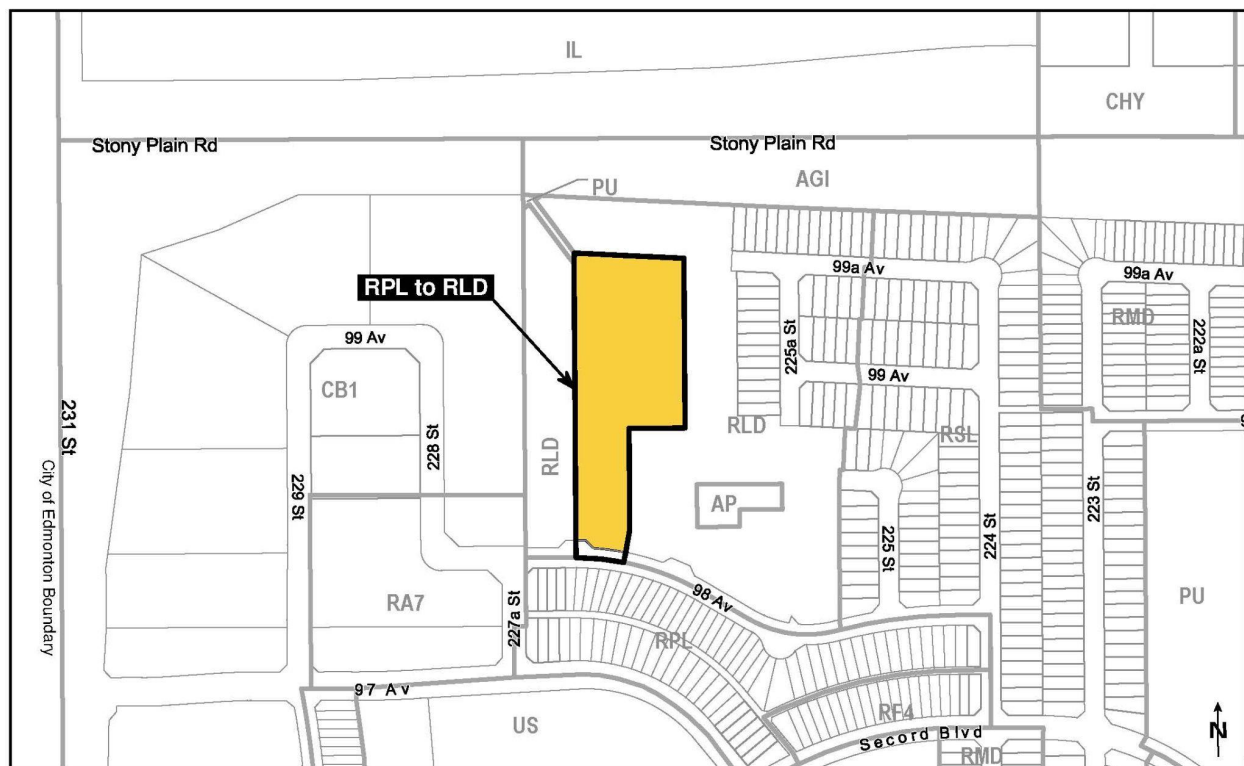




ADMINISTRATION REPORT **REZONING** SECOND

22511 Stony Plain Road NW

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



Recommendation: That Charter Bylaw 19695 to amend the Zoning Bylaw from (RPL) Planned Lot Residential Zone to (RLD) Residential Low Density Zone be APPROVED.

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

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

The Application

CHARTER BYLAW 19695 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 south of Stony Plain Road NW in the northwest corner of the Secord neighborhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RPL) Planned Lot Residential Zone	Undeveloped
CONTEXT		
North	(RLD) Residential Low Density Zone	Undeveloped
East	(RLD) Residential Low Density Zone	Undeveloped
South	(RLD) Residential Low Density Zone	Developing with Single Detached Housing
West	(RLD) Residential Low Density Zone	Undeveloped

Planning Analysis

PLANS IN EFFECT

The proposed rezoning aligns with the goals and objectives of the Secord 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.

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

Transportation indicated that a walkway connection to Stony Plain Road NW will be required with the subdivision of the subject land..

Transit advised that Bus Network Redesign routing is retaining service along Secord Boulevard in close proximity to the subject site.

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 indicated that off site water main construction is required to service the development.

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

Community Engagement

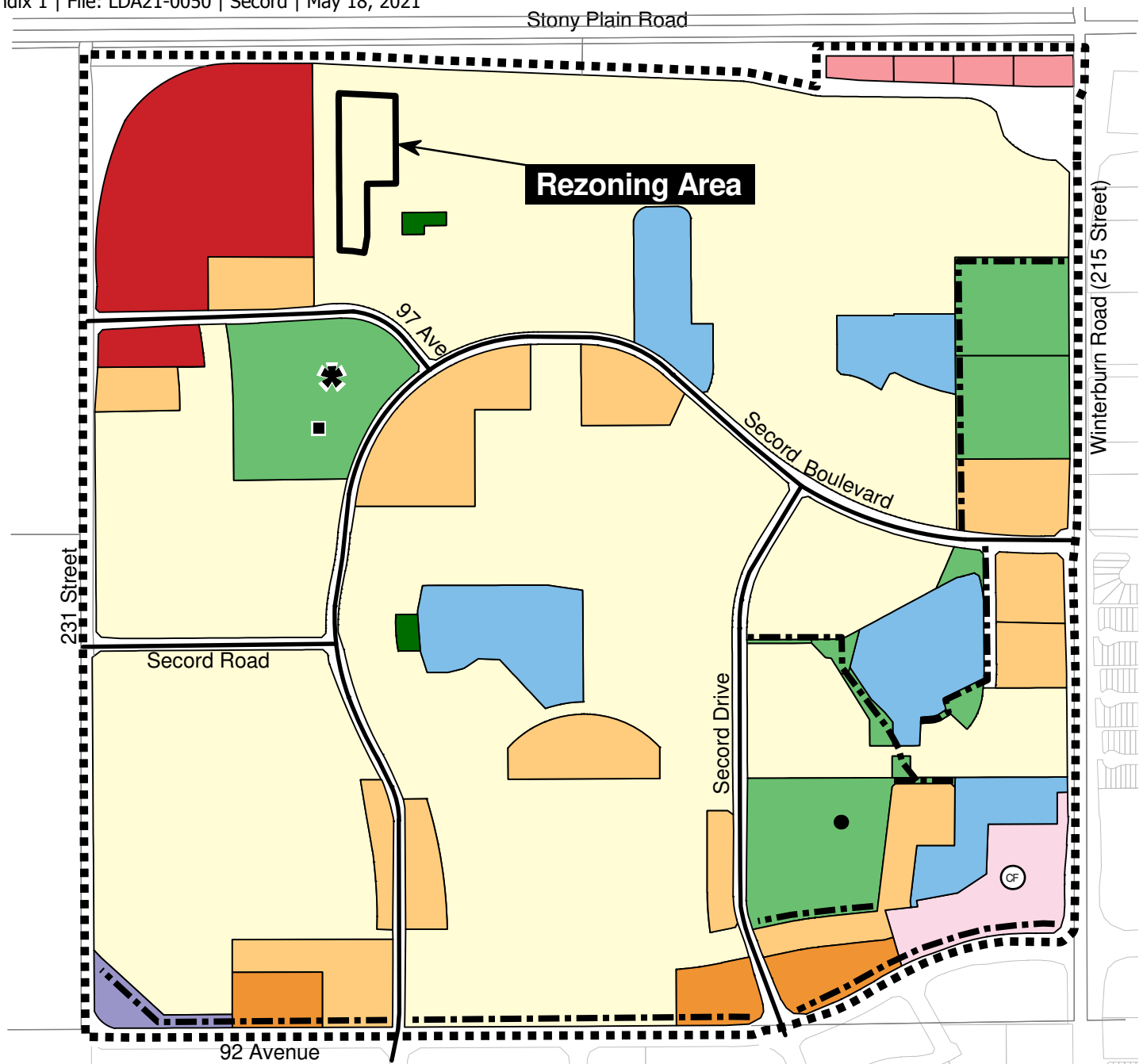
ADVANCE NOTICE February 11, 2021	<ul style="list-style-type: none">• Number of recipients: 100• No responses
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Conclusion

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

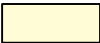
















APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 19191
SECORD
 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:	19695
Location:	South of Stony Plain Road NW and east of 231 Street NW
Address:	22511 Stony Plain Road NW
Legal Description:	Portion of Lot B, Plan 5396NY
Site Area:	Portion of 6.8 ha titled parcel to be subdivided
Neighbourhood:	Secord
Notified Community Organization:	Secord Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RPL) Planned Lot Residential Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	Secord Neighbourhood Structure Plan
Historic Status:	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination