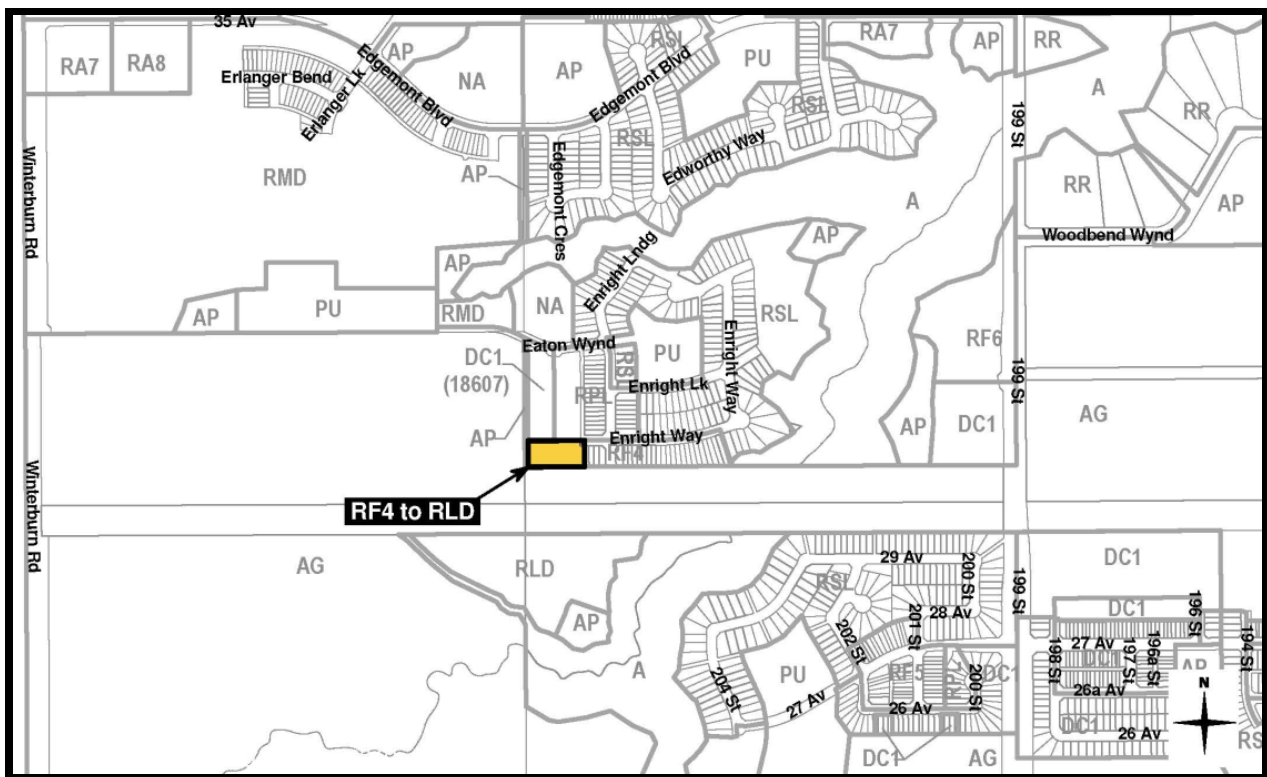




ADMINISTRATION REPORT REZONING EDGEMONT

5090 - EDGEMONT BOULEVARD NW

To allow for a variety of low density housing types including; single, semi-detached, duplex housing and zero lot line development.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will allow a range of low density residential uses;
- will be compatible with surrounding and planned land uses; and
- conforms to the *Edgemont Neighbourhood Area Structure Plan*.

THE APPLICATION

CHARTER BYLAW 19332 amends the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RLD) Residential Low Density Zone and provides flexibility of lot sizes and widths to accommodate a mix of low density housing types including; single, semi-detached, duplex housing and zero lot line development.

SITE AND SURROUNDING AREA

The subject site is undeveloped and located south of Eaton Wynd NW and west of Enright Landing NW. The Edgemont neighbourhood is in the early stages of development and includes various forms of housing development.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-Detached Residential Zone	Undeveloped
CONTEXT		
North	(DC1) Direct Development Control Provision (RPL) Planned Lot Residential Zone	Undeveloped Undeveloped
East	(RF4) Semi-Detached Residential Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(A) Public Parks Zone	Undeveloped

PLANNING ANALYSIS

The subject site is guided by the Edgemont Neighbourhood Area Structure Plan (NASP) which designates the area as Single/Semi-detached Residential land uses, as outlined in Appendix 1. Policies in the NASP provide for a variety of housing types that promote the creation of well-balanced, diverse neighbourhoods composed of people from a range of income and age groups, as well as various types and sizes of families.

The RLD Zone will provide opportunities for a variety of low density housing forms, including single detached, semi-detached, duplex, and zero-lot line built-forms. The proposed rezoning is compatible with existing and planned land uses and is in conformance with the Neighbourhood Plan.

TECHNICAL REVIEW

The proposed amendment has been reviewed by all required departments and technical agencies. The planned civic infrastructure can accommodate the proposed changes and will be provided in due course at later stages of development. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: March 2, 2020	<ul style="list-style-type: none">● Number of recipients: 41● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● <i>planningapplications/edgemont</i>

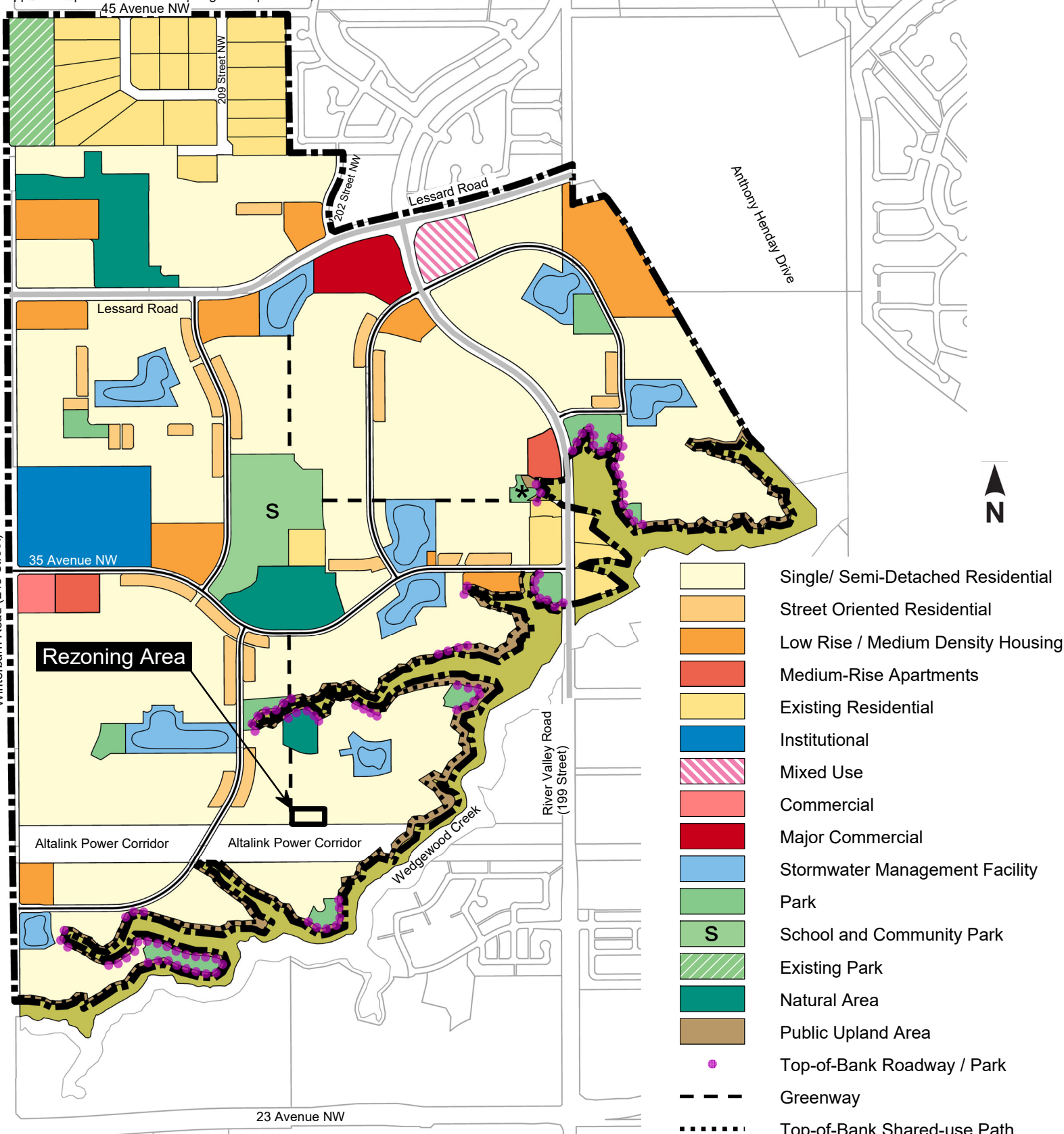
Advance Notice was sent to surrounding property owners and the Hamptons and Wedgewood Ravine Community Leagues as well as the West Edmonton Communities Council Area Council on March 2, 2020; no responses were received.

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

45 Avenue NW



- Single/ Semi-Detached Residential
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Medium-Rise Apartments
- Existing Residential
- Institutional
- Mixed Use
- Commercial
- Major Commercial
- Stormwater Management Facility
- Park
- S School and Community Park
- Existing Park
- Natural Area
- Public Upland Area
- Top-of-Bank Roadway / Park
- Greenway
- Top-of-Bank Shared-use Path
- Collector Roadway
- Arterial Roadway
- NASP Boundary
- * Top-of-Bank & Public Uplands Area interpreted by aerial photograph, to be revised prior to rezoning stage

**BYLAW 19009
EDGEMONT**

**Neighbourhood Area Structure Plan
(as amended)**

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19332
Location:	South of Eaton Wynd NW and west of Enright Landing NW
Address:	5090 Edgemont Boulevard NW
Legal Description:	Portion of Lot 22, Block 12, Plan 1424643
Site Area:	0.4 ha
Neighbourhood:	Edgemont
Notified Community Organizations:	Hamptons Community League Wedgewood Ravine Community League West Edmonton Communities Council Area Council
Applicant:	Tanya MacNeil, WSP

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF4) Semi-detached Residential Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone
Plan in Effect:	Edgemont Neighbourhood Area Structure Plan
Historic Status:	None

Written By: Vivian Gamache
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination