

Bylaw 19803

A Bylaw to amend Bylaw 6288, the Pilot Sound Area Structure Plan  
through an amendment to the Cy Becker Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on June 24, 1981, the Municipal Council of the City of Edmonton passed Bylaw 6288, as amended, being the Pilot Sound Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 6288, as amended, being Pilot Sound Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 4, 2012 Council adopted, as part of the Pilot Sound Area Structure Plan, Bylaw 15747, the Cy Becker Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Cy Becker Neighbourhood Structure Plan through the passage of Bylaws 16425 and 19154; and

WHEREAS an application was received by Administration to amend the Cy Becker Neighbourhood Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Cy Becker Neighbourhood Structure Plan, being Appendix "E" to Bylaw 6288, as amended, the Pilot Sound Area Structure Plan is hereby amended by:

- a. In Section 2.2.7 Petroleum/Gas Wells & Pipelines, replace the second paragraph with the following:

“The existing pipeline right-of-way is to be relocated to the northern edge of the neighbourhood, adjacent to the Transportation Utility Corridor (TUC). A Public Utility Lot will be dedicated to accommodate this pipeline right-of-way. All costs incurred through the relocation of the pipelines shall be borne by the pipeline operator and/or the developer.”

- b. In Section 3.2 Goals and Objectives, under Infrastructure, Servicing and Staging, add the following:

“ 34. Ensure that major utilities within the NSP are accommodated to support land use compatibility, access, and ease of maintenance.”

- c. In Section 3.2.9.1 Infrastructure, add the following:

“Objective 34

Ensure that major utilities within the NSP are accommodated to support land use compatibility, access, and ease of maintenance.

NSP Policy

The pipeline right-of-way shall be accommodated within a Public Utility land use designation along the northern edge of the neighbourhood.

Implementation

Figure 7.0 - Land Use Concept identifies the Public Utility area that accommodates the pipeline right-of-way. This area shall be zoned Public Utility and dedicated as a public utility lot at the subdivision stage.

Rationale

The Public Utility designation along the northern boundary of the neighbourhood accommodates a pipeline right-of-way alignment that limits impacts on the nearby residential development area, and allows for integration with the TUC for access and maintenance.”

- d. deleting the Map entitled “Bylaw 15747 – Cy Becker Neighbourhood Structure Plan” and substituting therefore the Map entitled “Bylaw 19803 – Amendment to Cy Becker Neighbourhood Structure Plan ” attached hereto as Schedule “A”;
- e. deleting the Table 5 entitled “Cy Becker Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 15747” and substituting therefore the Table 5 entitled “Cy Becker Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19803” attached hereto as Schedule “B”;

- f. deleting “Figure 7.0 – Land Use Concept” and substituting it with “Figure 7.0 – Land Use Concept,” attached hereto as Schedule “C” and forming part of this Bylaw;
- g. deleting “Figure 8.0 – Pedestrian Network” and substituting it with “Figure 8.0 – Pedestrian Network,” attached hereto as Schedule “D” and forming part of this Bylaw;
- h. deleting “Figure 9.0 – Transportation Network” and substituting it with “Figure 9.0 – Transportation Network,” attached hereto as Schedule “E” and forming part of this Bylaw;
- i. deleting “Figure 10.0 – Sanitary Servicing” and substituting it with “Figure 10.0 – Sanitary Servicing,” attached hereto as Schedule “F” and forming part of this Bylaw;
- j. deleting “Figure 11.0 – Stormwater Servicing” and substituting it with “Figure 11.0 – Stormwater Servicing,” attached hereto as Schedule “G” and forming part of this Bylaw;
- k. deleting “Figure 12.0 – Water Servicing” and substituting it with “Figure 12.0 – Water Servicing,” attached hereto as Schedule “H” and forming part of this Bylaw; and
- l. deleting “Figure 13.0 – Staging Concept” and substituting it with “Figure 13.0 – Staging Concept,” attached hereto as Schedule “I” and forming part of this Bylaw.

READ a first time this	31st day of August	, A. D. 2021;
READ a second time this	31st day of August	, A. D. 2021;
READ a third time this	31st day of August	, A. D. 2021;
SIGNED and PASSED this	31st day of August	, A. D. 2021.

THE CITY OF EDMONTON

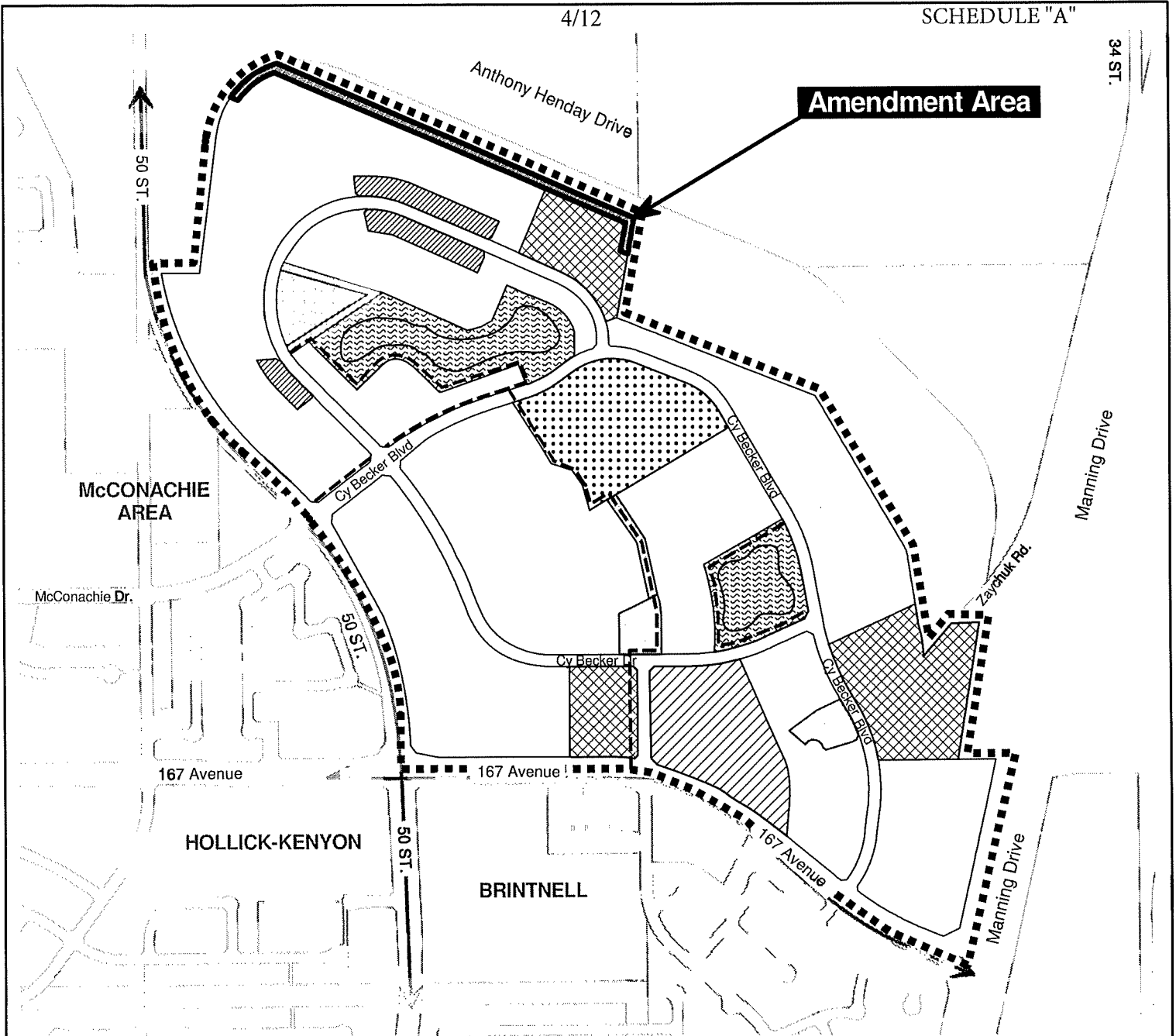


---

MAYOR

A I   
CITY CLERK

---






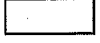










**Amendment Area**

**BYLAW 19803  
AMENDMENT TO  
CY BECKER**

Neighbourhood Structure Plan  
(as amended)



- |   |                            |   |                                |
|---|----------------------------|---|--------------------------------|
|  | Low Density Residential    |  | Natural Area with 10m Buffer   |
|  | Medium Density Residential |  | Stormwater Management Facility |
|  | Row Housing                |  | Greenway                       |
|  | Community Commercial       |  | Shared-Use Path                |
|  | Urban Villiage Park        |  | Arterial Roadway               |
|  | Park                       |  | Boundary of N.S.P.             |
|  | Public Utility             |  | Amendment Area                 |

**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.

**Cy Becker Neighbourhood Structure Plan  
Land Use and Population Statistics  
Bylaw 19803**

LAND USE	Area (ha)	% of GA
Gross Area	99.54	
Arterial Road Right-of-Way	3.67	
Public Utility (Pipeline Right-of-Way)	1.00	
	Area (ha)	% of GDA
Gross Developable Area	94.87	100.0%
Commercial		
<i>Community Commercial</i>	4.07	4.3%
Parkland, Recreation, School, Municipal Reserve**	7.62	8.0%
		% of MR
<i>Urban Village Park</i>	5.00	5.27%
<i>Pocket Park</i>	1.08	1.14%
<i>Natural Area (Tree Stand)</i>	1.32	1.39%
<i>Greenway</i>	0.22	0.23%
Transportation		
<i>Circulation</i>	19.17	20.2%
Infrastructure / Servicing		
<i>Stormwater Management Facilities</i>	6.83	7.2%
<b>Total Non-Residential Area</b>	<b>37.69</b>	<b>39.73%</b>
<b>Net Residential Area (NRA)</b>	<b>57.18</b>	<b>60.27%</b>

**RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
<i>Single/Semi-Detached</i>	47.49	25	1,187	60%	2.80	3,324
<i>Row Housing</i>	1.89	45	85	4%	2.80	238
<i>Low-Rise/Medium Density Housing</i>	7.80	90	702	36%	1.80	1,264
<b>Total</b>	<b>57.18</b>		<b>1,974</b>	<b>100%</b>		<b>4,826</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnrha):		84
Unit Density (upnrha)		35
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing		60% 40%
Population (%) within 500 m of Parkland		100%
Population (%) within 400 m of Transit Service		100%
Population (%) within 600 m of Commercial Service		69%
Presence / Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	1.32	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>	<b>379</b>
Elementary	190
Junior High	95
Senior High	95
<b>Separate School Board</b>	<b>190</b>
Elementary	95
Junior High	47
Senior High	47
<b>Total Student Population</b>	<b>569</b>

\* Portion of Zaychuk Road has been designated as Community Commercial, Low-Rise/Medium Density Housing and Park Land Use

Area of Existing Facility-Greenhouse (1.74 ha) has been designated Low-Rise/Medium Density Housing Land Use

\*\*Areas dedicated to Municipal Reserve to be confirmed by legal survey.

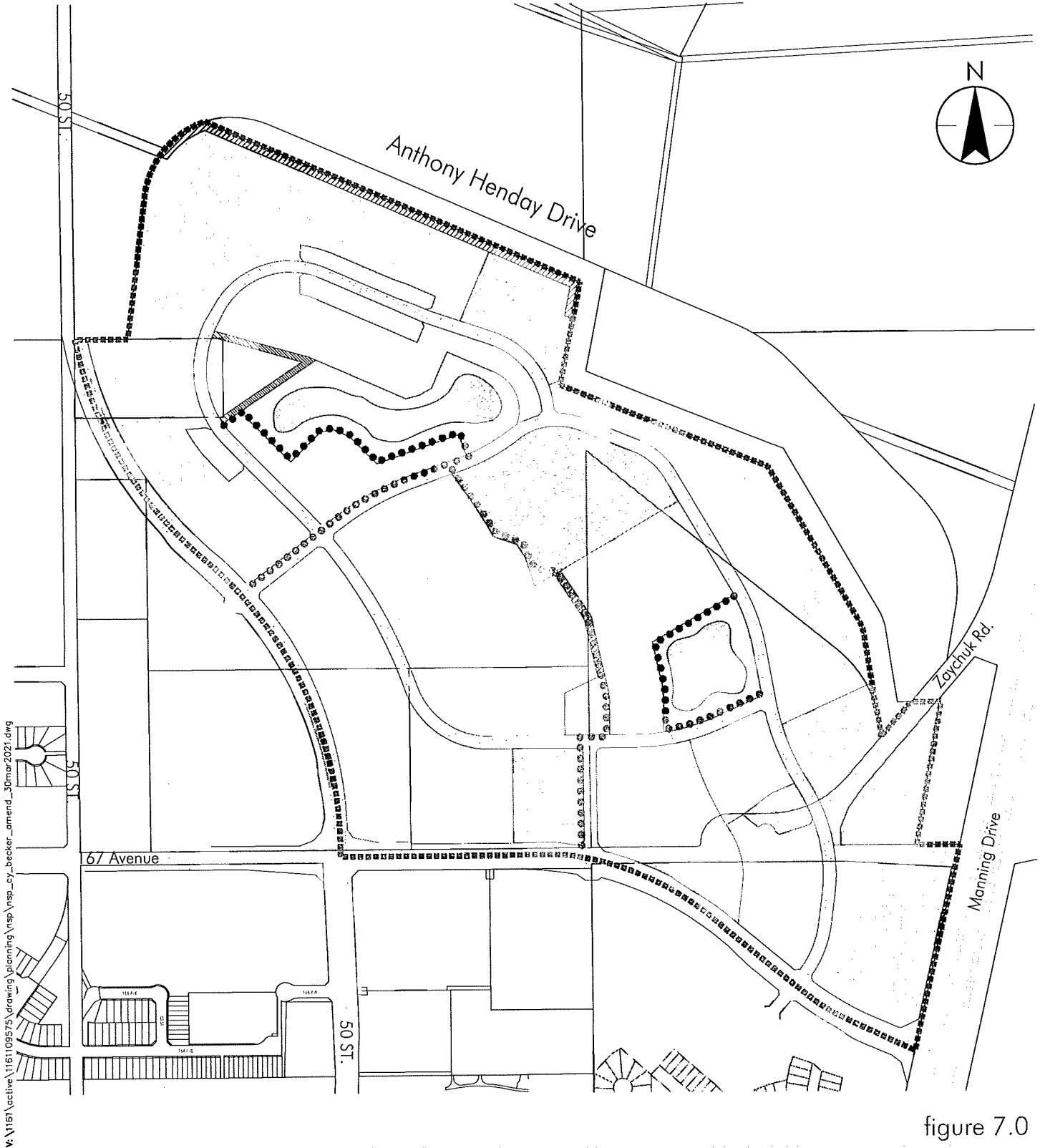


figure 7.0

Legend

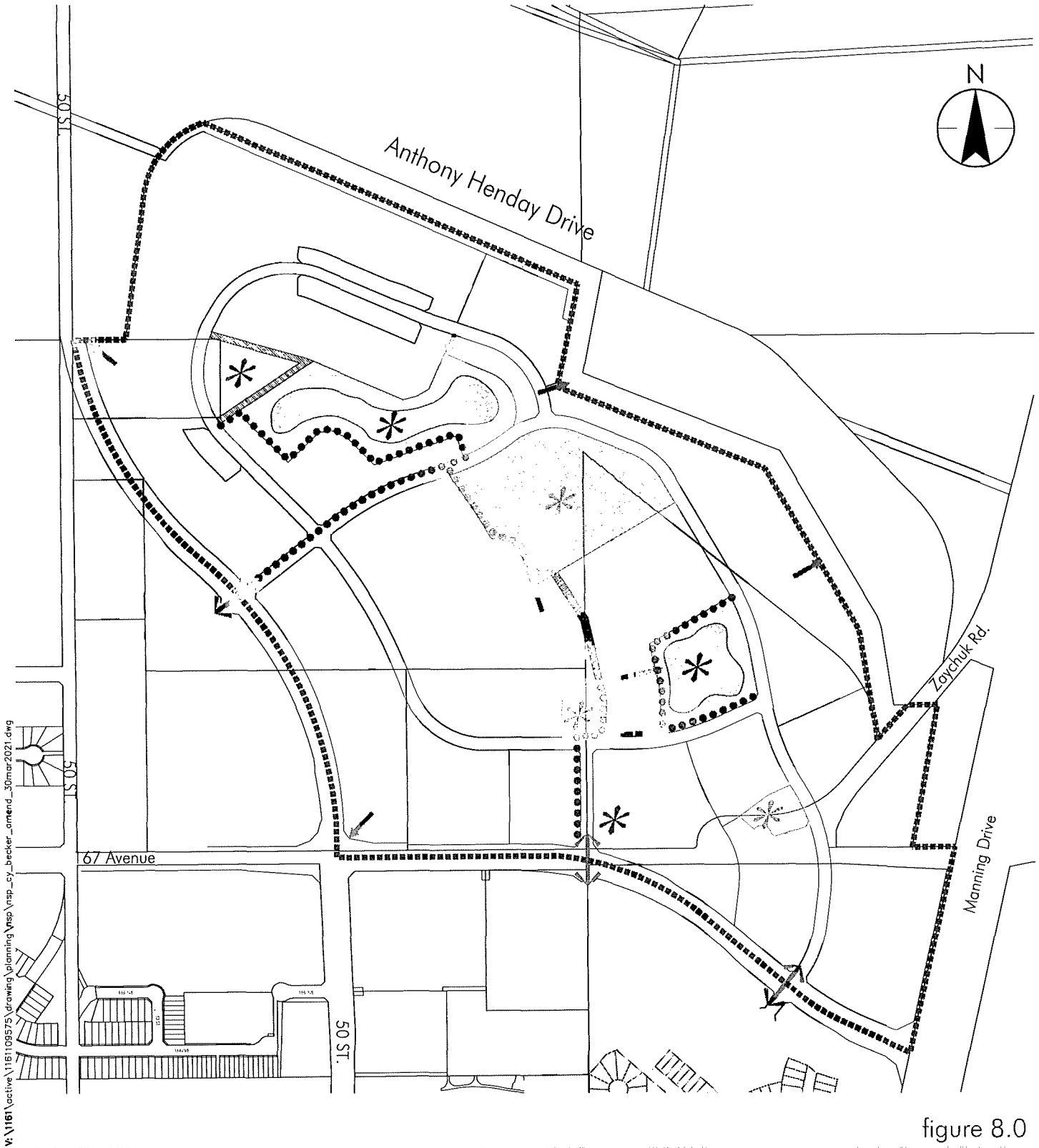
- |  |                                |  |                        |
|--|--------------------------------|--|------------------------|
|  | Low Density Residential        |  | Greenway               |
|  | Row Housing                    |  | Park                   |
|  | Medium Density Residential     |  | Public Utility         |
|  | Community Commercial           |  | Shared-Use Path        |
|  | Urban Village Park             |  | Arterial Roadway       |
|  | Constructed Wetland            |  | Collector Roadway      |
|  | Stormwater Management Facility |  | Neighbourhood Boundary |
|  | Natural Area with 10m Buffer   |  |                        |

Land Use Concept

Cy Becker

NEIGHBOURHOOD STRUCTURE PLAN

March 2021



V:\1161\active\1161109575\drawing\planning\vsp\vsp\_cy\_becker\_omend\_30mar2021.dwg

figure 8.0

Pedestrian Network

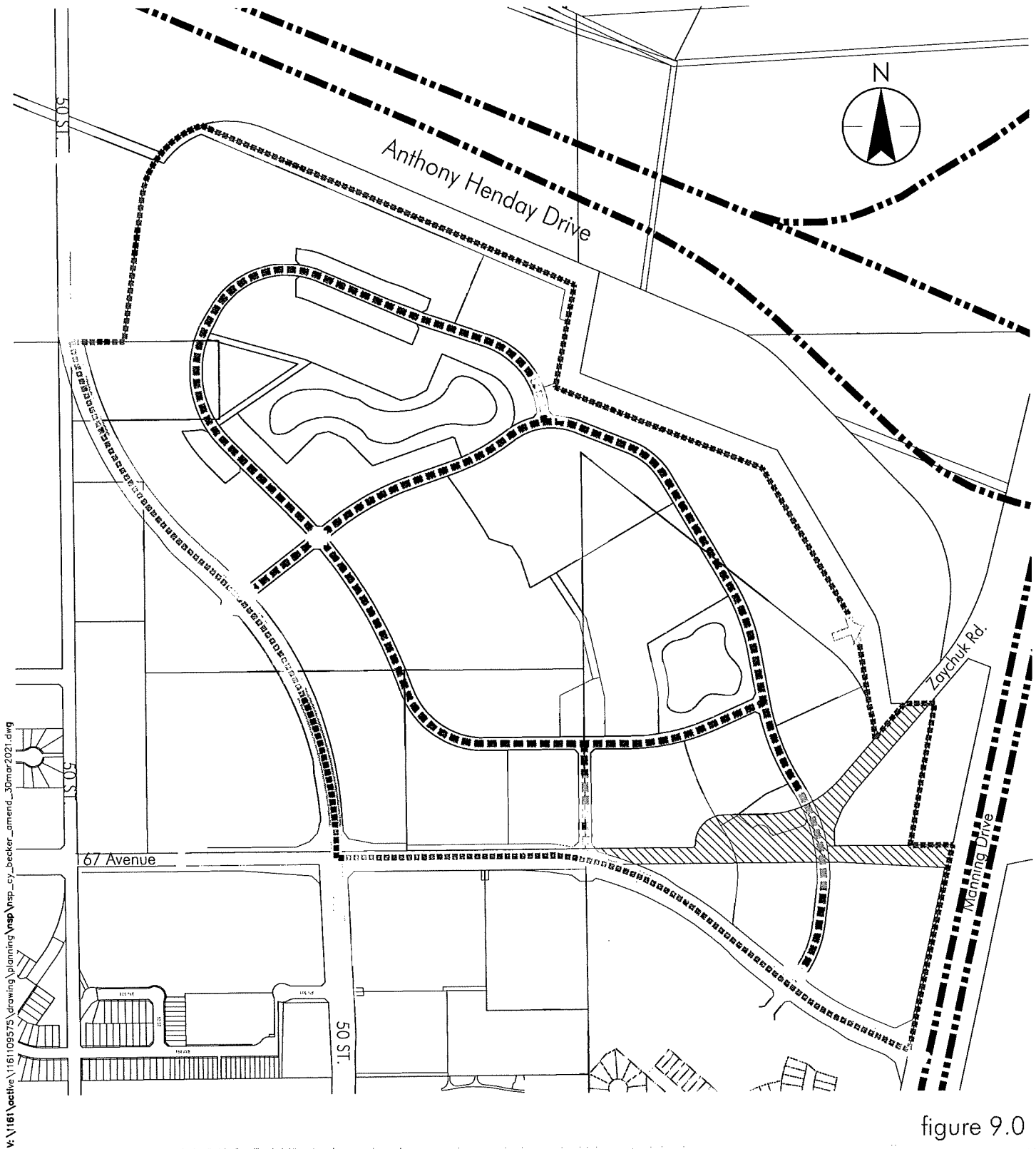
Cy Becker

NEIGHBOURHOOD STRUCTURE PLAN

March 2021

Legend







- Shared-Use Path
- ▶ Minor Pedestrian Linkage
- - -▶ Potential Minor Pedestrian Linkage
- ▨ Greenway
- \* Destination Areas
- ↔ Key Pedestrian Crossing
- ▭ Urban Village Park
- ▭ Park
- ▭ Natural Area
- ▭ Constructed Wetland Stormwater Management Facility
- - - Neighbourhood Boundary



V:\1161\active\1161109575\drawing\planning\vsp\_cy\_becker\_amend\_30mar2021.dwg

figure 9.0

Legend

-  Arterial Roadway
-  Collector Roadway
-  6m Access Corridor to the TUC
-  Road Right of Way to be Closed
-  Anthony Henday Drive and Manning Drive
-  Neighbourhood Boundary

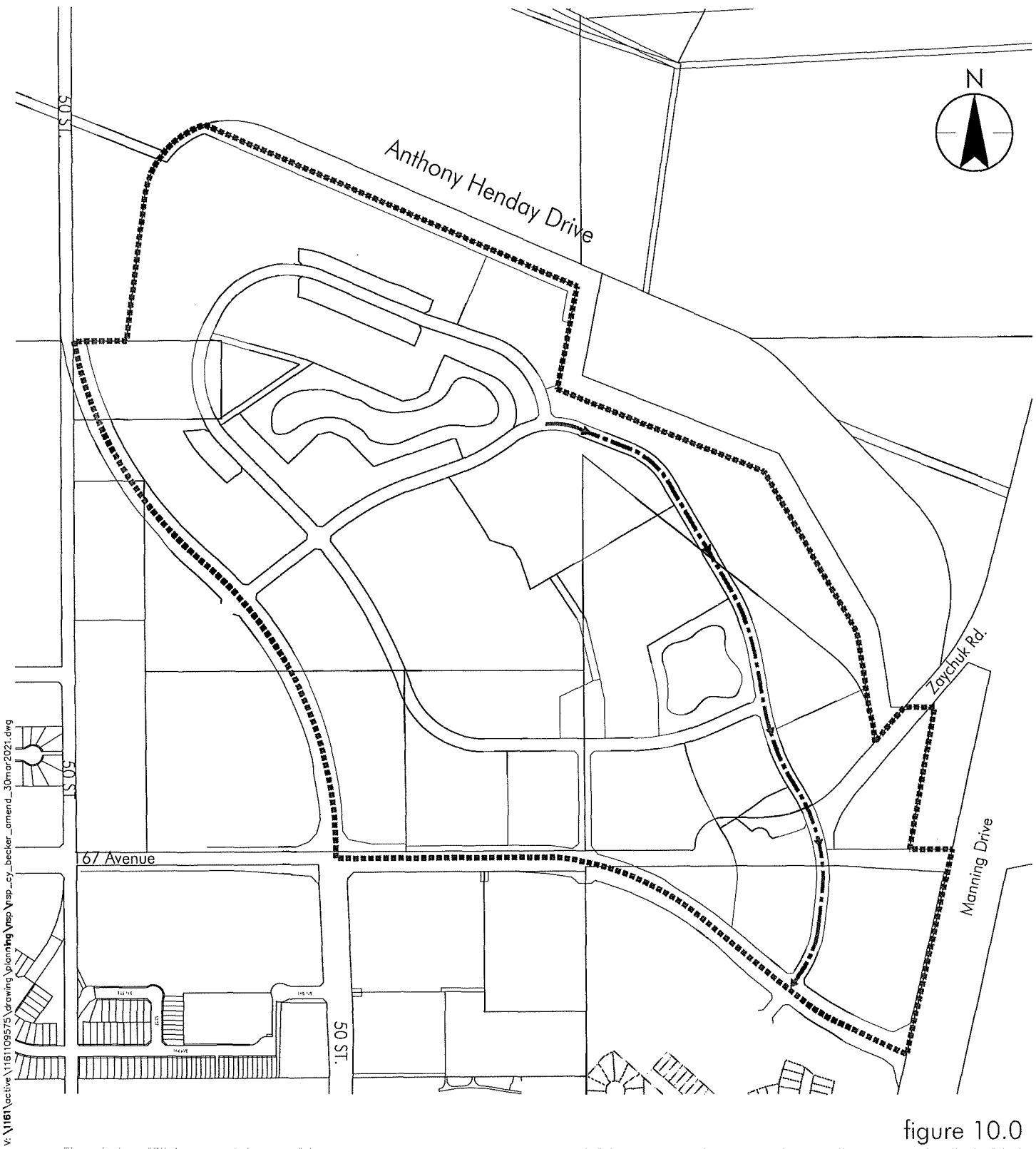
Transportation Network

Cy Becker

NEIGHBOURHOOD STRUCTURE PLAN

March 2021



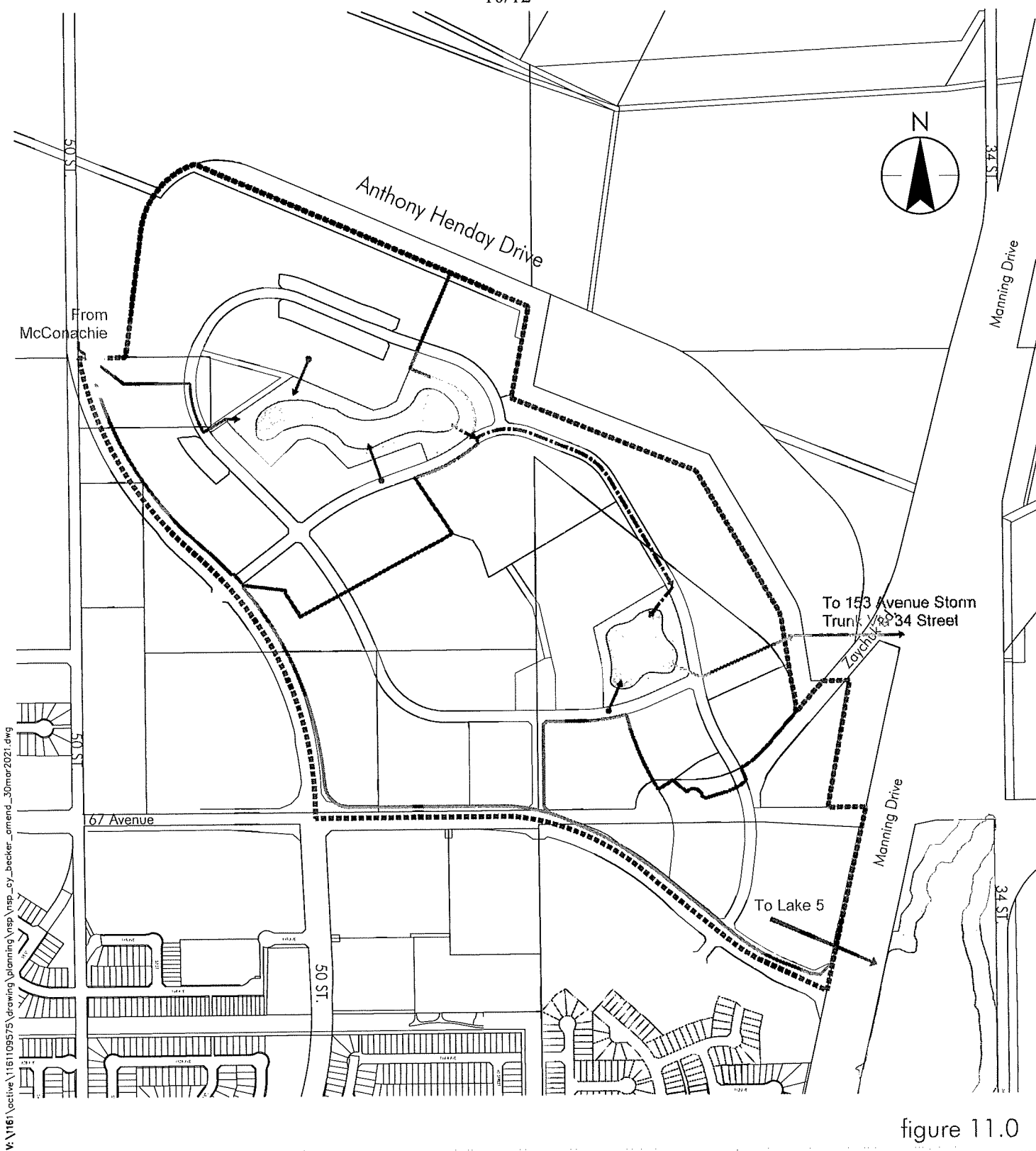


V:\1161\active\1161109575\drawing\planning\vsp\_visp\_becker\_amend\_30mar2021.dwg

figure 10.0

- Legend
- Sanitary Trunk
  - ..... Neighbourhood Boundary








Sanitary Servicing  
**Cy Becker**  
 NEIGHBOURHOOD STRUCTURE PLAN  
 March 2021



V:\1161\09575\drawing\planning\vsp\vsp\_cy\_becker\_amend\_30mar2021.dwg

figure 11.0

Legend

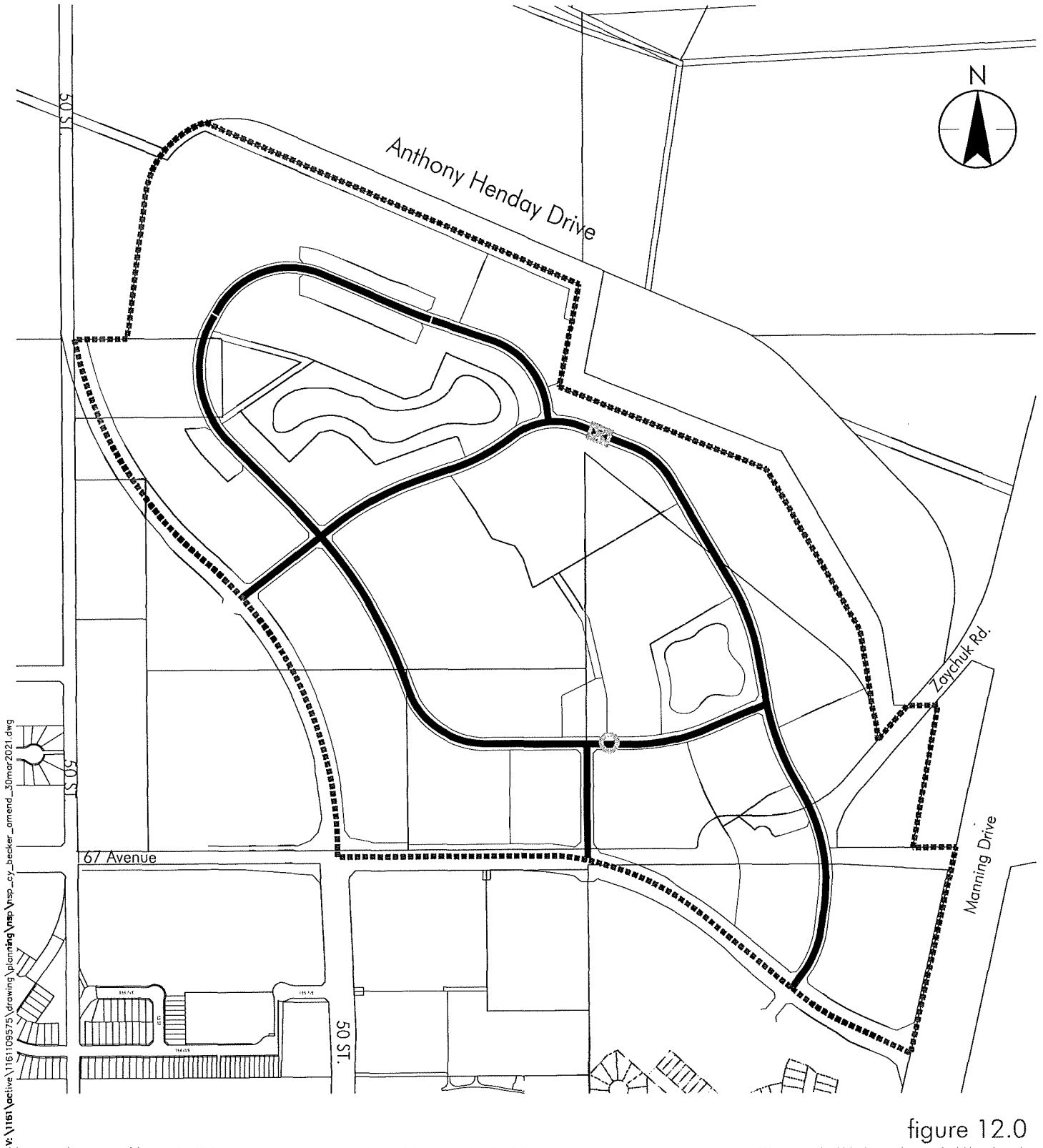
-  Storm Basin Boundary
-  Storm Trunk
-  Interconnecting Pipe
-  Storm Outfall Pipe
-  Constructed Wetland
-  Stormwater Management Facility
-  Neighbourhood Boundary

Stormwater Servicing

Cy Becker

NEIGHBOURHOOD STRUCTURE PLAN

March 2021



W:\1161\active\1161109575\drawing\planning\wsp\wsp\_cy\_becker\_omend\_30mar2021.dwg

figure 12.0





Water Servicing

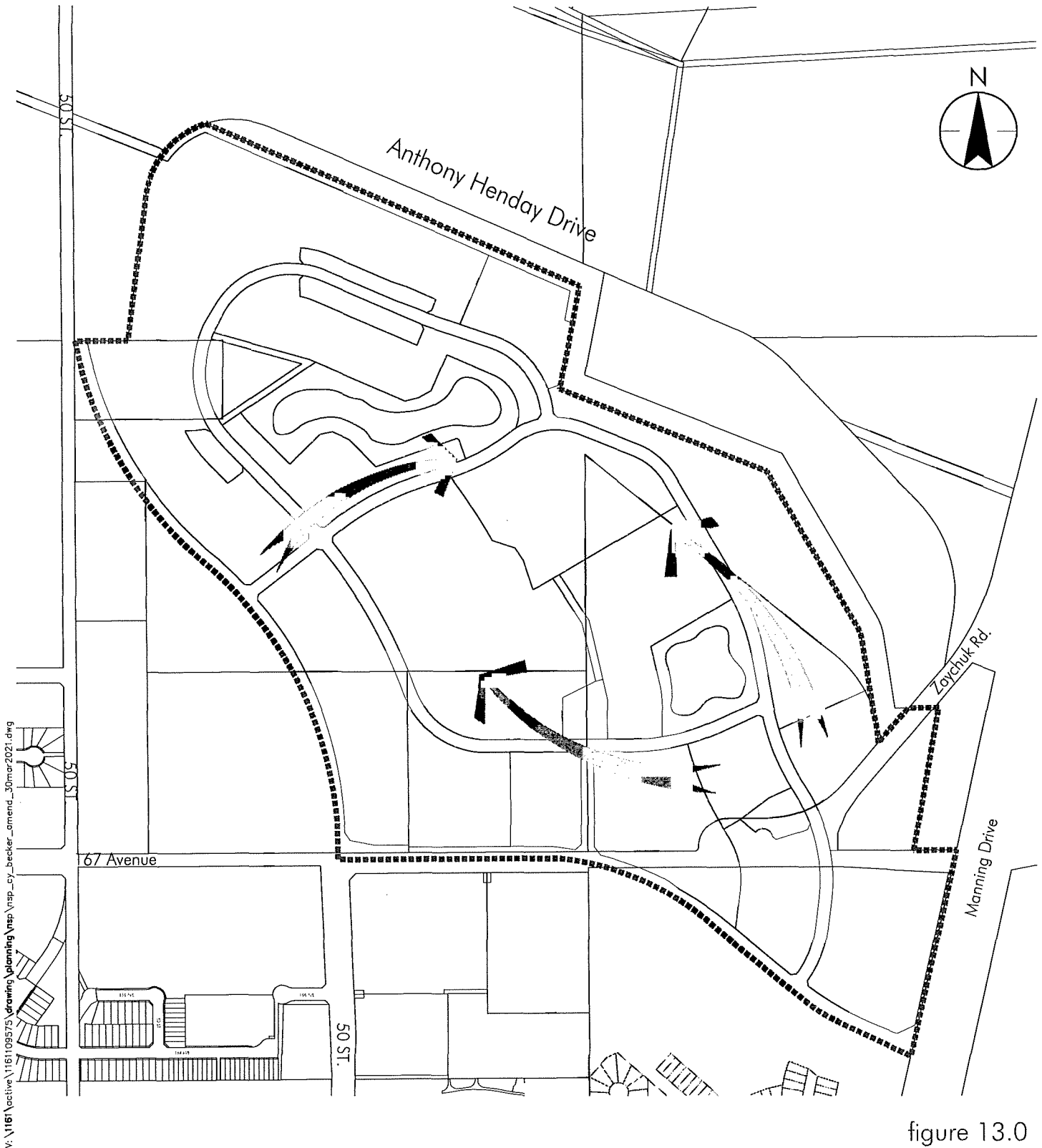
# Cy Becker

## NEIGHBOURHOOD STRUCTURE PLAN

March 2021

**Legend**



-  Future Watermain
-  PRV Pressure Reducing Valve
-  Check Valve
-  Neighbourhood Boundary



V:\1161\active\1161109575\_drawing\planning\vsp\vsp\_cy\_becker\_omend\_30mar2021.dwg

figure 13.0

Legend

-  Potential Path of Development
-  Neighbourhood Boundary

Staging Concept

Cy Becker

NEIGHBOURHOOD STRUCTURE PLAN

March 2021