



ADMINISTRATION REPORT **REZONING** CY BECKER

17303 - 50 STREET NW

To allow for low density residential uses, including shallow lot Multi-unit Housing.



RECOMMENDATION AND JUSTIFICATION

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

- will allow for a range of low density residential uses;
- will be compatible with surrounding and planned land uses; and
- generally conforms to the Cy Becker Neighbourhood Structure Plan.

THE APPLICATION

BYLAW 19154 proposes to amend the text of the Cy Becker Neighbourhood Structure Plan to align the plan with the associated proposed rezoning under Bylaw 19155.

CHARTER BYLAW 19155 proposes to amend the Zoning Bylaw from (RF5) Row Housing Zone, (DC1) Direct Development Control Provision and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (DC2) Site Specific Development Control Provision and (AG) Agricultural Zone.

The purpose of the application is to allow for low density residential development, including shallow-lot Multi-unit Housing, and to adjust the zones to better align with proposed subdivision lot boundaries. An associated subdivision was previously approved for the subject lands.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land • Anthony Henday Drive
East	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
South	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RPL) Planned Lot Residential Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped Land
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The application proposes to rezone approximately 1.28 ha of undeveloped land into an (RLD) Residential Low Density Zone and a (DC2) Site Specific Development Control Provision intended for shallow-lot, Multi-unit Housing.

The proposed RLD Zone provides opportunities for a variety of low density housing forms. The proposed DC2 Provision provides for multi-unit housing intended to be developed as row housing.

The purpose of the proposed rezoning from RF5 to AG, DC1 to AG, and AG to RLD along the northern and eastern edges of the site is to realign zoning boundaries to newly subdivided property lines.

The surrounding undeveloped lands are intended for low density residential and row housing development. The proposed zones are compatible with existing and surrounding planned development.

PLAN IN EFFECT

Cy Becker Neighbourhood Structure Plan

The *Cy Becker Neighbourhood Structure Plan* (NSP) outlines the proposed area to be developed with row housing and low density residential uses, as shown on Appendix I - Context Map. Both the proposed RLD Zone and the DC2 Provision align with the neighbourhood plan. The

DC2 Provision is required to accommodate a shallow-lot, built-form of row housing with additional height that cannot be accommodated within a standard Zone.

To facilitate this rezoning, Bylaw 19154 was submitted in conjunction with this rezoning application in order to update the text of the *Cy Becker NSP*. The amendment will update the plan to expand the built-form opportunities in the Plan, and recognize standard low density residential zones, such as the proposed (RLD) Residential Low Density Zone, that were created after the implementation of the *Cy Becker NSP*.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

DC2 PRE-NOTIFICATION September 30, 2019	<ul style="list-style-type: none">• Number of recipients: 16• No responses were received
ADVANCE NOTICE November 21, 2019	<ul style="list-style-type: none">• Number of recipients: 236• No responses were received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/cybecker

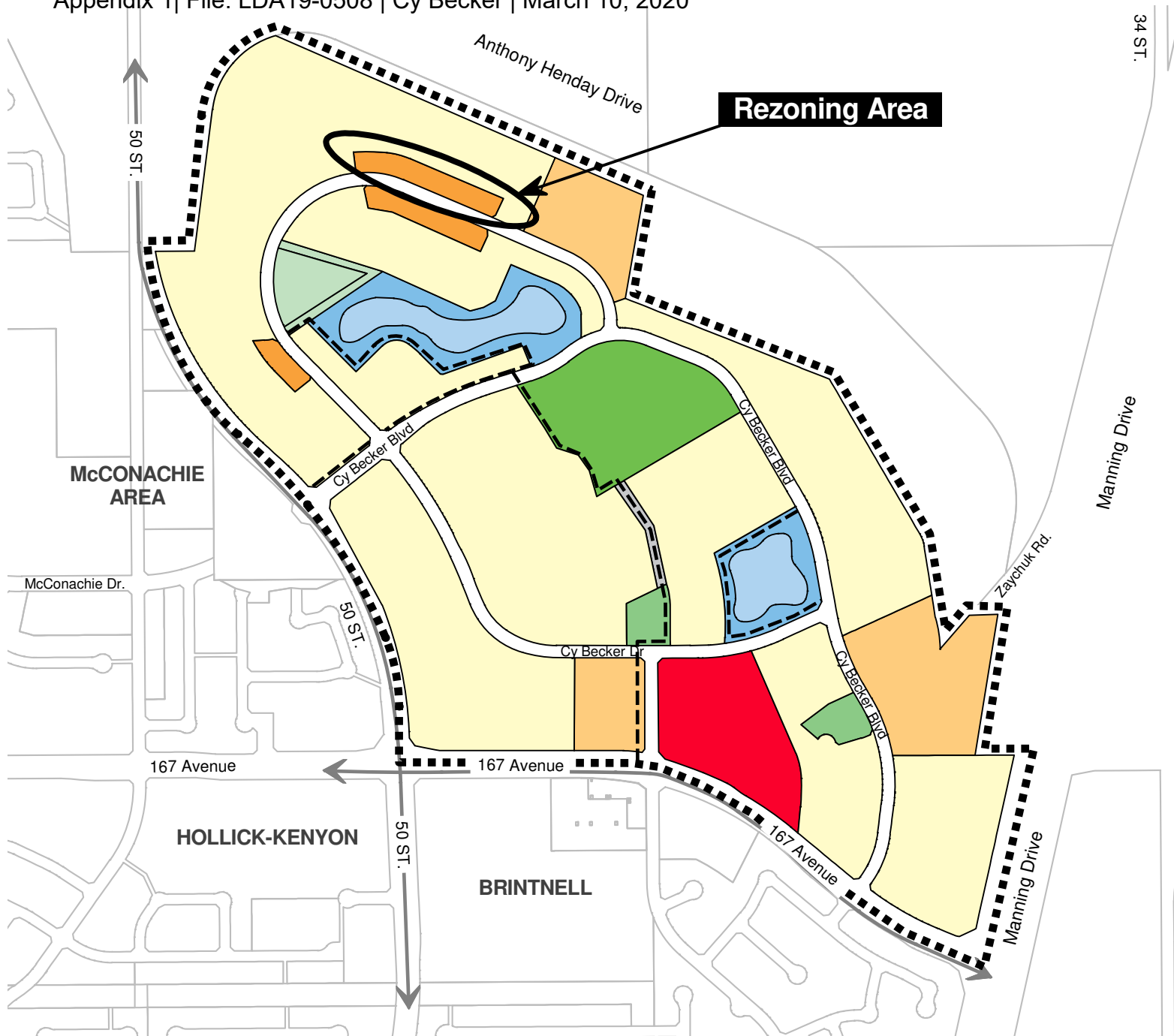
A DC2 pre-application notification was sent out by the applicant to 16 recipients on September 30th, 2019. Advance notification was sent out to 236 recipients surrounding the subject site on November 21, 2019. In both instances, no responses back were received.

CONCLUSION













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

APPENDICES

- 1 Context Map
- 2 Application Summary



**BYLAW 15747
APPROVED
CY BECKER**
Neighbourhood Structure Plan
(as amended)

	Low Density Residential		Natural Area with 10m Buffer
	Medium Density Residential		Stormwater Management Facility
	Row Housing		Greenway
	Community Commercial		Shared-Use Path
	Urban Village Park		Arterial Roadway
	Park		Boundary of N.S.P.

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:	NSP Amendment & Rezoning
Bylaw:	19154
Charter Bylaw:	19155
Location:	North of Cy Becker Road NW, East of 47 Street NW
Address:	17303 - 50 Street NW
Legal Description:	a portion of Lot 1, Block 1, Plan 0220944
Site Area:	1.28 ha
Neighbourhood:	Cy Becker
Notified Community Organizations:	Area Council No. 17 Clareview and District Area Council Horse Hill Community League
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zone and Overlay:	(AG) Agricultural Zone (RF5) Row Housing Zone (DC1) Direct Development Control Provision
Proposed Zone and Overlay:	(AG) Agricultural Zone (RLD) Residential Low Density Zone (DC2) Site Specific Development Control Provision
Plan in Effect:	Cy Becker Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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