



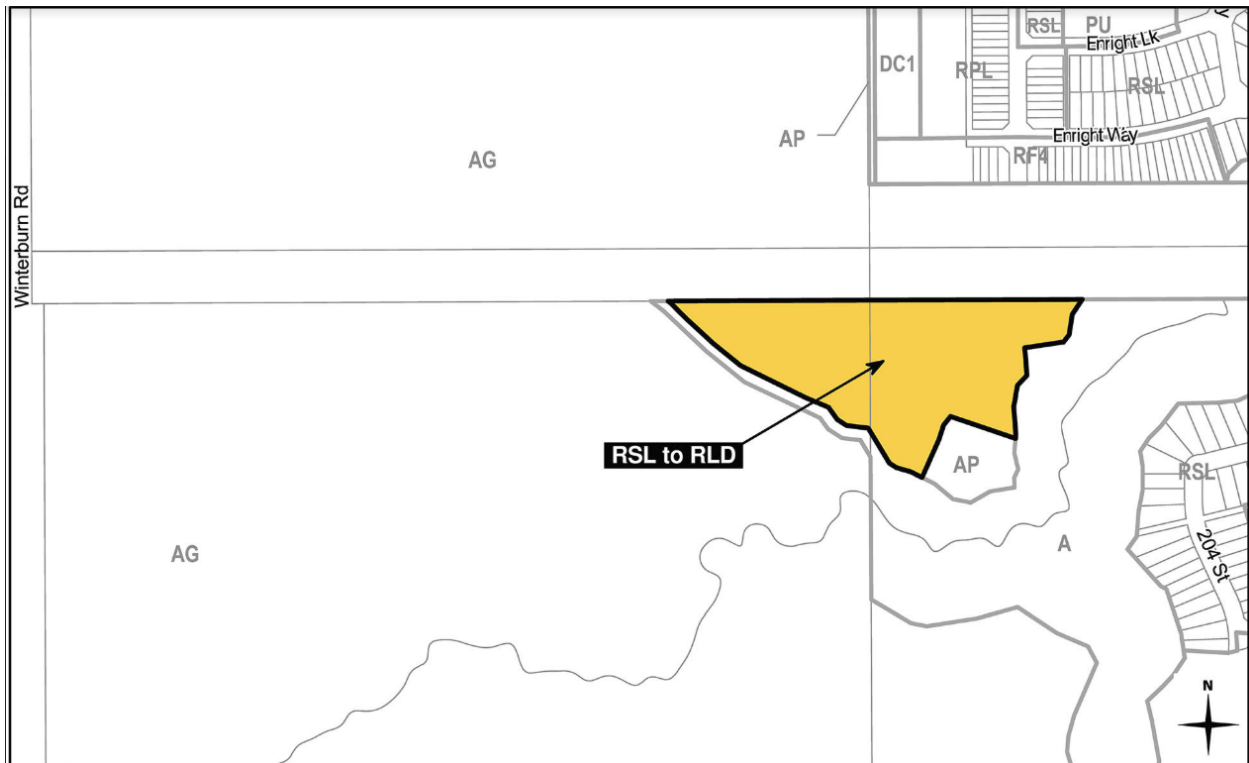
CITY PLANNING REPORT

REZONING

Edgemont

2703 - Winterburn Road NW and 2850 - 199 Street NW

To allow for a greater range of low-density residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- will provide opportunity for greater variety of low density housing;
- will be compatible with surrounding and future land uses; and
- conforms to the Edgemont Neighbourhood Area Structure Plan.

THE APPLICATION

CHARTER BYLAW 18964 to amend the Zoning Bylaw to rezone the subject lands from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone.

SITE AND SURROUNDING AREA

The site is North of the Wedgewood Creek Ravine and East of Winterburn Road NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone	Undeveloped cleared land
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped farmland and Altalink Power Corridor
East and West	(A) Metropolitan Recreation Zone	Wedgewood Creek Ravine
South	(AP) Public Parks Zone (A) Metropolitan Recreation Zone	Undeveloped park site Ravine and upland setback area

PLANNING ANALYSIS

Charter Bylaw 18964 proposes to rezone the subject land from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone. The (RLD) zone allows for a greater range of low density residential uses and built forms. Housing types may include those on narrower lot widths, reduced lot depths, and/or also allows for zero lot line housing opportunities.

The proposed rezoning conforms to the Edgemont Neighbourhood Area Structure Plan that designates the subject site for Single/Semi-detached Residential.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. Servicing was also addressed previously under the former rezoning to allow low density residential uses.

PUBLIC ENGAGEMENT

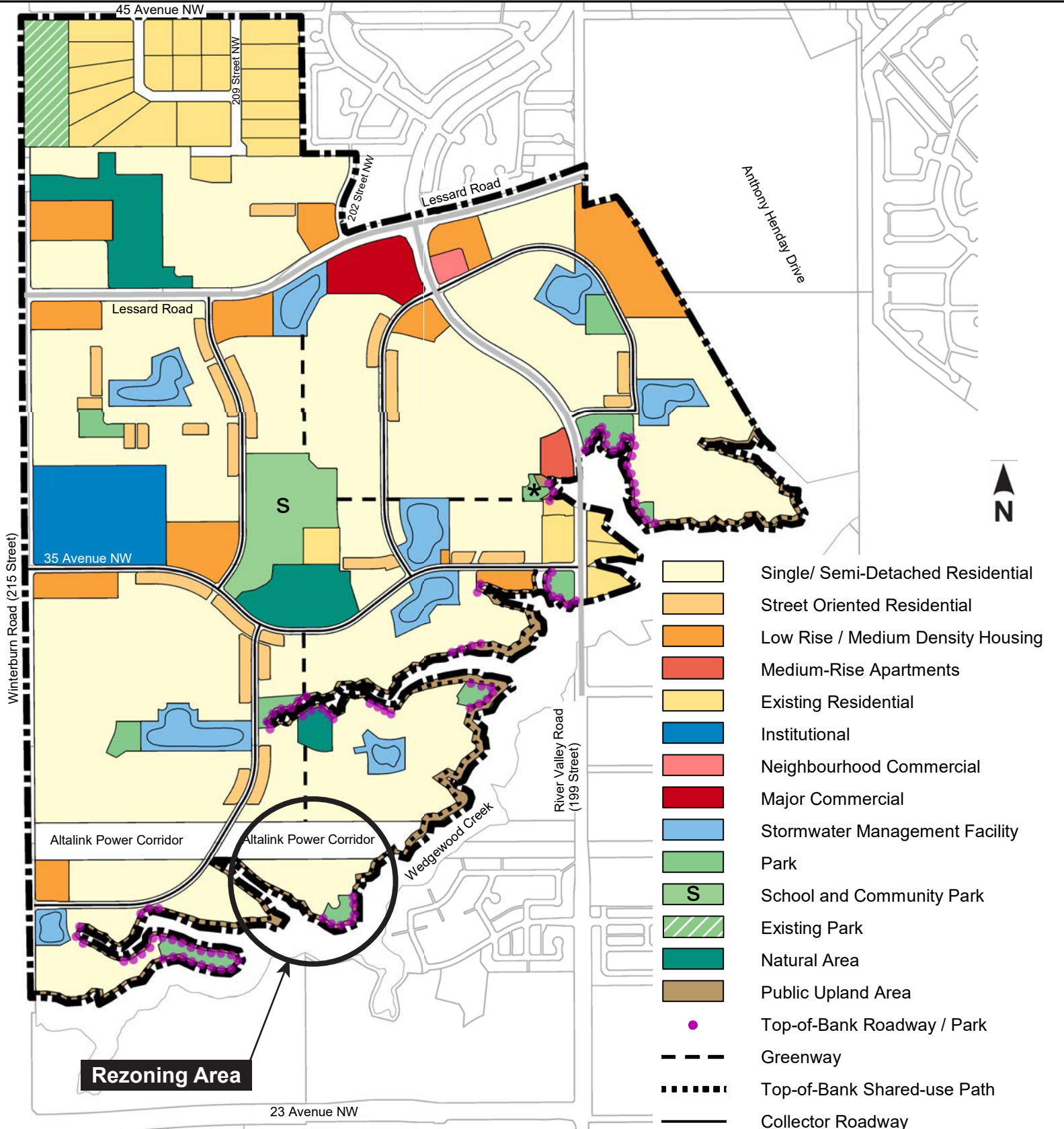
ADVANCE NOTICE April 23, 2019	<ul style="list-style-type: none">• Number of recipients: 11• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/edgemont

CONCLUSION

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

APPENDICES

- 1 Context Plan
- 2 Application Summary



- Single/ Semi-Detached Residential
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Medium-Rise Apartments
- Existing Residential
- Institutional
- Neighbourhood 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

Rezoning Area

**BYLAW 18568
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:	18964
Location:	North of 23rd Ave and East of Winterburn Rd.
Address(es):	2703 - Winterburn Rd. 2850 - 199 Street NW
Legal Description(s):	Lot 1, Block 3, Plan 1125402 Lot 1, Block 2, Plan 1125401
Site Area:	Approximately 3.5 ha
Neighbourhood:	Edgemont
Notified Community Organization(s):	Wedgewood Ravine Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Edgemont NASP
Historic Status:	None

Written By:	Brandon Langille
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination