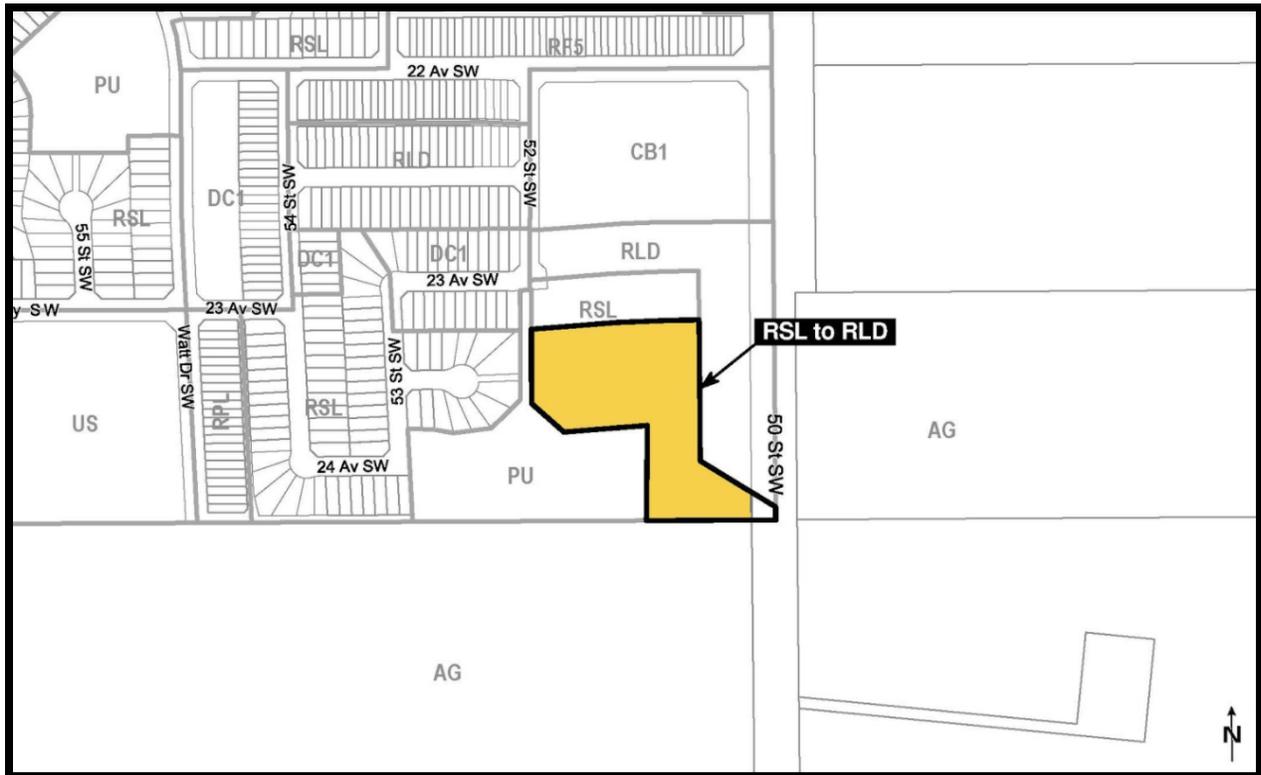




# ADMINISTRATION REPORT **REZONING** WALKER

## 2338 - 50 Street SW

To allow for a range of low density residential housing.



**Recommendation:** That Charter Bylaw 19655 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- will facilitate the orderly development of the neighbourhood;
- is compatible with existing and planned land uses; and
- conforms to the Walker Neighbourhood Structure Plan.

## Report Summary

This application was accepted from Gage Sparks, IBI Group, on January 5, 2021, on behalf of United Acquisition II Corp. This application proposes changing the site's zoning designation from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone.

The application aligns with the *CityPlan* policies and conforms to the Walker Neighbourhood Structure Plan (NSP), which designates the subject site for low density residential uses.

An associated subdivision application to create residential low density lots is currently under review by Administration and external agencies.

## The Application

**CHARTER BYLAW 19655** proposes to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone to allow low density residential development.

## Site and Surrounding Area

The subject area is undeveloped and located west of 50 Street SW and south of 22 Avenue SW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RSL) Residential Small Lot Zone	Undeveloped land
<b>CONTEXT</b>		
North	(RSL) Residential Small Lot Zone (RLD) Residential Low Density Zone	Undeveloped land Undeveloped land
East	(RLD) Residential Low Density Zone (AG) Agricultural Zone	Undeveloped land Acreage housing
South	(AG) Agricultural Zone (PU) Public Utility Zone	Treed stand Stormwater Management Facility
West	(PU) Public Utility Zone	Stormwater Management Facility

## Planning Analysis

The rezoning area is within the Walker Neighbourhood Structure Plan, which designates the site for low-density residential land use. The Plan's land use framework is designed to balance housing choices within the community and take advantage of local amenities offered by stormwater management facilities, multi-use trails, open space and natural landscape features.

The NSP and Zoning Bylaw provides support through policies, objectives and regulations to create well-designed neighbourhoods. A well-designed neighbourhood will allow for various housing choice and density, and multimodal connections to local amenities and open space.

### LAND USE COMPATIBILITY

In terms of development regulations, height and scale, and permitted uses, the proposed RLD Zone will be consistent with the adjacent land zoned RSL to the north and west, as well as the land zoned RLD to the east. The proposed zone will also be compatible with the land zoned PU to the west and the natural area to the south.

The RLD Zone allows for various lot sizes and widths, contributing to a compact urban form and efficient land utilization for single detached residential built forms.

### PLANS IN EFFECT

Low density residential development within the Walker NSP has been planned to provide a good balance of housing choices within the community and take advantage of local amenities offered by stormwater management facilities, multi-use trails, open space and natural landscape features. A well-designed neighbourhood provides inter-connectivity via multi-use trails encouraging walking and cycling as viable alternatives to local automobile use.

The proposed rezoning conforms to the approved Walker NSP which designates the subject site for low density residential uses compatible with existing and planned areas. The application aligns with the policies of the Walker NSP by providing a variety of housing forms, site and building design options.

## **CITYPlan Alignment**

The application aligns with *City Plans* policies by accommodating new housing development within the city's developing areas, to reach the milestone population of 1.25 million people.

## **Technical Review**

All required technical agencies have reviewed the proposed amendment. The planned civic infrastructure can accommodate the proposed zoning change and will be provided in due course through the subdivision process.

## **Transportation**

Administration from Transportation and Transit teams support the proposed rezoning and advise:

- There are no active mode trail connections to the 50 Street SW shared use path between 22 Avenue SW and the future 25 Avenue SW in any approved or proposed subdivision applications, which is a distance of approximately 530 metres. This restricts multimodal connectivity in the neighbourhood, as well as access to future bus service along 50 Street SW. Thus, consideration will be made to provide a trail connection from the subject site to 50 Street SW at the subdivision stage to minimize walking distances as per the Plan's direction.

## **Drainage**

Administration from the Drainage team supports the proposal and advise:

- Permanent sanitary and storm servicing for the subject rezoning area must be provided in general accordance with the servicing schemes identified in the accepted Walker Neighbourhood Design Report Amendment No. 5 - Fourth Submission, dated July 10, 2018.

## **EPCOR Water**

EPCOR Water supports this proposal. The development must meet the standard of water supply under the City of Edmonton Design and Construction Standards and must be in accordance with the approved Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

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

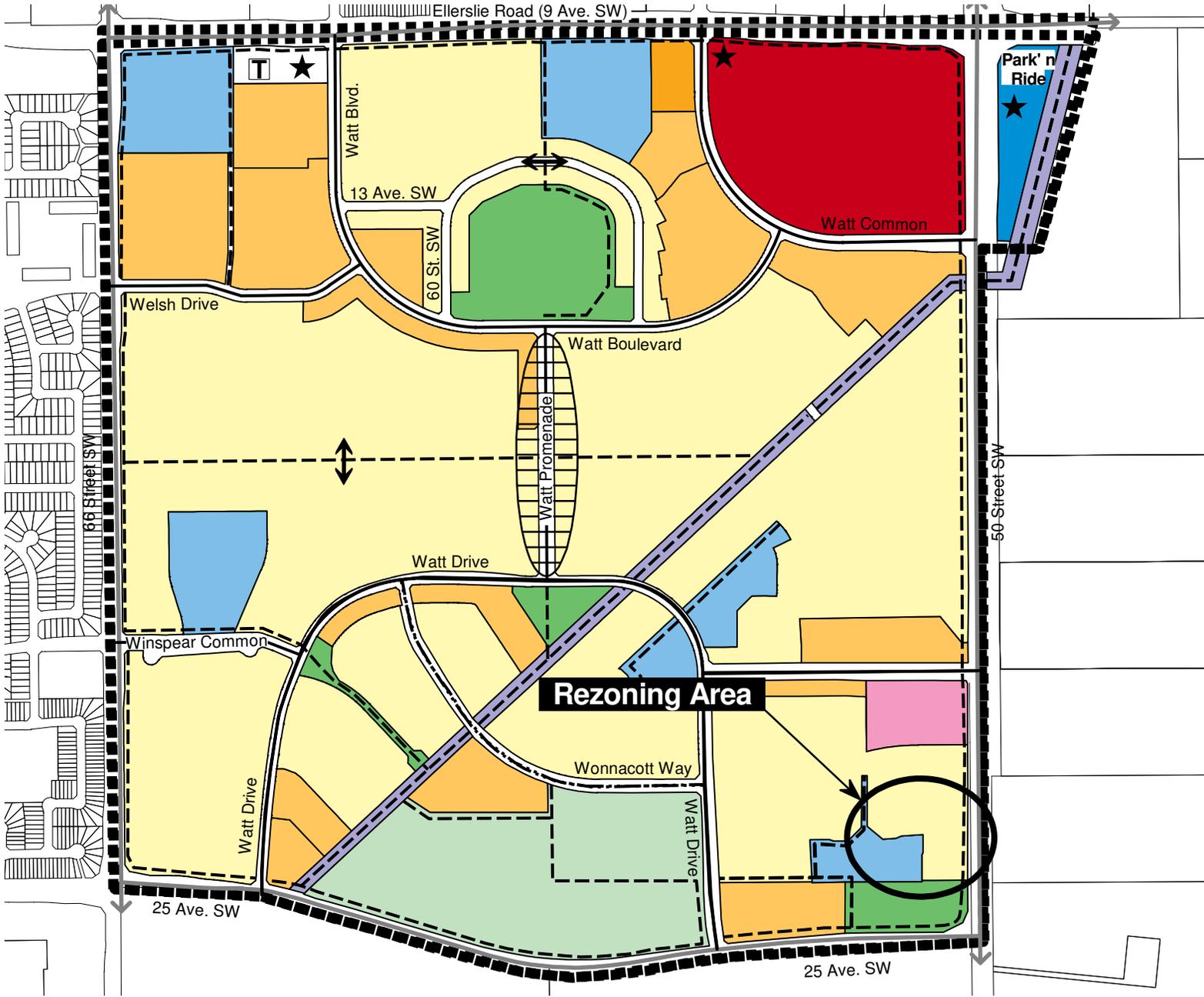
## **Community Engagement**

<b>ADVANCE NOTICE</b> Date: January 27, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 19</li><li>• No responses</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/walkerplanningapplications">edmonton.ca/walkerplanningapplications</a></li></ul>

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

## **APPENDICES**

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19202  
WALKER**

**Neighbourhood Structure Plan  
(as amended)**



- |   |                                |   |                                |
|---|--------------------------------|---|--------------------------------|
|  | Low Density Residential        |  | Park 'n Ride Site              |
|  | Medium Density Residential     |  | Enhanced Pedestrian Connection |
|  | High Density Residential       |  | Multi-Use Trail                |
|  | Community Commercial           |  | Transit Centre                 |
|  | Neighbourhood Commercial       |  | Future HST Stop                |
|  | District Park Campus           |  | Collector Roadway              |
|  | School / Park                  |  | Minor Collector (Non-Transit)  |
|  | Stormwater Management Facility |  | Arterial Roadway               |
|  | Pipeline Right-of-Way          |  | NSP Boundary                   |

**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:	19655
Location:	South of 22 <sup>th</sup> Avenue SW and west of 50 <sup>th</sup> Street SW
Address:	2338 - 50 Street SW
Legal Description:	Portion of SE-23-51-24-4
Site Area:	2.50 Ha
Neighbourhood:	Walker
Notified Community Organization:	Summerside Community League
Applicant:	Gage Sparks, IBI Group Ltd.

### PLANNING FRAMEWORK

Current Zone:	(RSL) Residential Small Lot Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	Walker NSP
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination