



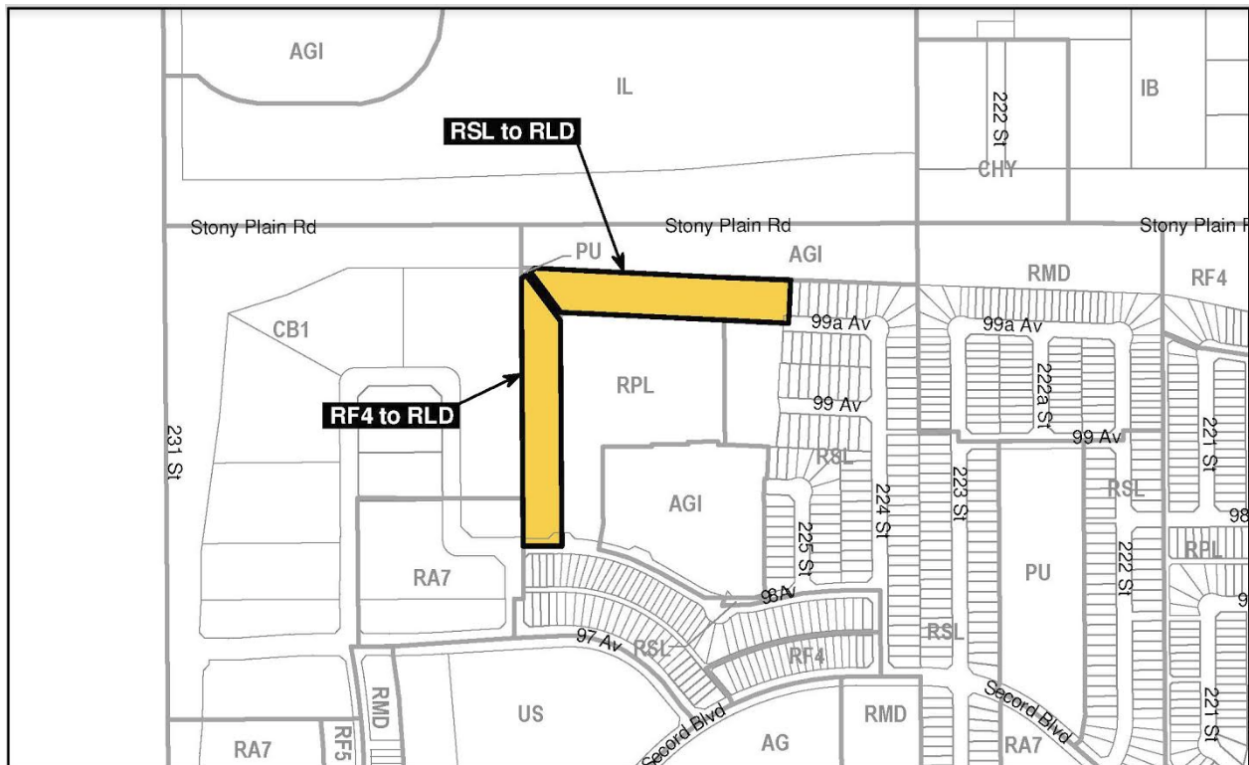
CITY PLANNING REPORT

REZONING

Secord

22511 - Stony Plain Road NW

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



RECOMMENDATION AND JUSTIFICATION

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

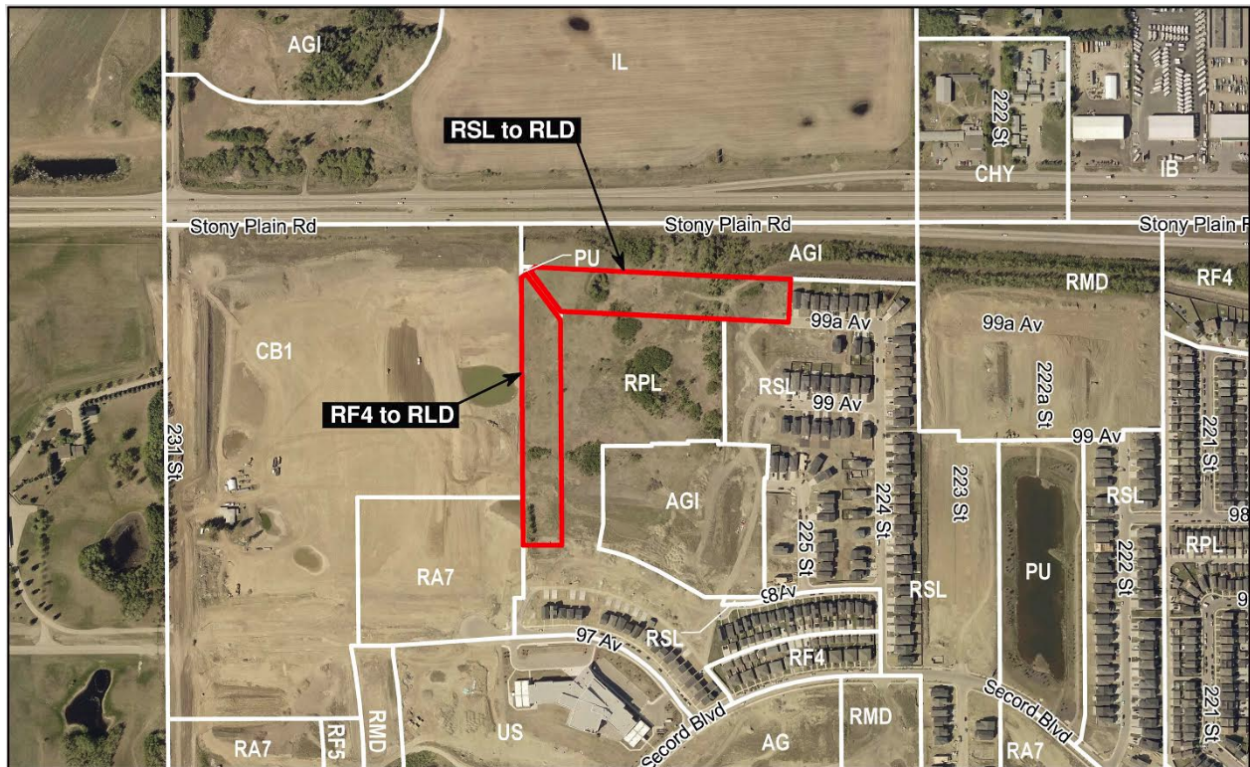
- allows for the orderly development of the neighbourhood;
- provides opportunity for more efficient low density residential uses; and
- is compatible with surrounding planned and existing land uses.

THE APPLICATION

CHARTER BYLAW 18965 proposes to rezone the subject land from (RSL) Residential Small Lot Zone and (RF4) Semi-detached Residential Zone to (RLD) Residential Low Density Zone.

SITE AND SURROUNDING AREA

The subject undeveloped site has been cleared of previous residential uses. It is located south of Stony Plain Road NW and West of 224 Street NW, in northwest Secord.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone (RF4) Semi-detached Residential Zone	Undeveloped land
CONTEXT		
North	(AGI) Industrial Reserve Zone	Undeveloped land
East and South	(RSL) Residential Small Lot Zone (RPL) Residential Planned Lot Zone	Undeveloped land; Single Detached Housing
West	(CB1) Commercial Business Zone (RA7) Low-rise Apartment Zone	Undeveloped cleared land

PLANNING ANALYSIS

Charter Bylaw 18965 proposes to rezone the subject land from (RSL) Residential Small Lot Zone and (RF4) Semi-detached Residential Zone to (RLD) Residential Low Density Zone. The (RLD) zone is a new zone, which allows for the efficient development of a greater range of low density residential uses. Housing types may include those on narrower lots, with reduced lot depth, with no setback on one side of the lot (zero lot line development), and with laneway access.

The proposed rezoning conforms to the Secord Neighbourhood Structure Plan that designates the subject site for low density residential uses.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. An earlier analysis of technical requirements was also performed when the lots were first rezoned to allow for low density residential uses.

PUBLIC ENGAGEMENT

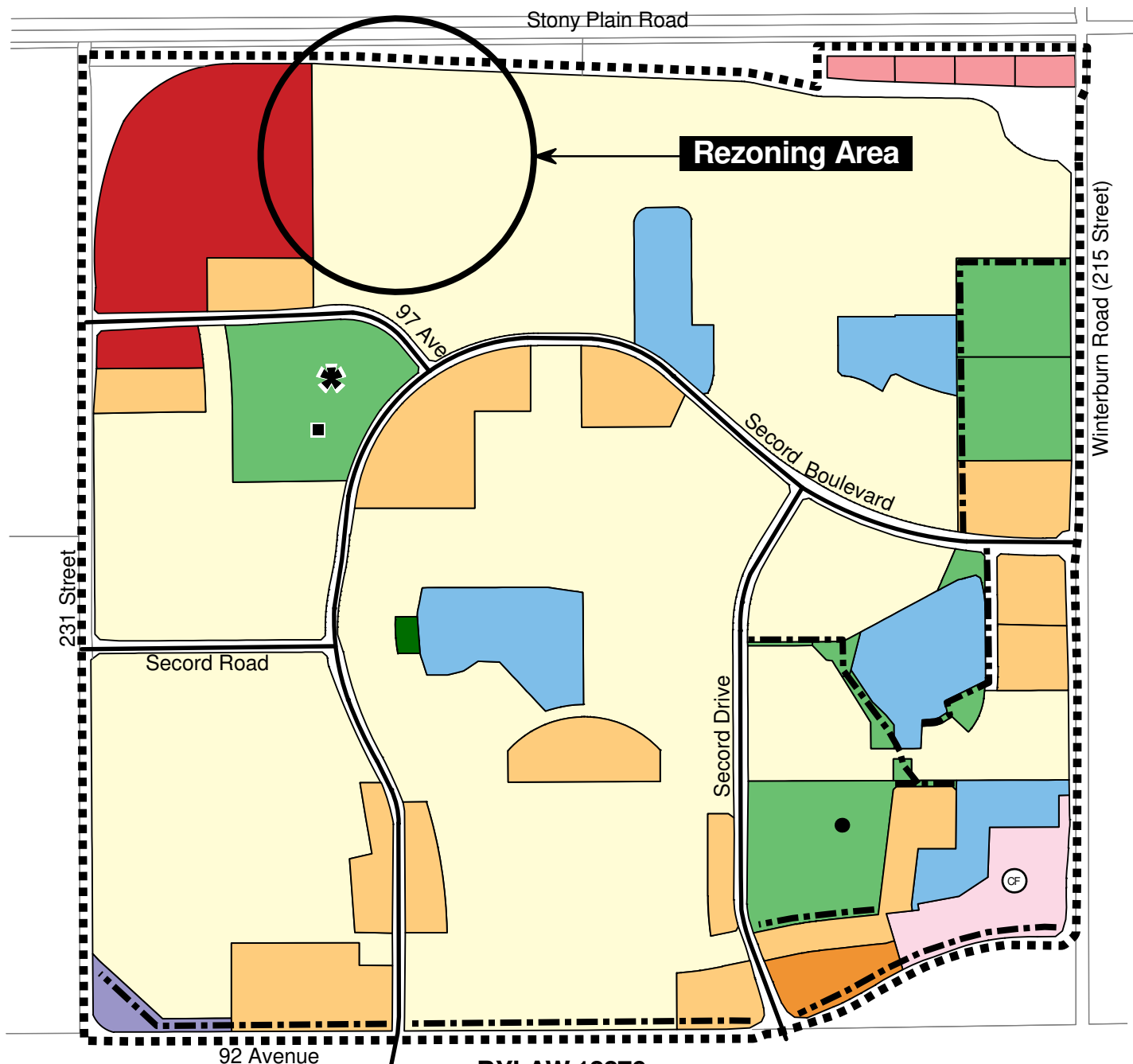
ADVANCE NOTICE March 25, 2019	<ul style="list-style-type: none">● Number of recipients: 74● Number of responses in support: 0● Number of responses with concerns: 1 concerned that rezoning will devalue their house and property● It was explained that the neighbourhood plan designates the site and adjacent undeveloped land for similar uses and the proposal does not allow row housing
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/secord

CONCLUSION

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


















APPENDICES

1. Context Plan
2. Application Summary



BYLAW 18876
APPROVED
SECORD
 Neighbourhood Structure Plan
 (as amended)



- | | | | |
|---|--------------------------------|---|---------------------------------|
|  | Low Density Residential |  | Non-MR Credit Park |
|  | Medium Density Residential |  | Seperate Elementary/Junior High |
|  | High Density Residential |  | Public Elementary/Junior High |
|  | Existing Commercial / Business |  | Collector Roadway |
|  | Commercial / Business |  | Multi-Use Corridor |
|  | Town Centre Commercial |  | Potential Civic Facility |
|  | Stormwater Management Facility |  | Community League |
|  | MR - Park / School |  | NSP Boundary |
|  | Pipeline ROW | | |

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:	18965
Location:	South of Stony Plain Road and East of 231 Street NW
Address(es):	22511 - Stony Plain Road NW
Legal Description(s):	Lot B, Plan 5396NY
Site Area:	2.41 ha
Neighbourhood:	Secord
Notified Community Organization(s):	Secord Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RSL) Residential Small Lot (RF4) Semi Detached Residential Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density
Plan(s) in Effect:	Lewis Farms Area Structure Plan Secord Neighbourhood Structure Plan
Historic Status:	None

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