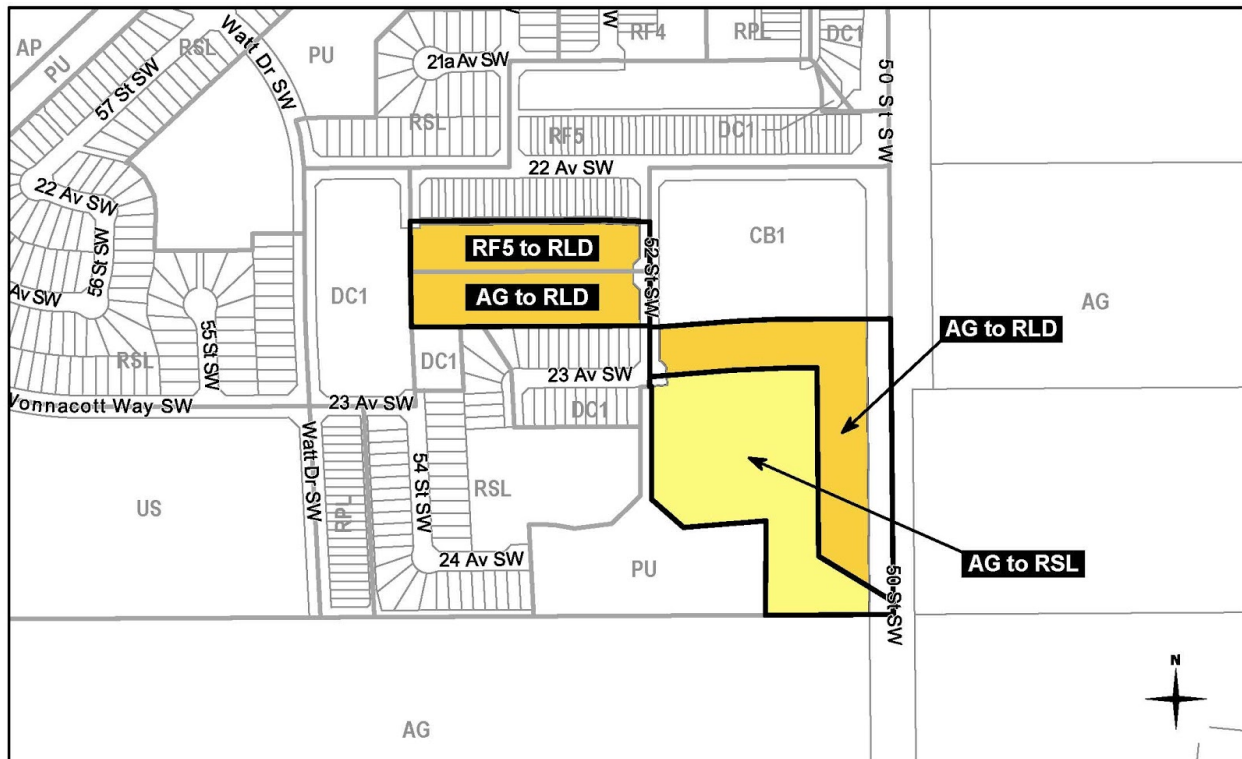




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT WALKER

2338 - 50 Street SW

To redesignate a portion of the neighbourhood plan from medium density to low density residential use, and to rezone lands to allow low density residential housing.



RECOMMENDATION AND JUSTIFICATION

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

- will allow for a variety of low density residential uses, including zero lot line development; and
- will result in a development pattern that is compatible with surrounding and planned land uses.

THE APPLICATION

1. **BYLAW 19202** to amend the Walker Neighbourhood Structure Plan (NSP) to redesignate an area from medium density residential use to low density residential use. This will require minor updates to the land use and population statistics, maps, and figures. Overall, the net residential density remains unchanged.
2. **CHARTER BYLAW 19203** to amend the Zoning Bylaw to rezone the subject land from (AG) Agricultural Zone and (RF5) Row Housing Zone to (RLD) Residential Low Density Zone and (RSL) Residential Small Lot Zone.

SITE AND SURROUNDING AREA

The subject site is 6.8 hectares in area and is surrounded by land that is in the process of development and construction. The northeasterly abutting property, zoned (CB1) Low Intensity Business Zone, is partially developed as a commercial shopping centre.

The subject site is located south of 22 Avenue SW and west of 50 Street SW, in the south eastern area of the Walker Neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Vacant lots

CONTEXT		
North	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (CB1) Low Intensity Business Zone 	<ul style="list-style-type: none"> • Vacant lot • Partially developed commercial shopping centre
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Partially forested lot, farmland
South	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (DC1) Direct Development Control Provision • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Developing, primarily single detached housing • Single detached housing • Forested areas and farmland
West	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • Low density single detached housing

PLANNING ANALYSIS

The proposed amendments to the NSP map, figures and statistics have resulted from a need to provide additional opportunities for low density residential development in response to market demands. The proposed change to the Walker Neighbourhood Structure Plan amends a small portion of land from medium density residential use to low density residential use. Given the minor redesignation of land, the overall net density will remain unchanged at 35 upnrha for the neighbourhood, with a small projected reduction of 17 units.

The introduction of the RLD Zone will allow a greater range of low density housing types, including zero lot line built-forms. The RSL Zone will complement other RSL zoned lands adjacent to the south of the site. By providing a range of residential zones, this proposal will facilitate the ongoing development of this community with a diverse housing stock.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE November 19, 2019	<ul style="list-style-type: none"> • Number of recipients: 119 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	www.edmonton.ca/walker

CONCLUSION

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

APPENDICES

1. Approved NSP Land Use and Population Statistics – Bylaw 18928
2. Proposed NSP Land Use and Population Statistics – Bylaw 19202
3. Approved NSP – Bylaw 18928
4. Proposed NSP – Bylaw 19202
5. Application Summary

WALKER NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 18928

	Area (ha)	% of GDA
Gross Area	283.05	
Arterial Roadways	10.01	
Pipeline Right-of-Ways	4.83	
Gross Developable Area	268.21	100.00
Community Commercial	15.85	5.9
Neighbourhood Commercial	2.24	0.8
Municipal Reserve Parks/School	29.53	11.0
<i>District Park Campus</i>	<i>18.36</i>	<i>6.8</i>
<i>School/Park Site</i>	<i>7.00</i>	<i>2.6</i>
<i>Pocket Parks</i>	<i>4.17</i>	<i>1.6</i>
Stormwater Management Facilities	17.85	6.7
Transit Centre	1.24	0.5
Park and Ride Facility	4.19	1.6
Circulation	40.85	15.2
Total Non-Residential Area	111.75	41.7
Net Residential Area	156.46	58.3

	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	119.55	25	2989	54.3	2.8	8369
Medium Density Residential						
Row Housing	22.44	45	1010	18.3	2.8	2828
Low Rise	13.39	90	1205	21.9	1.8	2169
High Density Residential	1.08	225	243	4.4	1.5	365
Total Residential	156.46		5,447	99.6		13,731
Population per Net Hectare (ppnha):		88				
Units Per Net Residential Density:		35				
LDR/MDR/HDR Ratio		54 / 41/ 4				

Student Generation Statistics

Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
Total	1027	513	1540

Bylaw 19202

WALKER NEIGHBOURHOOD STRUCTURE PLAN PROPOSED LAND USE AND POPULATION STATISTICS

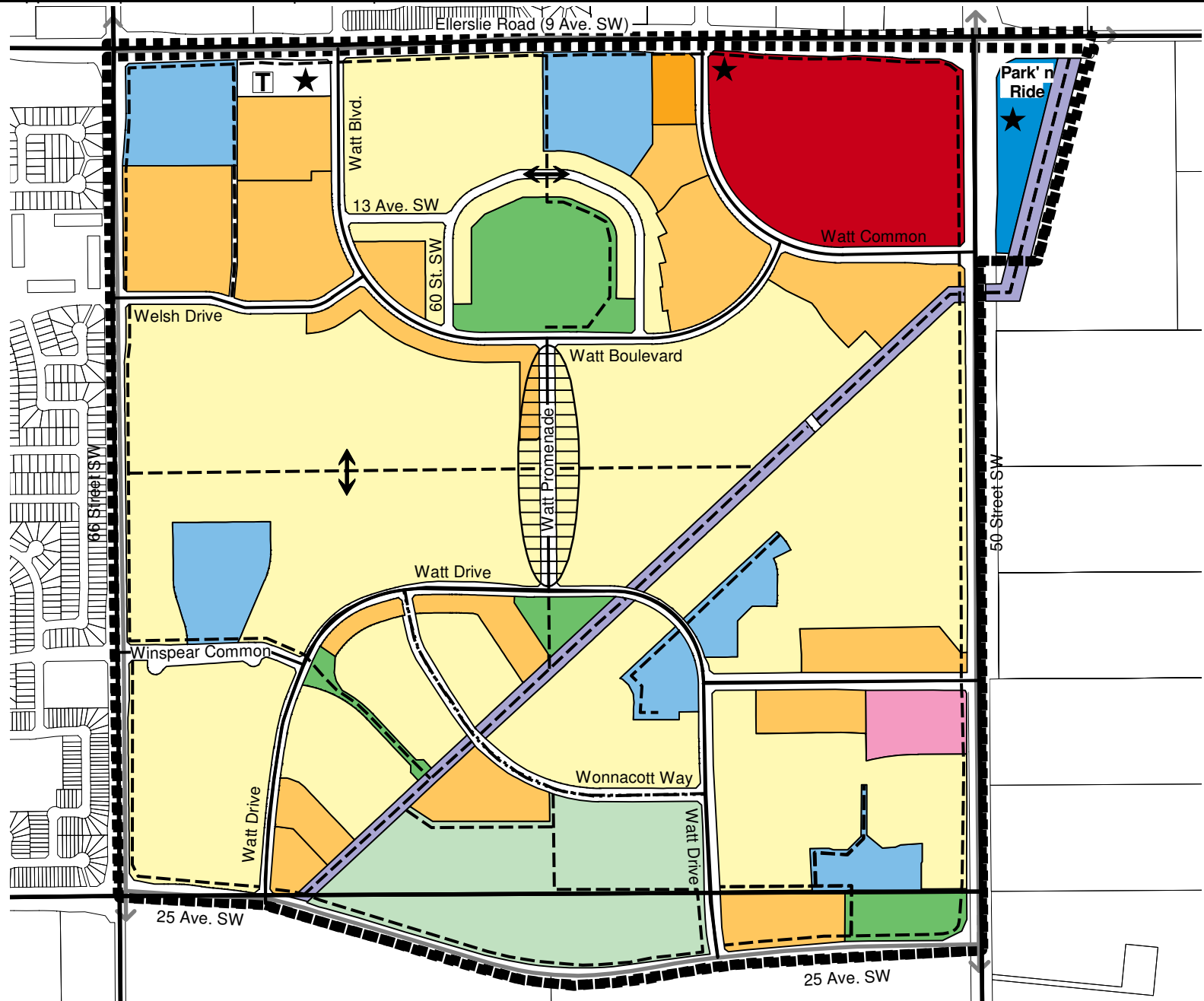
	Area (ha)	% of GDA
Gross Area	283.05	
Arterial Roadways	10.01	
Pipeline Right-of Ways	4.83	
Gross Developable Area	268.21	100.00
Community Commercial	18.85	5.9
Neighbourhood Commercial	2.24	0.8
Municipal Reserve Parks/School	29.53	11.0
District Park Campus	18.36	6.8
School/Park Site	7.00	2.6
Pocket Parks	4.17	1.6
Stormwater Management	17.85	6.7
Transit Centre	1.24	0.5
Park and Ride Facility	4.19	1.6
Circulation	40.85	15.2
Total Non-Residential Area	111.75	41.7
Net Residential Area	156.46	58.3

	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	120.42	25	3011	55.4	2.8	8429
Medium Density Residential						
Row Housing	21.57	45	971	17.9	2.8	2718
Low Rise	13.39	90	1205	21.9	1.8	2169
High Density	1.08	225	243	4.4	1.5	365
Total Residential	156.46		5430	99.6		13681




Population per Net Hectare (ppnha): **87**
Units Per Net Residential Density: **35**
LDR/MDR/HDR Ratio: **55 / 40 / 4**

Student Generation Statistics

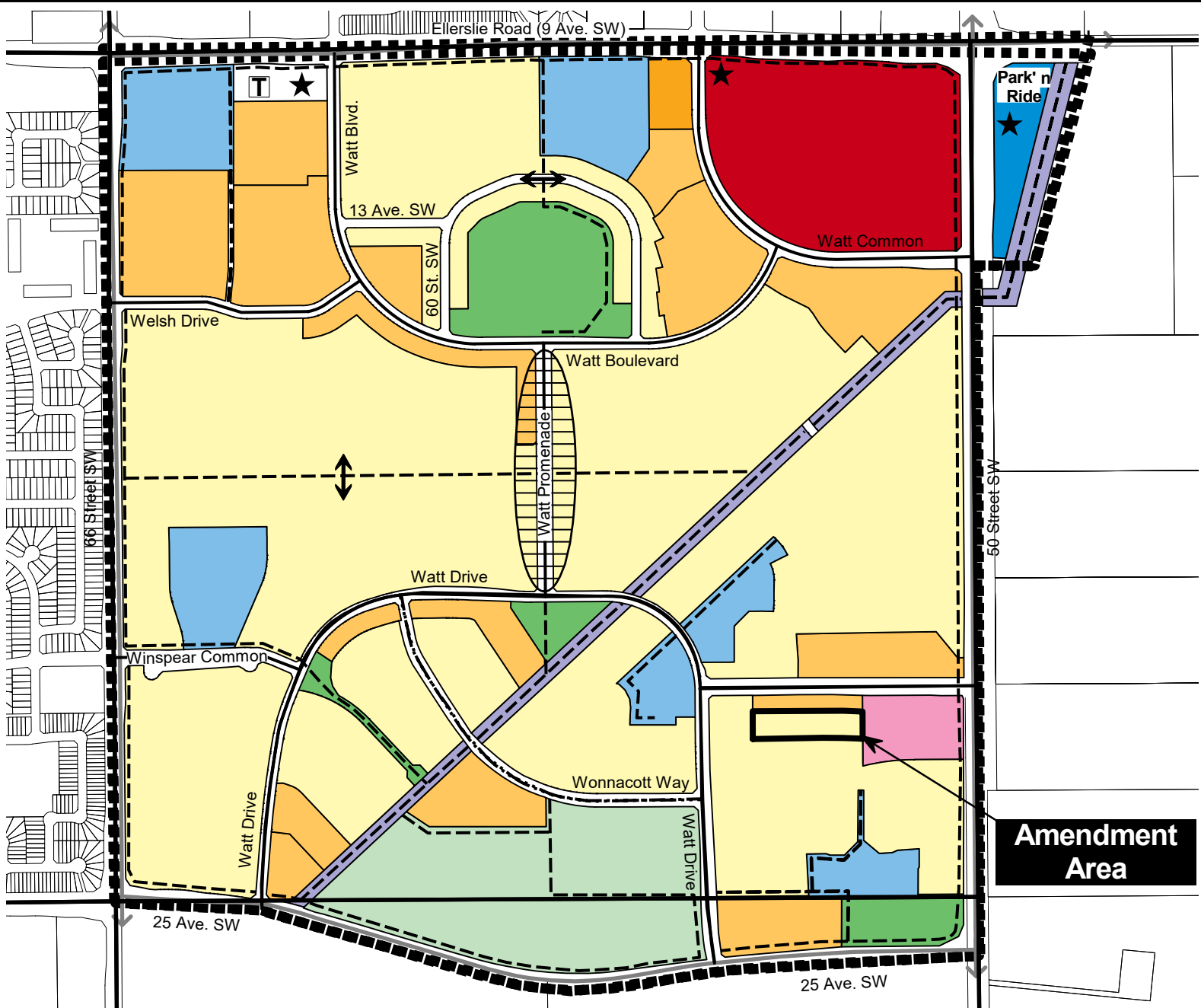
Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
Total	1027	513	1540



BYLAW 18928
WALKER
 Neighbourhood Structure Plan
 (as amended)

	Low Density Residential		Park 'n Ride Site
	Medium Density Residential		Enhanced Pedestrian Connection
	High Density Residential		Multi-Use Trail
	Community Commercial		Transit Centre
	Neighbourhood Commercial		Future HST Stop
	District Park Campus		Collector Roadway
	School / Park		Minor Collector (Non-Transit)
	Stormwater Management Facility		Arterial Roadway
	Pipeline Right-of-Way		NSP Boundary

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.



**BYLAW 19202
AMENDMENT TO
WALKER**
Neighbourhood Structure Plan
(as amended)

	Low Density Residential		Park 'n Ride Site
	Medium Density Residential		Enhanced Pedestrian Connection
	High Density Residential		Multi-Use Trail
	Community Commercial		Transit Centre
	Neighbourhood Commercial		Future HST Stop
	District Park Campus		Collector Roadway
	School / Park		Minor Collector (Non-Transit)
	Stormwater Management Facility		Arterial Roadway
	Pipeline Right-of-Way		NSP Boundary
			Amendment Area

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:	Plan Amendment, Rezoning
Bylaw	19202
Charter Bylaw:	19203
Location:	South of 22 Avenue SW and west of 50 Street SW
Address:	2338 - 50 Street SW
Legal Description:	Portions of SE-23-51-24-4
Site Area:	Approximately 6.8 ha
Neighbourhood:	Walker
Notified Community Organization:	Summerside Community League
Applicant:	Sara Sherman, IBI Group Incorporated

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone (RF5) Row Housing Zone
Proposed Zones:	(RLD) Residential Low Density Zone (RSL) Residential Small Lot zone
Plans in Effect:	Walker Neighbourhood Structure Plan Southeast Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Kerry Girvan
Tim Ford
Development Services
Planning Coordination