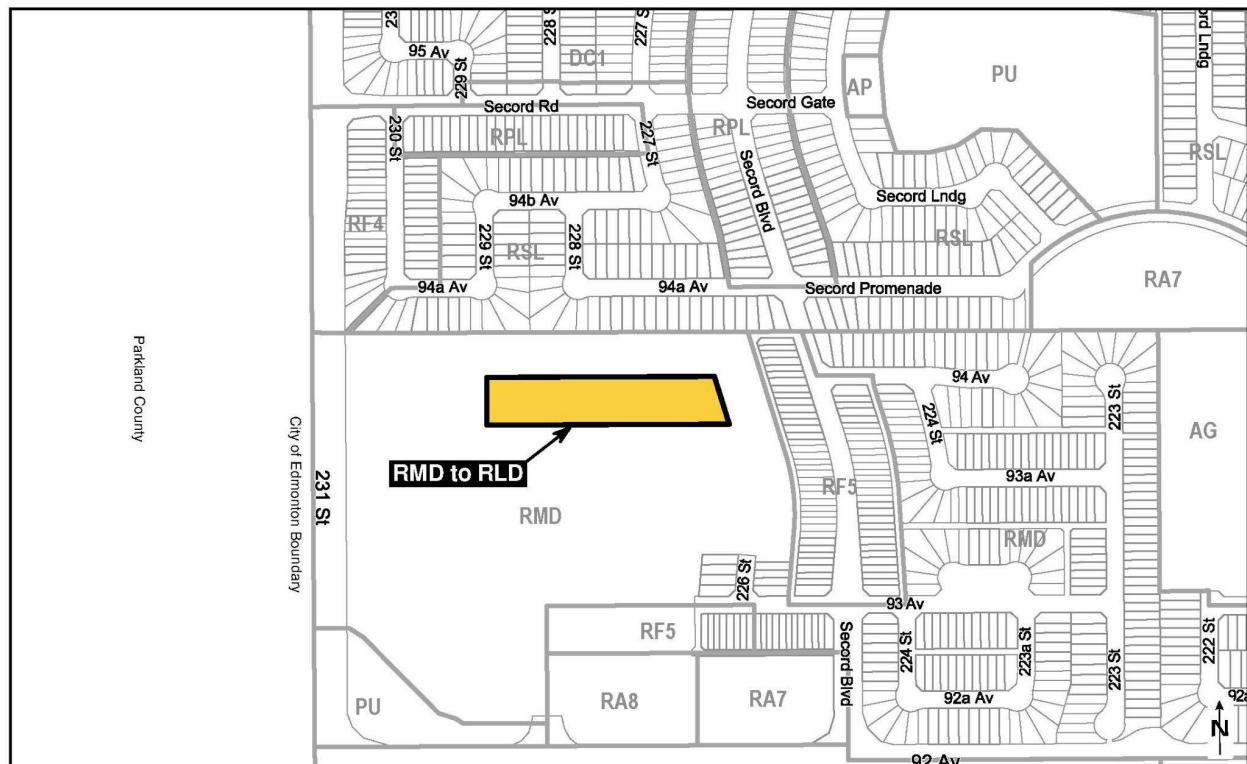




## ADMINISTRATION REPORT **REZONING** SECORD

### 9203 - 231 Street NW

To allow for the development of Duplex, Single and Semi-detached Housing on lots of varying size.



**Recommendation:** That Charter Bylaw 19694 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- it is compatible with surrounding planned land uses; and
- it is in conformance with the Secord Neighbourhood Structure Plan.

## The Application

CHARTER BYLAW 19694 to amend the Zoning Bylaw to (RLD) Residential Low Density Zone.

## Site and Surrounding Area

The proposed rezoning is located east of 231 Street NW and north of 92 Avenue NW in the southwest corner of the Second neighborhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RMD) Residential Mixed Dwelling Zone	Undeveloped
<b>CONTEXT</b>		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped
East	(RMD) Residential Mixed Dwelling Zone	Undeveloped
South	(RMD) Residential Mixed Dwelling Zone	Undeveloped
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped

## Planning Analysis

### PLANS IN EFFECT

The proposed rezoning aligns with the goals and objectives of the Second Neighbourhood Structure Plan which designates the subject site for Low Density Residential. The Plan encourages a variety of housing types to appeal to those with a range of income and lifestyles. price points.

## City Plan Alignment

The Secord Neighborhood is centrally located in the West Henday District, east of 231 Street NW and north of 92 Avenue NW (arterial roadways). The proposed rezoning aligns with the City Plan by accommodating future growth to a population of 1.25 million within Edmonton's existing boundaries.

## Technical Review

**Drainage** indicated that permanent sanitary and stormwater servicing are to be in general accordance with the servicing schemes as identified in the accepted Neighbourhood Design Report.

**EPCOR Water** advised that offsite water main construction will be required to provide water supply to the development, and that lots in this area will experience service pressures below the minimum water servicing pressures of the City of Edmonton Design and Construction Standards and will require developers to design servicing and buildings accordingly.

All comments from affected City Departments and utility agencies will be addressed through the subdivision process.

## Community Engagement

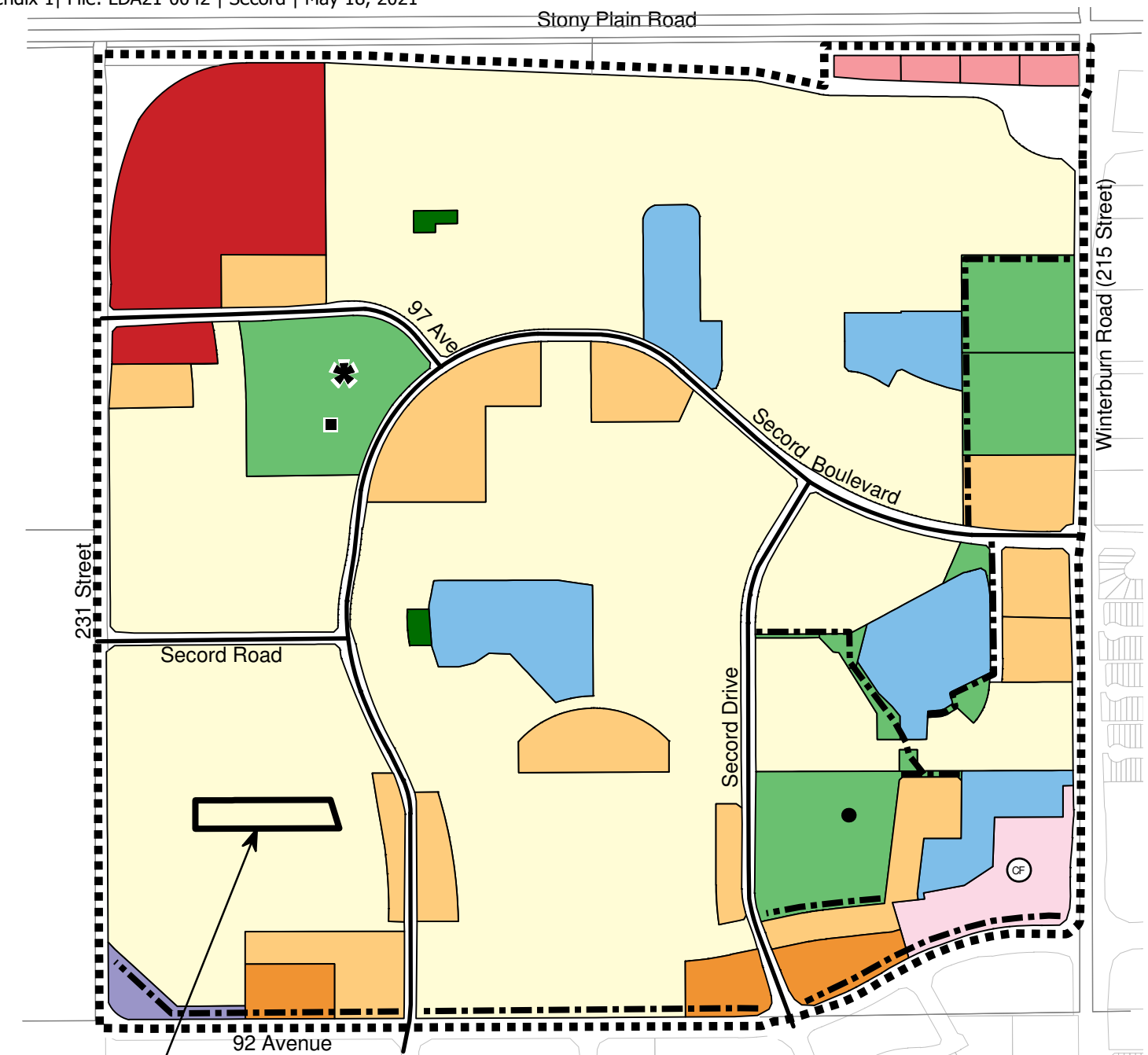
<b>ADVANCE NOTICE</b> January 29, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 105</li><li>• No responses</li></ul>
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## Conclusion

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

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



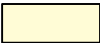
















**Rezoning  
Area**

## BYLAW 19191

### SECOND

#### Neighbourhood Structure Plan (as amended)



	Low Density Residential		Non-MR Credit Park
	Medium Density Residential		Separate 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:	19694
Location:	East of 231 Street NW and north of 92 Avenue NW
Address:	9203 - 91 Street NW
Legal Description:	Portion of SW-36-52-26-4
Site Area:	Titled parcel to be subdivided 15.3 ha
Neighbourhood:	Secord
Notified Community Organization:	Secord Community League
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	Secord Neighbourhood Structure Plan
Historic Status:	n/a

Written By:  
Approved By:  
Branch:  
Section:

Cyndie Prpich  
Tim Ford  
Development Services  
Planning Coordination