

LDA Review Rezoning Review

REZONING COMPONENT for APP15-0117:

Please follow these steps to complete the Rezoning component of your Land Development application:

1. Enter your reason for applying for the Rezoning component of your Land Development application.
2. Select the current zoning in the "FROM Zones" column and the proposed zoning in the "TO Zones" column.
3. Attach your Tentative Rezoning Plan and any supporting documents you wish to include.

REZONING INFORMATION:

The Rezoning component of your Land Development application is for the following parcel(s):

Legal Description	Address	Titles
Plan 3624HW Blk 11 Lot 39	10950 - 138 STREET NW	12X163
Plan 3624HW Blk 11 Lot 40	13820 - 109A AVENUE NW	12X163A
Plan 3624HW Blk 11 Lot 41	13820 - 109A AVENUE NW	12X163B

Reason for Rezoning component

The reason for the rezoning is to accommodate a mixed use development that consists of 16 stacked town homes, a religious assembly space and a daycare space

REZONING DESIGNATIONS:

Click "Add FROM Zone" and select the zoning(s) you wish to change in the "FROM Zones" list. Click "Add TO Zones" and select your proposed zoning(s) in the "TO Zones" list. Use the dropdown lists to search for zones by Code or by Name. If necessary, the details of which FROM zones are changed to which TO zones can be supplied by attaching the relevant supporting documents below.

FROM Zones (Current)

Code	Name
RA7	Low Rise Apartment Zone
RF1	Single Detached Residential Zone

TO Zones (Proposed)

Code	Name
DC2	Site Specific Development Control Provision
DC2	Site Specific Development Control Provision

PLEASE REMEMBER TO CLICK THE "SAVE" BUTTON AT THE BOTTOM OF THE PAGE.

REZONING DOCUMENTS:

To submit the electronic version of your plans for this component, click "Add T-Plan" and then "Attach", then browse for your document. A tentative plan is required for each component (optional for Rezoning). Optional supporting documents can also be attached. Click "Add Document" to attach additional documents.

Tentative Plan

Document Name	File Size	File Type
DC2 Site Plan Appendix 1.pdf	64480	application/pdf
DC2 Site Plan Appendix 2.pdf	121714	application/pdf

Supporting Document(s)

Document Name	File Size	File Type
DC2 Elevation.pdf	742522	application/pdf
DC2 Narrative.pdf	745744	application/pdf
Proposed DC2 Provision.pdf	65386	application/pdf
Traffic and Parking Review.pdf	9060191	application/pdf
comments from affected parties.pdf	1717681	application/pdf
community consultation 1.pdf	5191250	application/pdf
phase 1 esa.pdf	3413058	application/pdf

Direct Control Zoning Application Requirements:

Applicable only if you are applying to Rezone to a DC2 Site Specific Zone. (The purpose of the DC2 provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.)

*****IMPORTANT*****

As part of a DC2 Rezoning application, you MUST submit the following:

- Proposed DC2 Provision
- DC2 Narrative
- Comments from Affected Parties
- DC2 Site Plan
- DC2 Elevation (Optional)

Affected parties include each assessed owner of land wholly or partly located within a distance of 60.0m of the site of the proposed development and the President of each affected Community League and the President of each Business Revitalization Zone Association operating within the prescribed distance of 60.0m. This notification must be done at least 21 days prior to submission of a Rezoning Application.

[Link to DC2 Submission Requirements](#)

Cancel

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