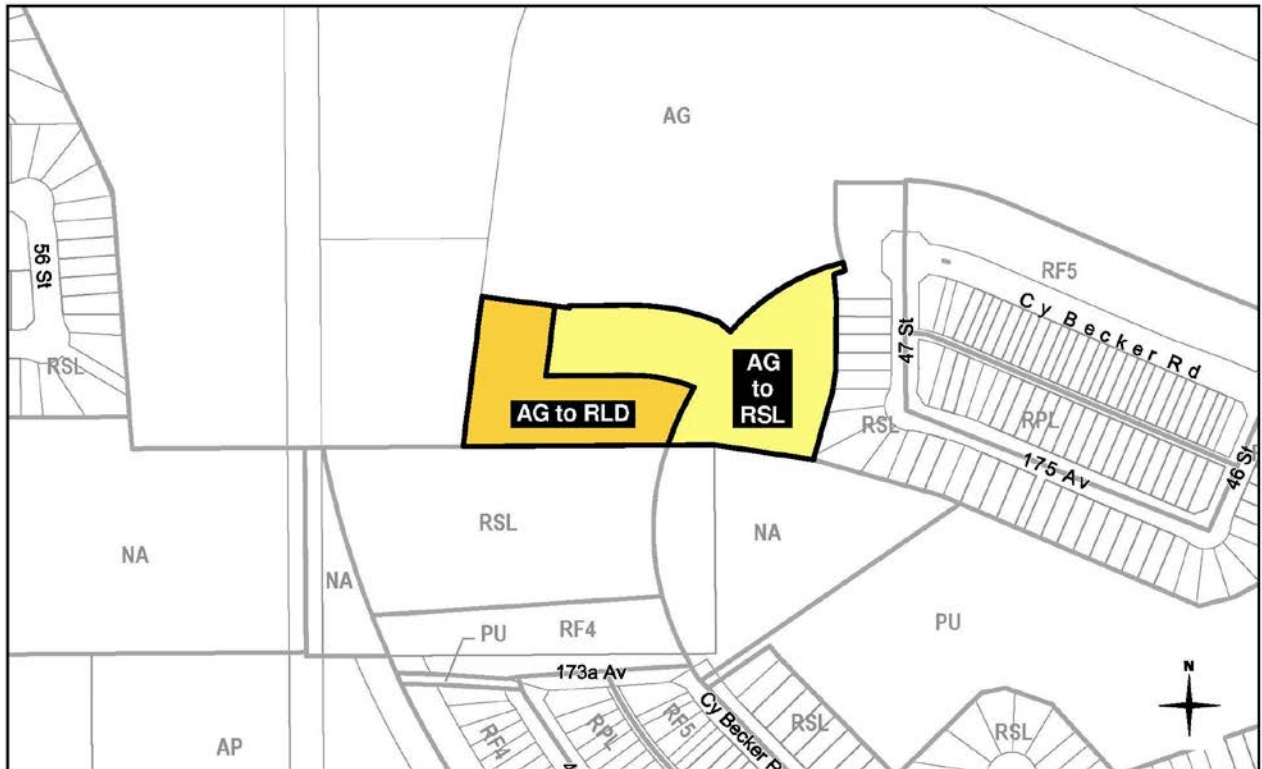




ADMINISTRATION REPORT REZONING CY BECKER

17303 - 50 Street NW

To allow for a variety of low density residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- allows for a diverse mix of low density housing types;
- is compatible with surrounding land uses; and
- conforms with the Cy Becker Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 19095 proposes to rezone the subject land from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone and (RLD) Residential Low Density Zone to allow for a variety of low density residential uses.

SITE AND SURROUNDING AREA

The subject site and surrounding land is currently undeveloped. The site is located on the north edge of the Cy Becker neighbourhood, east of 50 Street NW and north of Cy Becker Boulevard. The site is north of a natural area and storm pond.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped land
East	(RSL) Residential Small Lot Zone	Undeveloped land
South	(RSL) Residential Small Lot Zone (NA) Natural Areas Protection Zone	Undeveloped land, rural residential lot, and treed natural area
West	(AG) Agricultural Zone	Undeveloped land

PLANNING ANALYSIS

The proposed (RSL) and (RLD) Zones conform to the Cy Becker Neighbourhood Structure Plan (NSP), which designates the area for low density residential land uses. The Plan also encourages providing a mixture of housing types. The (RLD) Zone provides for both single and semi-detached housing, in a range of different configurations and the combination of (RSL) and (RLD) Zones will provide for a variety of lot sizes.

The proposed zones are compatible with the surrounding and planned land uses.

TECHNICAL REVIEW

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

It was advised that servicing for the area shall be in accordance with the approved Neighbourhood Design Report and Transportation Impact Assessment. Servicing costs will be assessed and required at the time of future subdivision or development permit application. In addition, no transit service is currently provided. The proposed 2020 Bus Network Redesign shows bus transit service along Cy Becker Boulevard within 400 meters of the subject area.

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 18, 2019	<ul style="list-style-type: none">● Number of recipients: 224● One response was received with concerns about the conversion of open space for residential uses. It was clarified that this area had been planned for residential uses.
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/cybecker

CONCLUSION

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













APPENDICES

- 1 Context Plan 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 Villiage 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:	Rezoning
Bylaw(s)/Charter Bylaw(s):	Charter Bylaw 19095
Location:	North of Cy Becker Boulevard and east of 50 Street NW
Address(es):	17303 - 50 Street NW
Legal Description(s):	Plan 0220944, Block 1, Lot 1
Site Area:	Approximately 1.8 ha
Neighbourhood:	Cy Becker
Notified Community Organization(s):	Horse Hill Community League Association; Clareview and District Area Council Area Council; and Area Council No. 17 Area Council
Applicant:	Jamie Kitlarchuk, Qualico

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	(RSL) Residential Small Lot Zone (RLD) Residential Low Density Zone
Plans in Effect:	Cy Becker Neighbourhood Structure Plan Pilot Sound Area Structure Plan
Historic Status:	None

Written By:	Sarah Ramey
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination