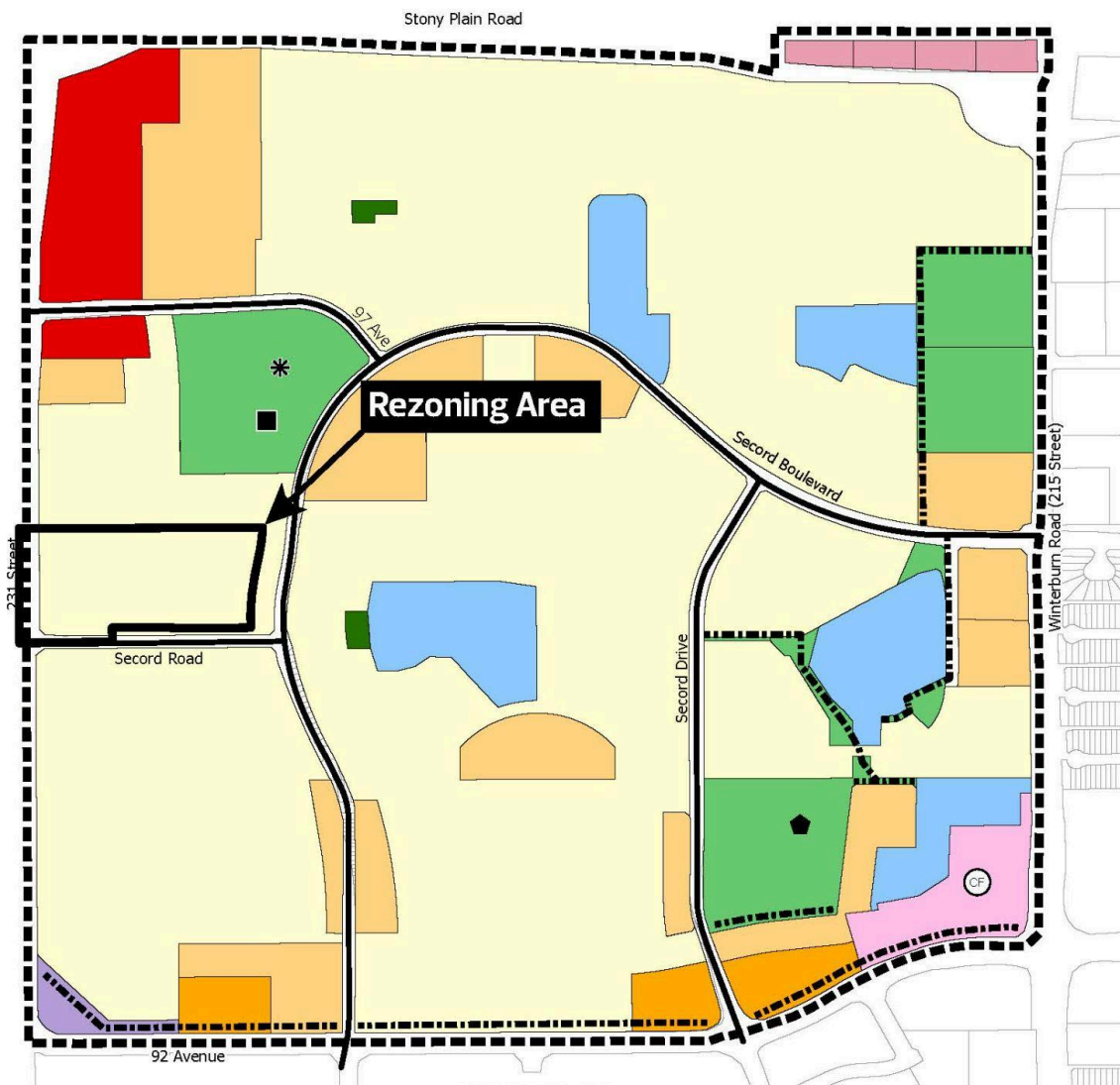
Written By: Evan Wong and Madeleine Stout

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Secord NSP Land Use Concept Context Map – Bylaw 21086



BYLAW 20888
SECORD
 Neighbourhood Structure Plan
 (as amended)



- | | |
|--------------------------------|---------------------------------|
| Low Density Residential | Pipeline ROW |
| Medium Density Residential | Separate Elementary/Junior High |
| High Density Residential | Public Elementary/Junior High |
| Commercial/Business | Potential Civic Facility |
| Existing Commercial / Business | Community League |
| Town Centre Commercial | Collector Roadway |
| MR - Park / School | Multi-Use Corridor |
| Non-MR Credit Park | NSP Boundary |
| Stormwater Management Facility | |

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.