

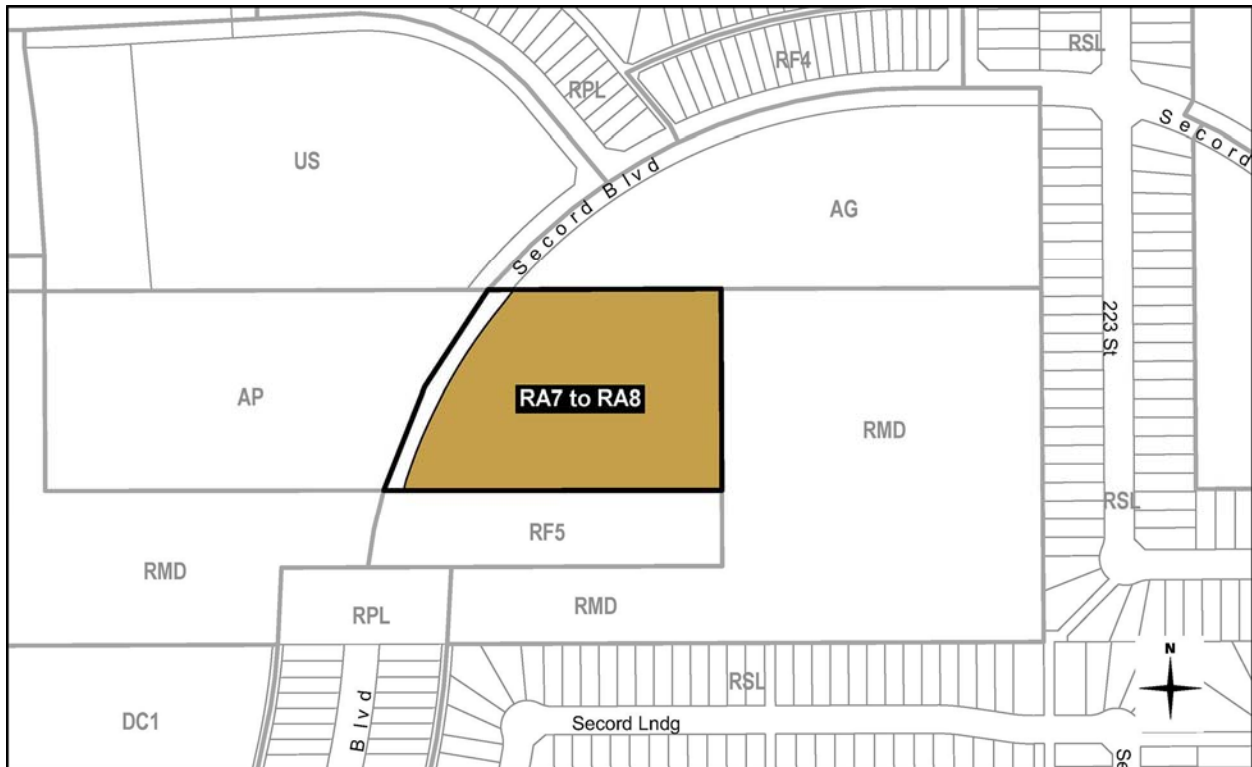


# PLAN AMENDMENT AND REZONING APPLICATION

## Secord

### 9615-231 Street NW

To allow for the development of medium rise apartment uses.



## RECOMMENDATION AND JUSTIFICATION

Urban Form and Corporate Strategic Development is in SUPPORT of this application because:

- it adds diversity to existing housing forms in the neighbourhood;
- it is a suitable location near transit service and neighbourhood amenities (school/park site); and
- is compatible with surrounding land uses.

## THE APPLICATION

The purpose of the proposed Bylaws is to increase the opportunity for medium rise apartments as higher residential density development from low rise apartment uses currently allowed on the subject site in the west central portion of the Secord Neighbourhood as follows:

1. BYLAW 18132 proposes to amend the Secord Neighbourhood Structure Plan (NSP) to redesignate land uses from Medium Density Residential to High Density Residential Uses, and update associated text, figures and statistics accordingly.
2. BYLAW 18139 proposes to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone to allow for the development of medium rise apartment housing.

The proposed changes to the NSP for the Secord Neighbourhood result in an overall decrease in the area of land designated for Medium Density Residential by 1.7 ha and corresponding increase in area designated for High Density Residential uses.

## SITE AND SURROUNDING AREA

The subject site is located along a future collector roadway and is situated between sites designated for medium density residential uses to the north and south. Land to the east is designated for low density residential uses and is zoned for a mix of dwelling types accordingly. A built school and future park site is located west of the subject area.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone	Vacant land
<b>CONTEXT</b>		
North	(AG) Agricultural Zone- designated for future Medium Density Residential land uses	Vacant land
East	(RMD) Residential Mixed Development Zone	Vacant land
South	(RF5) Row Housing Zone	Vacant land
West	(AP) Public Parks Zone	Vacant land

## PLANNING ANALYSIS

The Secord neighbourhood is primarily a residential neighbourhood planned for a mix of low and medium density housing. The proposed plan amendment and rezoning allows for the addition of higher density housing forms increasing the density in an area next to a future collector road and in proximity to a built school and future park site.

The proposed RA8 zone allows for an increased height of about 6 meters (approximately 2 storeys) from what the RA7 Zone allows, to a maximum of approximately 6 storeys. The NSP amendment proposes a corresponding residential unit increase of 232 with potential to increase the neighbourhood's population from 13,549 to 13,851. The neighbourhood density increase from 37.1 to 38.6 units per net residential hectare is within the Capital Region Board's residential density targets for this area.

### LAND USE COMPATIBILITY

Allowing the proposed medium scale residential uses would present a gradual transition from areas designated for low rise apartment and town house uses north and south of the site. Under the RA8 Zone, specific design regulations of the Zoning Bylaw would be applied at the development permit stage as the site is adjacent to RMD zoned land to the east and RF5 Zoned land to the south. These regulations would require building and site design elements that address transition and ensure land use compatibility with future planned adjacent development.

### PLANS IN EFFECT

The subject site conforms with the Lewis Farms Area Structure Plan (ASP) that designated the site for residential uses. The proposed Secord NSP amendment supports the Secord NSP and Lewis Farms ASP objectives to increase diversity in housing forms near transit and neighbourhood amenities including the built school and future park site.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. The technical review included the following advisements that will be considered at the development permit stage:

### Transportation

- the applicant may be required to submit a Traffic Impact Assessment
- transit service requirements that may necessitate a temporary transit turnaround at the existing terminus of Secord Boulevard

### Drainage/Water and Sewer Service

- mechanical site plans must be submitted and sanitary and storm service needs addressed in accordance with the Secord Neighbourhood Design Report

### EPCOR Water

- water infrastructure completion and water mains installed
- additional methods of meeting on-site fire protection requirements

## PUBLIC ENGAGEMENT

<p><b>ADVANCE NOTICE</b> June 16, 2017</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 1435</li> <li>● Number of responses in support: N/A</li> <li>● Number of responses with concerns: 6</li> <li>● Comments included:                             <ul style="list-style-type: none"> <li>○ Parking and traffic generated re. access</li> <li>○ Object to higher density:                                     <ul style="list-style-type: none"> <li>▪ Construction noise</li> <li>▪ Loss of privacy</li> <li>▪ Blocked neighbourhood views</li> <li>▪ Potential crime</li> <li>▪ Weakened property values</li> </ul> </li> </ul> </li> <li>● Information provided:                             <ul style="list-style-type: none"> <li>○ Collector road will be extended for access and Transportation review states no concern with projected traffic flows</li> <li>○ Parking will be addressed at development permit stage</li> <li>○ comments submitted are summarized in the Council Report; public hearing process was shared</li> </ul> </li> </ul>
<p><b>PUBLIC MEETING</b></p>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<p><b>WEB PAGE</b></p>	<ul style="list-style-type: none"> <li>● Web page planning application information</li> </ul>

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	included a comparison of the RA7 and RA8 zones.
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## **CONCLUSION**

Urban Form and Corporate Strategic Development recommends that City Council APPROVE the proposed bylaws.

## **APPENDICES**

- 1 Approved Secord NSP Land Use and Population Statistics – Bylaw 17886
- 2 Proposed Secord NSP Land Use and Population Statistics – Bylaw 18132
- 3 Approved NSP – Bylaw 17886
- 4 Proposed NSP – Bylaw 18132
- 5 Application Summary

**SECORD NEIGHBOURHOOD STRUCTURE PLAN  
APPROVED LAND USE & POPULATION STATISTICS  
BYLAW 17886**

	AREA (ha)	% of GDA
<b>GROSS AREA</b>	<b>244.7</b>	
Arterial and Collector Roadways	5.7	
Utility/Pipeline Corridors	2.9	
<b>GROSS DEVELOPABLE AREA</b>	<b>236.1</b>	<b>100%</b>
Municipal Reserve	18.4	7.8%
School/Park	11.3	4.8%
Parks/Natural Areas	1.0	0.4%
Lot 10, MSR. Plan 7823225	3.0	1.2%
Lot R, Plan 4717RS	3.1	1.3%
Public Park (Donated)	0.3	0.1%
Park (Non- MR Credit)	0.2	0.1%
Commercial /Business	11.53	4.9%
Existing Commercial	1.87	0.8%
Stormwater Management Facility	14.50	6.1%
Circulation@ 15%	35.41	15.0%
<b>TOTAL</b>	<b>82.2</b>	<b>34.8%</b>
<b>NET RESIDENTIAL AREA</b>	<b>153.9</b>	<b>65.2%</b>

**RESIDENTIAL LAND USE ANALYSIS**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
Single/Semi-detached	121.7	25	3,044	2.8	8,522	53.3
<b>Medium Density Residential**</b>						
Rowhousing	5.0	45	224	2.8	627	3.9
Town Centre Medium Density Residential	7.0	90	630	1.8	1,134	11.0
Low Rise/Medium Density Residential	20.2	90	1,814	1.8	3,266	31.8
<b>TOTAL</b>	<b>153.9</b>		<b>5,712</b>		<b>13,549</b>	<b>100%</b>

**Sustainability Measures**

Population per net hectare (ppnha):	88.1 persons per net residential hectare
Units Per net Residential Hectare (upnrha):	37.1 units per net residential hectare
LDR/MDR Ratio	53.3%/46.7%
Population (%) within 500 m of Parkland	98%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	64%

**STUDENT GENERATION**

	<b>Elementary</b>	<b>Junior High School</b>	<b>Senior High</b>	<b>Total</b>
Public	489	489		978
Separate	245	245		490
<b>Total Students</b>	<b>734</b>	<b>734</b>		<b>1,468</b>

\*The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision through discussion with Sustainable Development- Parks Planning.

\*\*25% of the RMD density is accounted for as MDR.

**SECORD NEIGHBOURHOOD STRUCTURE PLAN  
PROPOSED LAND USE & POPULATION STATISTICS  
BYLAW 18132**

	AREA (ha)	% of GDA
<b>GROSS AREA</b>	<b>244.7</b>	
Arterial and Collector Roadways	5.7	
Utility/Pipeline Corridors	2.9	
<b>GROSS DEVELOPABLE AREA</b>	<b>236.1</b>	<b>100%</b>
Municipal Reserve	18.4	7.8%
<i>School/Park</i>	<i>11.3</i>	<i>4.8%</i>
<i>Parks/Natural Areas</i>	<i>1.0</i>	<i>0.4%</i>
<i>Lot 10, MSR. Plan 7823225</i>	<i>3.0</i>	<i>1.2%</i>
<i>Lot R, Plan 4717RS</i>	<i>3.1</i>	<i>1.3%</i>
Public Park (Donated)	0.3	0.1%
Park (Non- MR Credit)	0.2	0.1%
Commercial /Business	11.5	4.9%
Existing Commercial	1.9	0.8%
Stormwater Management Facility	14.5	6.1%
Circulation@ 15%	35.4	15.0%
<b>TOTAL</b>	<b>82.2</b>	<b>34.8%</b>
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Single/Semi-detached	121.7	25	3,043	2.8	8,519	51.2
<b>Medium Density Residential**</b>						
Rowhousing	5.0	45	224	2.8	627	3.8
Town Centre Medium Density Residential	7.0	90	630	1.8	1,134	10.6
Low Rise/Medium Density Residential	18.5	90	1,665	1.8	2,997	28.0
Medium Rise/High Density Residential	1.7	225	383	1.5	574	6.4
<b>TOTAL</b>	<b>153.9</b>		<b>5,944</b>		<b>13,851</b>	<b>100%</b>

**Sustainability Measures**

Population per net hectare (ppnha):	90.0 persons per net residential hectare
Units Per net Residential Hectare (upnrha):	38.6 units per net residential hectare
LDR/MDR Ratio	51.2%/48.8%
Population (%) within 500 m of Parkland	98%
Population (%) within 400 m of Transit Service	100%

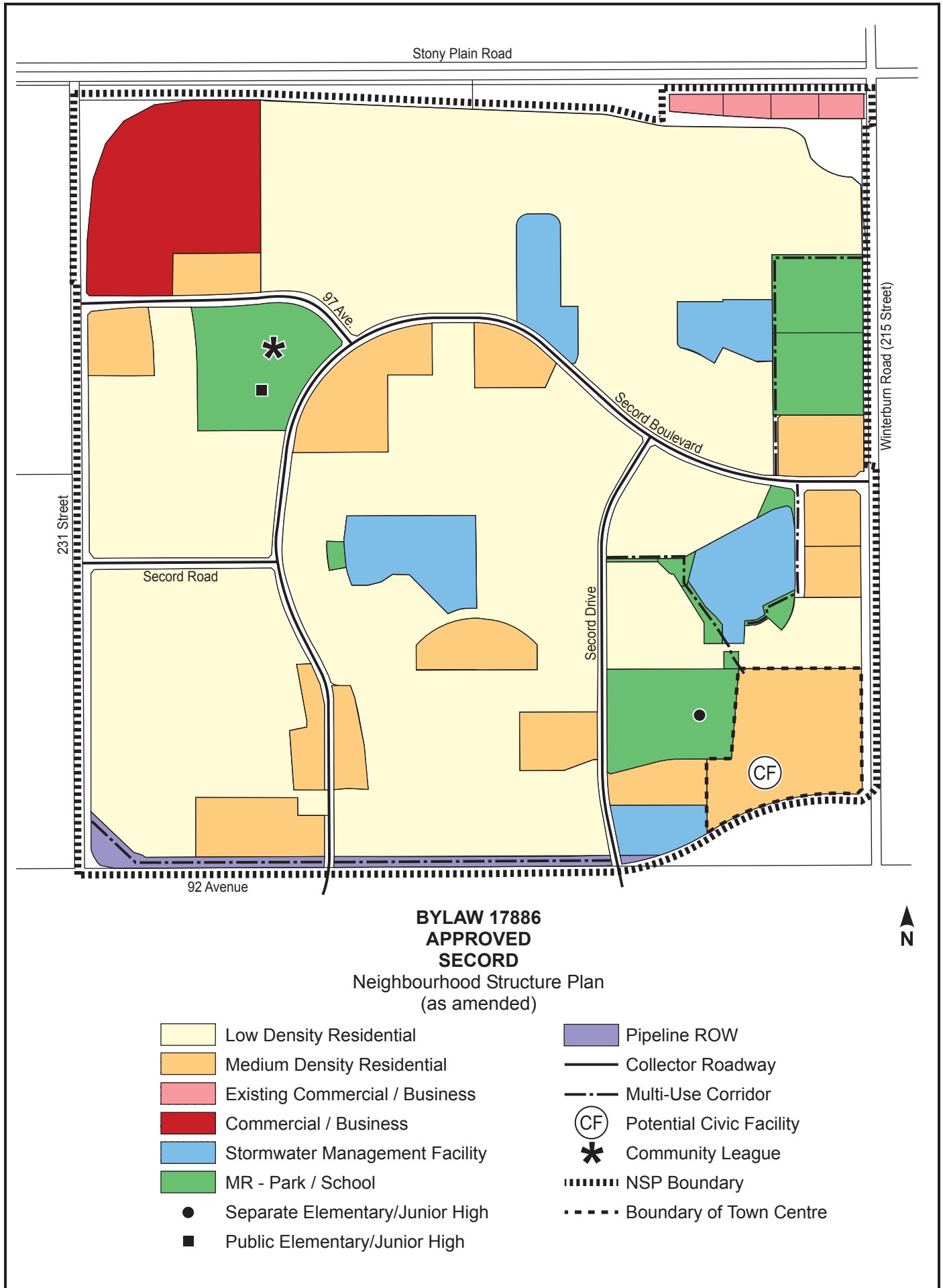


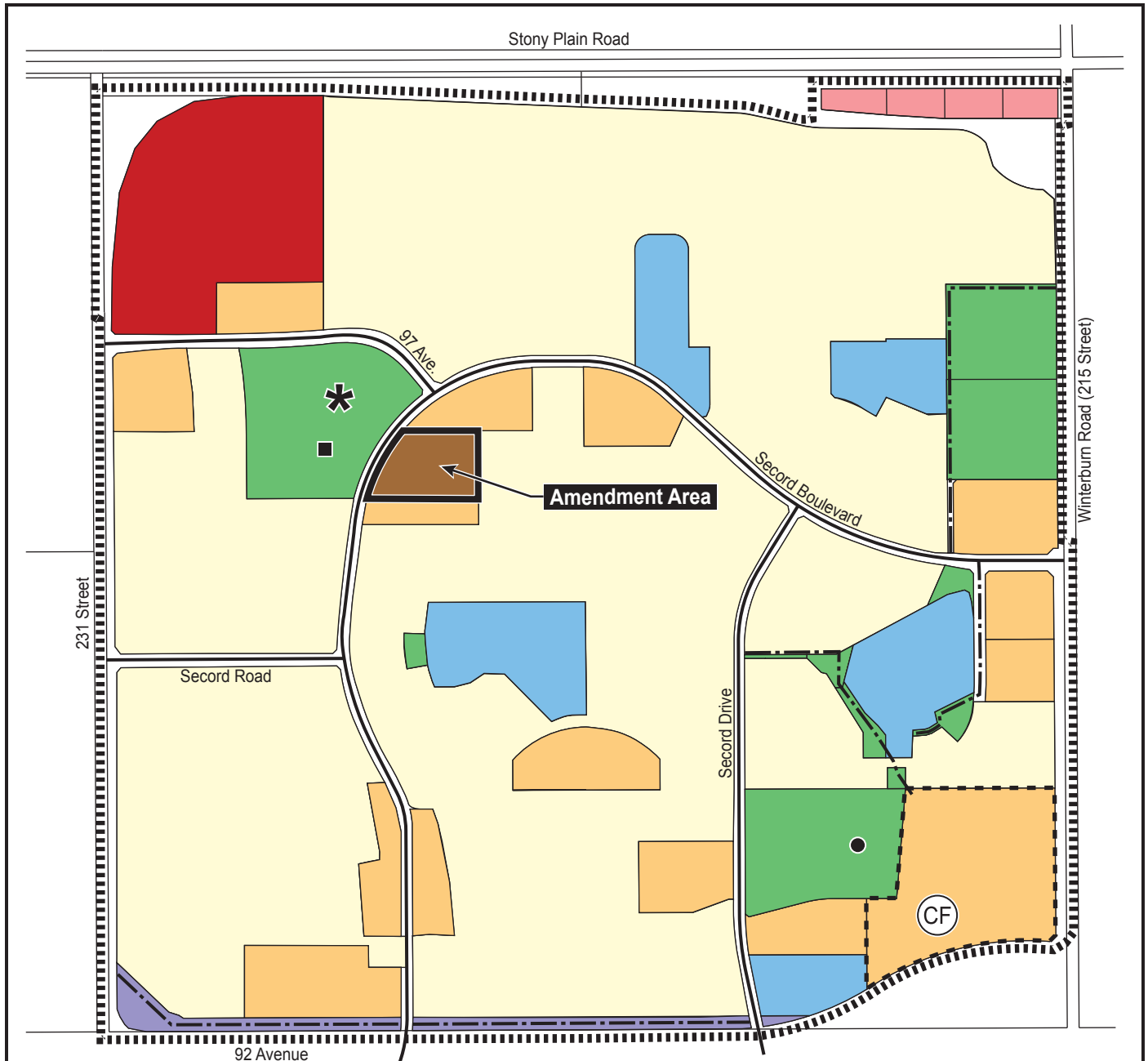
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\*The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision through discussion with Sustainable Development- Parks Planning.















\*\*25% of the RMD density is accounted for as MDR.





**BYLAW 18132  
AMENDMENT TO SECORD  
Neighbourhood Structure Plan  
(as amended)**



- |   |   |
|---|---|
|  Low Density Residential           |  Stormwater Management Facility |
|  Medium Density Residential        |  Pipeline ROW                   |
|  High Density Residential          |  Collector Roadway              |
|  Existing Commercial / Business    |  Multi-Use Corridor             |
|  Commercial / Business             |  Potential Civic Facility       |
|  MR - Park / School                |  Community League                |
|  Separate Elementary / Junior High |  NSP Boundary                   |
|  Public Elementary / Junior High   |  Boundary of Town Centre        |

SUSTAINABLE DEVELOPMENT

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:	Plan Amendment and Rezoning
Bylaws:	Bylaw 18132 and 18139
Location:	North of 96 Avenue NW and east of 231 Street NW
Address:	9615 231 Street NW
Legal Description:	Portion of NW ¼ 36-52-26-4
Site Area:	1.7 ha
Neighbourhood:	Secord
Ward - Councillor:	1- Andrew Knack
Notified Community Organization:	Secord and Parkland County
Applicant:	Matthew Gratton

### PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	(RA8) Medium Rise Apartment Zone
Plans in Effect:	Secord Neighbourhood Structure Plan, Lewis Farms Area Structure Plan
Historic Status:	None

Written By: Tina Lee  
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Department: Urban Form and Corporate  
Strategic Development  
Section: Planning Coordination