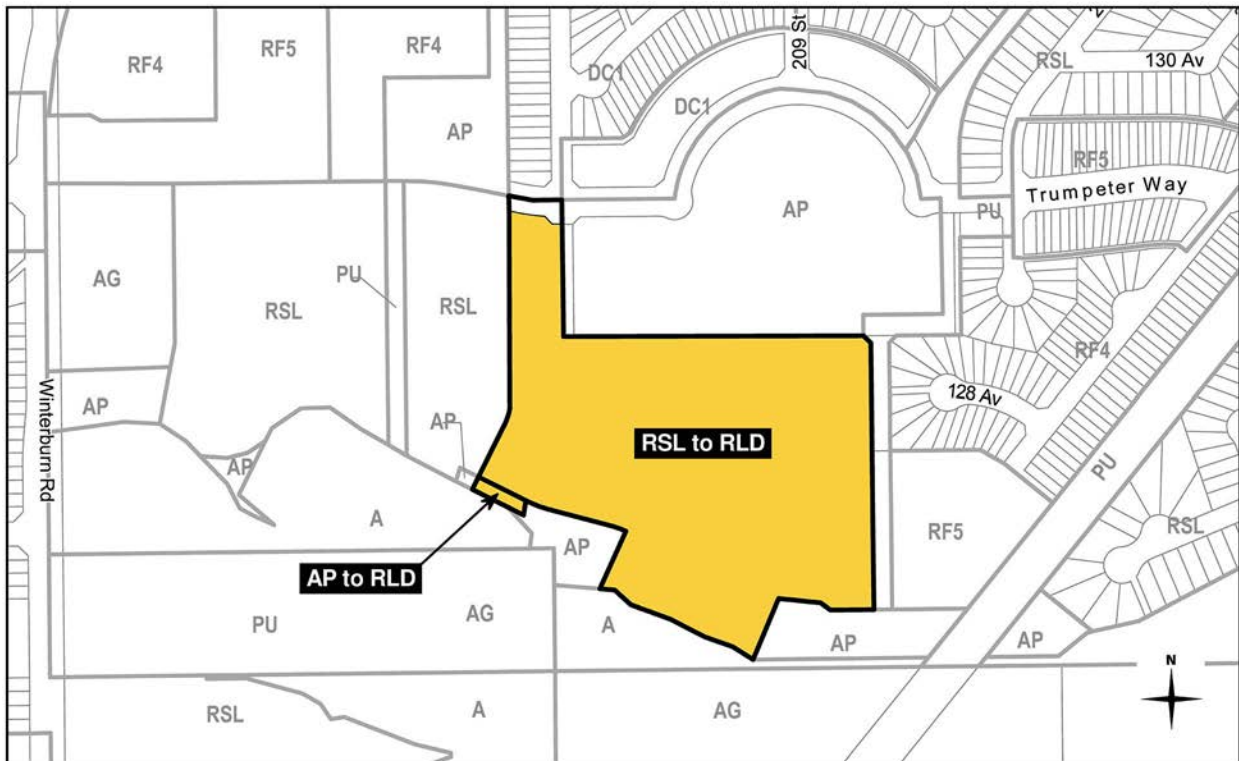




CITY PLANNING REPORT REZONING TRUMPETER

12923 - Winterburn Road NW

To allow for a greater range of low density residential uses including zero lot line development.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- facilitates orderly and sequential development of the neighbourhood;
- is compatible with surrounding existing and planned land uses; and
- conforms to the Trumpeter Neighbourhood Structure Plan (NSP).

THE APPLICATION

CHARTER BYLAW 19012 proposes to amend the Zoning Bylaw from (RSL) Residential Small Lot and (AP) Public Parks Zone to (RLD) Low Density Residential Zone.

The proposed RLD zone allows for low density residential uses in the form of single detached, semi-detached and duplex housing, as well as secondary and garden suites. This zone also allows for flexibility in lot size and width and zero lot line development.

Charter Bylaw 19012 includes an administrative amendment correcting zoning boundary lines between park and low density residential uses on the southern edge of the subject site, rezoning a small portion of AP land to RLD. Correcting this does not affect Municipal Reserve and the associated land use statistics in the Trumpeter NSP.

The remnant (AP) zoned lot immediately west of the rezoning area is also proposed to be rezoned as part of a separate land development application currently under review.

Charter Bylaw 19012 conforms to the Trumpeter Neighbourhood Structure Plan (NSP) which designates the site for low density residential uses.

An associated subdivision application is currently under review.

SITE AND SURROUNDING AREA

The subject site is approximately 6.72 ha and is located in the southwest portion of the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone (AP) Public Parks Zone	Vacant land designated for low density residential uses Land designated for a pocket park site
CONTEXT		
North	(AP) Public Parks Zone	Vacant land to be developed as a park site
East	(RF4) Semi-detached Residential Zone (RF5) Row Housing Zone	Developed semi-detached housing Undeveloped row housing
South	(A) Metropolitan Recreation Zone (AP) Public Parks Zone	Undeveloped land protected under North Saskatchewan River Valley system Land designated for a park site
West	(RSL) Residential Small Lot Zone	Undeveloped single detached lots

PLANNING ANALYSIS

The proposed (RLD) zone will allow for a variety of low density housing types consistent and compatible with lands that have been zoned, subdivided, and/or built on and surrounding the site.

The proposed rezoning reflects the intent and policies of the Trumpeter NSP related to providing a variety of different building forms and uses, focusing on compatible integration as well as providing a variety of housing types in different physical forms to meet the needs of different age and income groups.

The rezoning together with a separate application currently under review (LDA19-0329), will improve open space connectivity, with a planned shift of the north-south Public Utility Lot/greenway, relocated from further west of the proposed rezoning to the western edge of the subject site. This would result in a better alignment with park sites in the area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

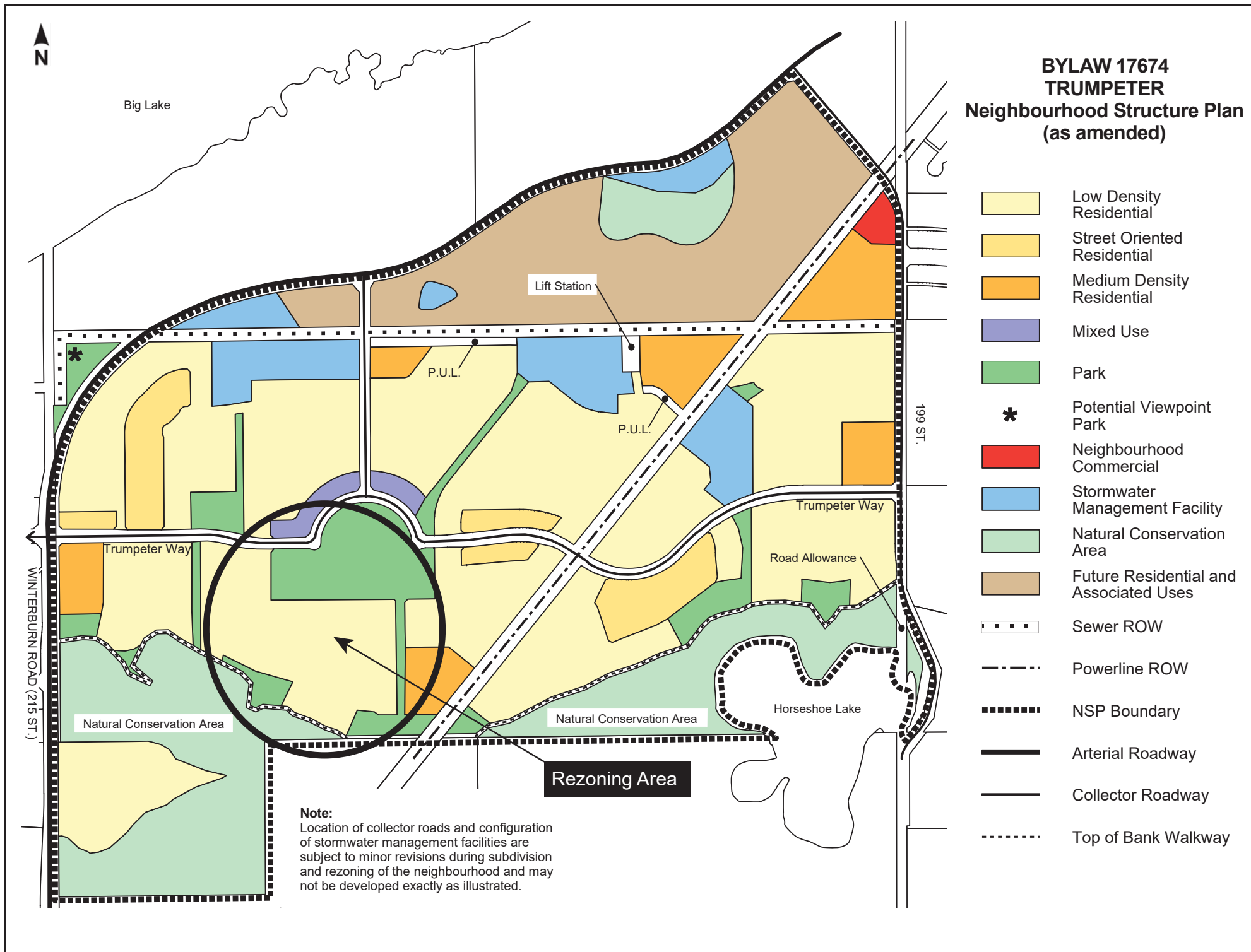
ADVANCE NOTICE June 27, 2019	<ul style="list-style-type: none">● Number of recipients: 196● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/trumpeter

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19012
Date of Application Acceptance	May 28, 2019
Location:	South of Trumpeter Way NW and east of Winterburn Road NW
Address(es):	12923 - Winterburn Road NW
Legal Description(s):	Portion of SW-19-53-25-4
Site Area:	6.72 ha
Neighbourhood:	Trumpeter
Notified Community Organization(s):	Cumberland/Oxford Community League, Westview Village Community Association & Big Lake Estates Homeowners Association Area Council
Applicant:	Elise Shillington - Stantec Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone & (AP) Public Parks Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Big Lake Area Structure Plan & Trumpeter Neighbourhood Structure Plan

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Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination