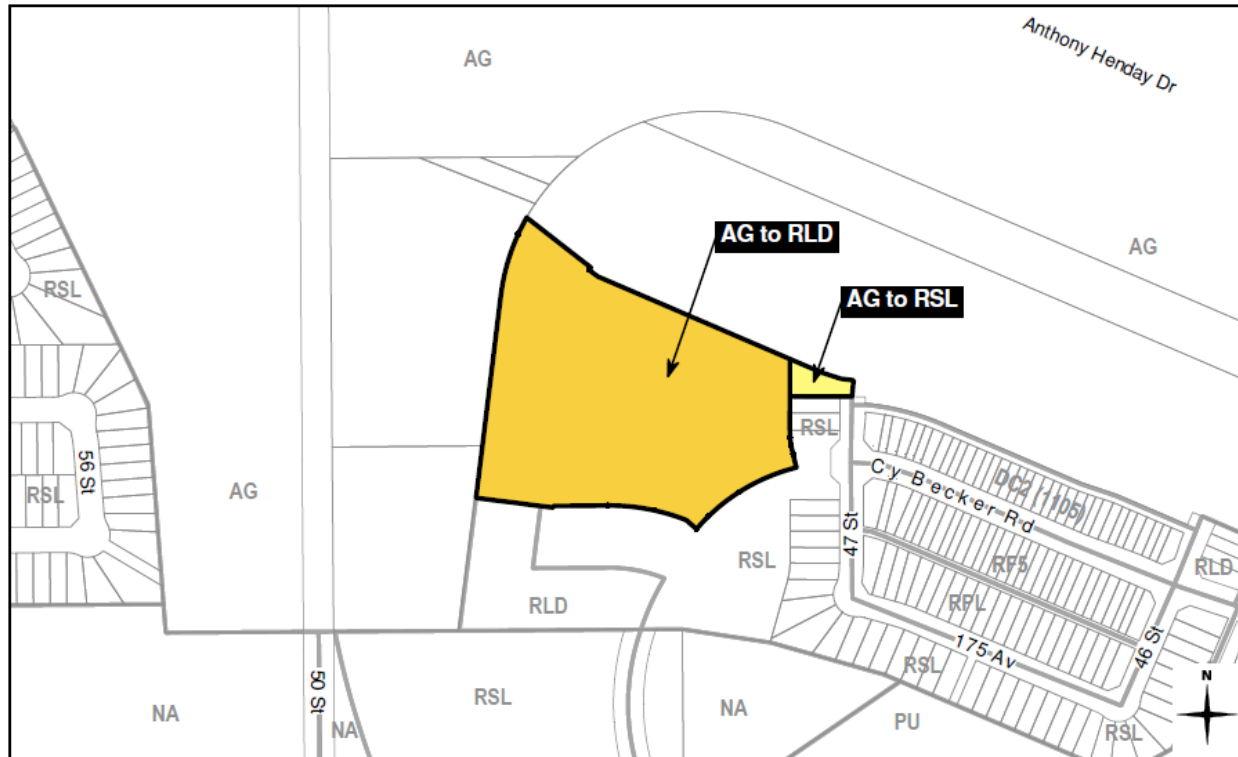




ADMINISTRATION REPORT **REZONING** CY BECKER

Portion of 17303 - 50 Street NW



Recommendation: That Charter Bylaw 19524 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RSL) Residential Small Lot Zone be **APPROVED**.

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

- will facilitate the orderly development of the neighbourhood;
- will utilize land and infrastructure efficiently;
- is compatible with existing and planned land uses; and
- conforms to the approved Cy Becker Neighbourhood Structure Plan.

Report Summary

This land development application was submitted by Jamie Kitlarchuk on behalf of Qualico Communities. This application proposes to change the designation of the site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone (RSL) Residential Small Lot Zone.

The purpose of the application is allow for the development of single detached dwellings, with flexibility in lot sizes and widths, in accordance with the approved Cy Becker Neighbourhood Structure Plan (NSP), which designates the site for low density residential uses.

The application meets the applicable policies of *CityPlan* (MDP) by aligning it with the goals and policies to accommodate all future growth for an additional 1.25 million population by directing 50% of all new residential units created at infill locations. It will provide single detached housing that can be better accessed through all forms of transportation and contributes to densification by encouraging a compact residential urban form.

A separate associated subdivision application is currently being reviewed by Administration.

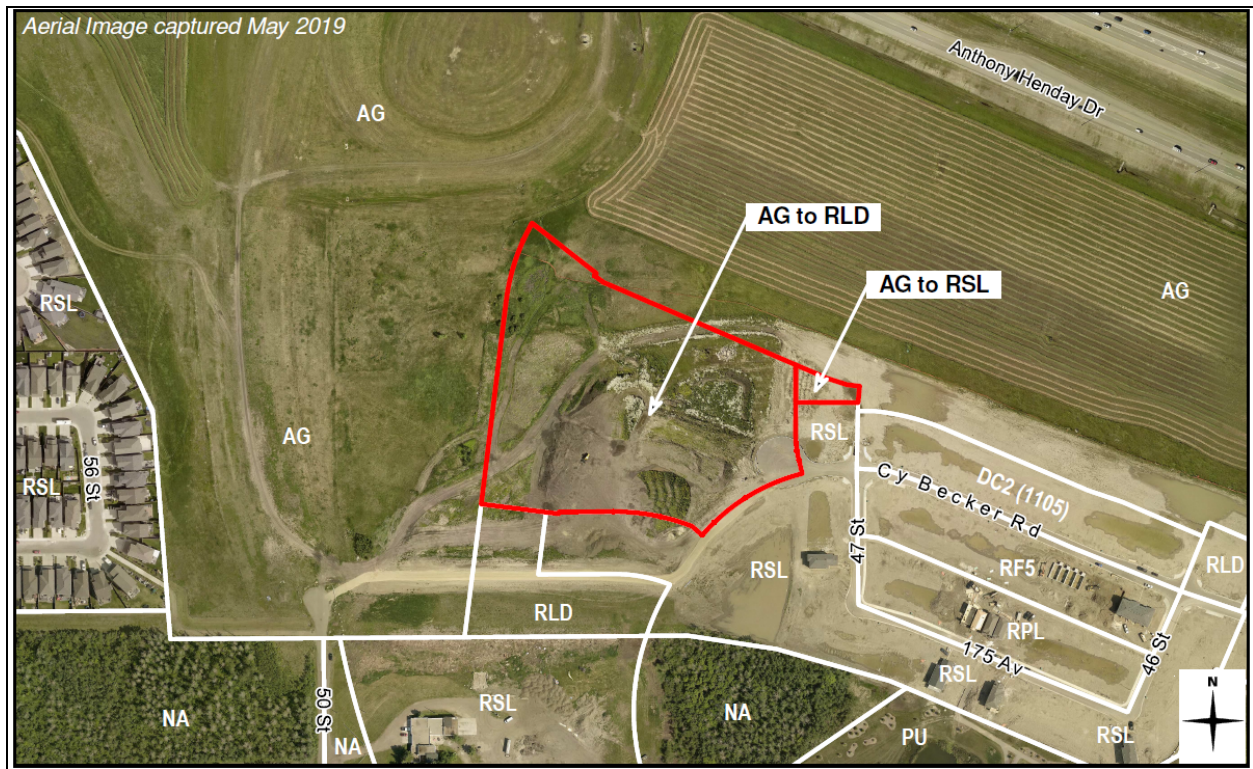
The Application

CHARTER BYLAW 19524 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RSL) Residential Small Lot Zone to allow for single detached housing, including zero lot line development.

The application conforms with the Cy Becker Neighbourhood Structure Plan (NSP), which designates the land for low density residential uses.

A separate associated subdivision application is currently under review by Administration.

Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant/undeveloped land
CONTEXT		
North	(AG) Agricultural Zone	Vacant/undeveloped land,
East	(AG) Agricultural Zone (RSL) Residential Small Lot Zone	Vacant/undeveloped land
South	(RLD) Residential Low Density Zone (RSL) Residential Small Lot Zone	Vacant/undeveloped land
West	(AG) Agricultural Zone	Vacant/undeveloped land,



VIEW LOOKING WESTWARD TOWARDS SITE



VIEW LOOKING SOUTH FROM ANTHONY HENDAY DRIVE TOWARDS SITE

Planning Analysis

The proposed RLD Zone accommodates a mixture of low density residential lots by providing flexibility in lot sizes and widths, and allowing for the opportunity for zero lot line development.

The approved Cy Becker NSP anticipates low density housing forms to achieve an average density of 25 dwelling units per hectare. According to the proposed associated subdivision application, the 2.9 ha site is proposed to accommodate 56 single detached residential lots and one remnant lot which will be developed as part of the RSL area. With this application, the associated subdivision density is approximately 26 units/ha.

LAND USE COMPATIBILITY

In terms of development regulations, height and scale, and permitted uses, the proposed RLD Zone is consistent with the adjacent RLD-zoned land to the south; and compatible with the RSL - zoned land to the east and south.

The RLD Zone allows for a variety of lot sizes and widths, which contributes to a compact urban form and efficient utilization of land with respect to single detached residential built forms.

Plans in Effect

The proposed rezoning conforms to the approved Pilot Sound Area Structure Plan (ASP), and Cy Becker NSP which designate the subject site for low density residential uses.

***CITYPlan* Alignment**

The application meets the applicable policies of *CityPlan* (MDP) by aligning it with the goals and policies to accommodate all future growth for an additional 1.25 million population by directing 50% of all new residential units created at infill locations. It will provide single detached housing that can be better accessed through all forms of transportation and contributes to densification by encouraging a compact residential urban form.

Technical Review

The proposed amendments have been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit

Transportation and Transit support the proposed rezoning. Transit has advised that future transit services will be provided along Cy Becker Boulevard NW with the implementation of the Bus Network Redesign.

Drainage

Drainage supports the proposed rezoning and advises that permanent sanitary and stormwater servicing requires connection from the sewers constructed from previous phases of development and shall be in accordance with the approved Neighbourhood Design Report (2016) for Cy Becker.

Urban Growth & Open Spaces

Urban Growth & Open Spaces (Biodiversity) supports the proposed rezoning and advises that applicant must adhere to the recommendations provided within the approved Neighbourhood Design Report (NDR) and Natural Area Management Plan (NAMP) for the natural area (tree stand) located to the southeast of the site is required to ensure hydrological sustainability of it following development.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the completion of water infrastructure servicing from previous phases of development is necessary prior to or concurrently with the proposed development.

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

Community Engagement

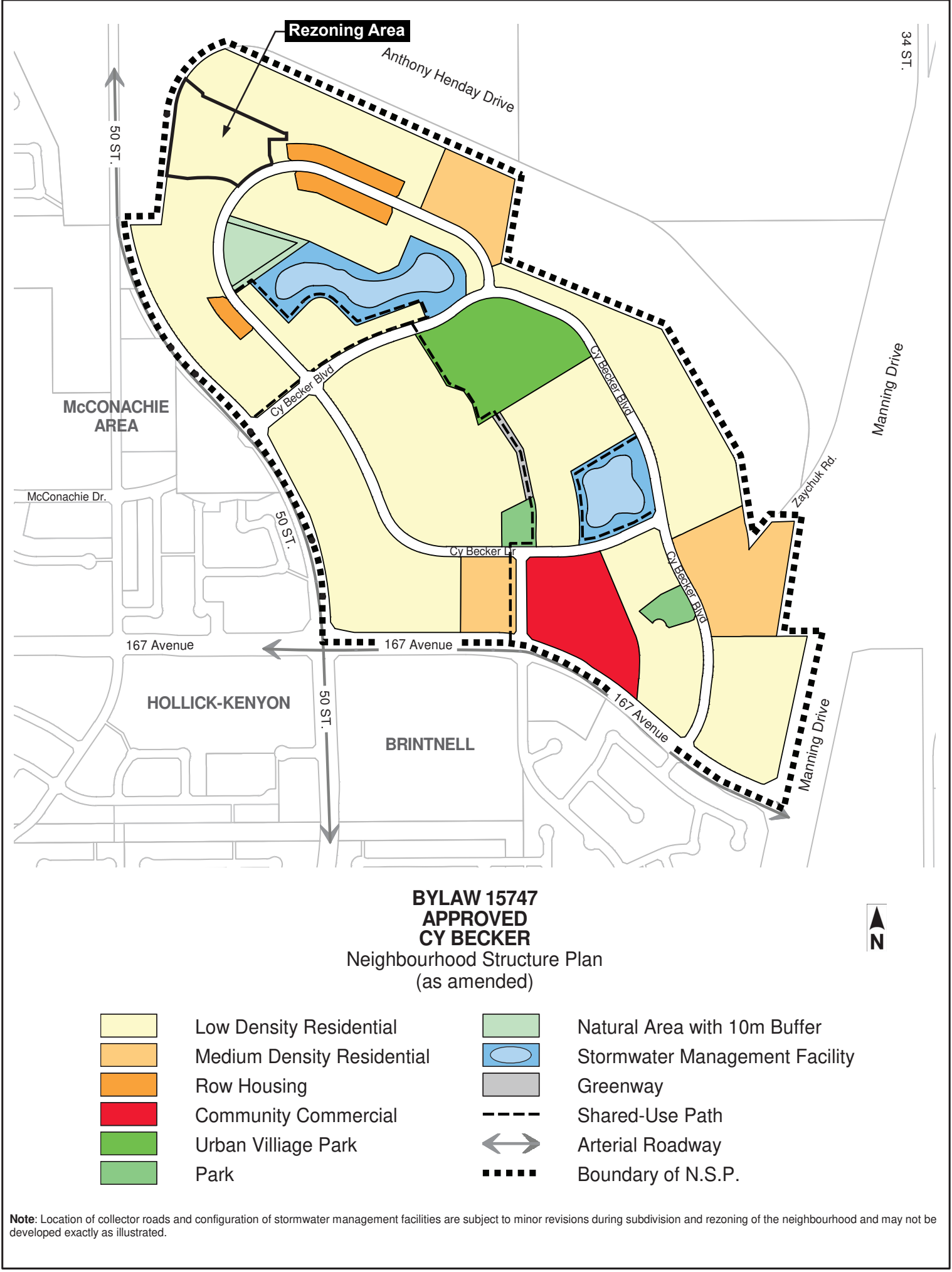
ADVANCE NOTICE October 20, 2020	<ul style="list-style-type: none">• Number of recipients: 85• No responses received
WEBPAGE	<ul style="list-style-type: none">• <i>edmonton.ca/cybecker</i>

Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19524
Location:	South of Anthony Henday Drive & East of 50 Street NW
Address:	(Portion of) 17303 - 50 Street NW
Legal Description:	Portion of Lot 1, Block 1, Plan 0220944
Site Area:	2.89 ha
Neighbourhood:	Cy Becker
Notified Community Organizations:	Horse Hill Community League (1995) Association Area Council No. 17 Area Council Clareview and District Area Council Area Council
Applicant:	Jamie Kitlarchuk, Qualico Communities
Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(RSL) Residential Small Lot Zone (RLD) Residential Low Density Zone
Plans in Effect:	Pilot Sound Area Structure Plan Cy Becker Neighbourhood Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination