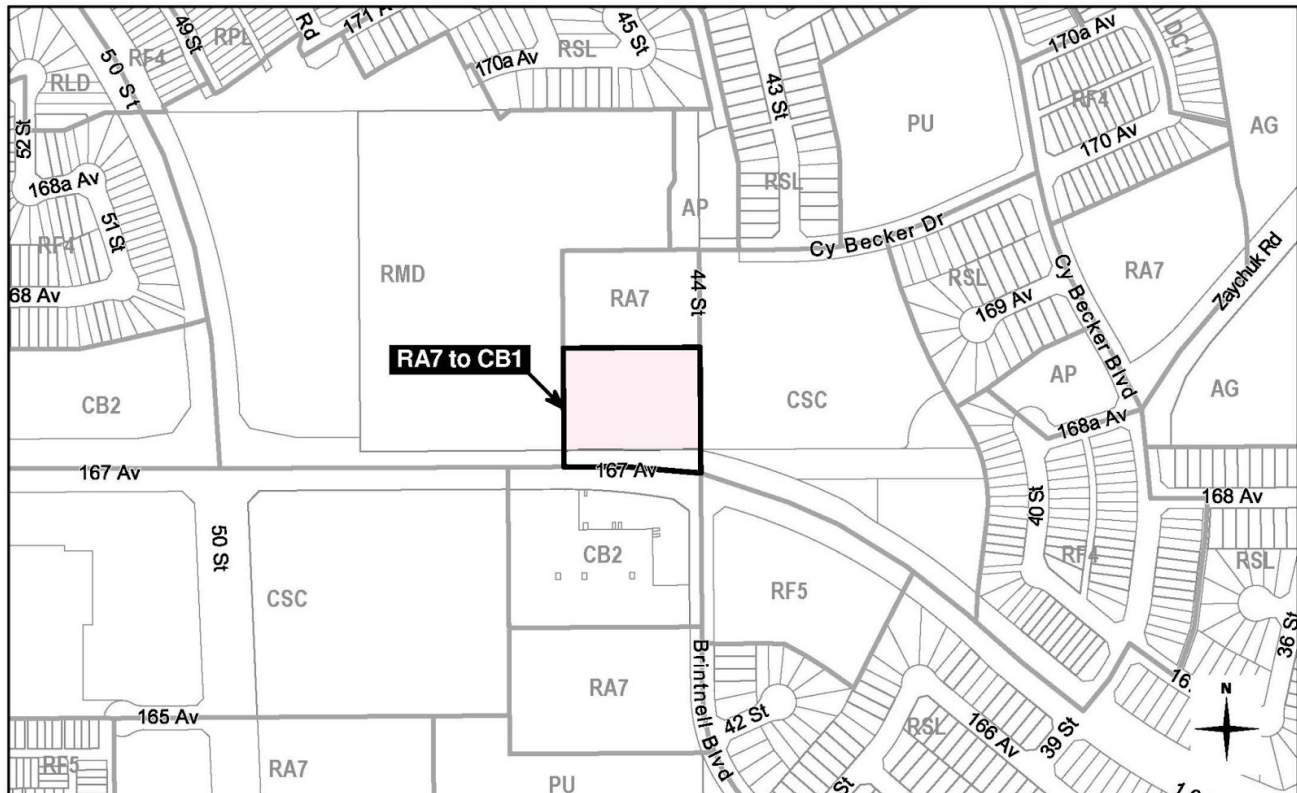


Administration Report Cy Becker

Edmonton

4304 - 167 Avenue NW

To allow for a variety of low intensity commercial uses.



Recommendation: That Bylaw 19471 to amend the Pilot Sound Area Structure Plan (ASP), Bylaw 19472 to amend the Cy Becker Neighbourhood Structure Plan(NSP) and Charter Bylaw 19473 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- is suitably located for commercial land use with good visibility and access;
- will be compatible with surrounding existing and planned land uses; and
- It will provide the opportunity for a variety of low intensity commercial uses to service the neighbourhood and surrounding area.

Application Summary

1. **BYLAW 19471** proposes to amend the Pilot Sound Area Structure Plan (ASP) to redesignate the site from residential to community commercial to allow for the development of low intensity commercial land uses, north of 167 Avenue NW and west of 44 Street NW. The proposed amendment includes updating the existing text, Land Use and Population Statistics as well as updating Figure 7 - Development Concept.
2. **BYLAW 19472** proposes to amend the Cy Becker Neighbourhood Structure Plan (NSP) to redesignate the site from medium density residential to community commercial. The proposed amendment includes updating the existing text, Land Use and Population Statistics as well as updating Figure 7 - Development Concept. An administrative amendment to update the configuration of a local Park in the NSP is also proposed to be consistent with the subdivision and zoning approved under LDA17-0473.
3. **CHARTER BYLAW 19473** proposes to rezone a 0.80 ha site from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone to provide an opportunity for commercial-residential mixed-use development with Multi-Unit Housing.

This application was accepted on June 11, 2020, from Select Engineering LTD. on behalf of Suburban Farms Ltd. This application originally proposed to rezone a 1.54 ha site from (RA7) Low Rise Apartment Zone and (RMD) Residential Mixed Dwelling Zone to (RA7) Low Rise Apartment Zone and (CB1) Low Intensity Business Zone. Due to community feedback the application was put on hold in June of 2021 and later revised in February 2022 to rezone a 0.80 ha site from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone to provide an opportunity for commercial-residential mixed-use development with Multi-Unit Housing.

This proposal aligns with the goals and policies of The City Plan (MDP) by creating a new commercial node in a location which supports the development of 15-minute districts to allow people to complete their daily needs within their district by walking, rolling, biking or transit.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed change is compatible with surrounding land uses, and the proposal conforms to the City Plan and planning policies.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website; and

- Neighbourhood Advance Notice postcards were sent to the affected Community Leagues and surrounding property owners within the Cy Becker Neighbourhood. Further details of the Advance Notice and website are below.

1st Advance Notice - RA7 & CB1 Proposal, September 15, 2020

- Number of recipients: 792
- Number of responses with concerns: 12

2nd Advance Notice - CB1 Proposal, March 7, 2022

- Number of recipients: 948
- Number of responses with concerns: 0

Webpage

- https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/cy-becker-planning-applications

Common comments heard throughout the various methods include:

This application originally proposed to rezone a 1.54 ha site from (RA7) Low Rise Apartment Zone and (RMD) Residential Mixed Dwelling Zone to (RA7) Low Rise Apartment Zone and (CB1) Low Intensity Business Zone. Due to community feedback the application was put on hold in June of 2021 and later revised in February 2022 to rezone a 0.80 ha site from (RA7) Low Rise Apartment Zone to (CB1) Low Intensity Business Zone. Through the first Advance Notice, there was a number of community feedback and concerns which included:

- Increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood.
- There is already an abundance of planned commercial land use in the area.
- Concerns over an increase in crime and the lowering of property values.

Taking into consideration the community's feedback and concerns, the applicant revised the application by decreasing the proposed CB1 site in size from 1.54 ha to 0.80 ha as well as eliminating the RMD to RA7 rezoning component. Through the second Advance Notice, no responses were received.

No formal feedback or position was received from the Horse Hill Community League (1995) Association, Area Council No. 17 Area Council & the Clareview and District Area Council Area Council at the time this report was written.

Site and Surrounding Area

The subject site is a 0.80 ha undeveloped corner lot located at the northwest corner of the intersection of 167 Avenue NW and 44 Street NW in the Cy Becker Neighbourhood. Directly abutting the site to the north is an RA7 Site to allow for medium density development with low density development located directly

west. Across 167 Avenue NW to the south is an established commercial site in the Brintell Neighbourhood. Across 44 Street to the east is an undeveloped CSC Site which is intended to act as a larger commercial node for the Cy Becker neighbourhood. ETS provides transit service near to the subject property along 167 Avenue between 44 Street and Cy Becker Boulevard.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	Undeveloped
CONTEXT		
North	(RA7) Low Rise Apartment Zone	Undeveloped
East	(CSC) Shopping Centre Zone	Undeveloped
South	(CB2) General Business Zone	Commercial Plaza
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped

Planning Analysis

Land Use Compatibility

The (CB1) Low Intensity Business Zone is intended to provide for low intensity commercial, office and services uses along arterial roads that border residential areas. The CB1 zone is expected to be applied adjacent to residential uses, with regulations that guide the development of the sites to be sensitive and in scale with the surrounding area.

The site is a corner lot adjacent to 167 Avenue NW, an arterial road, and on the edge of the Cy Becker Neighbourhood. This location reduces the potential impacts of commercial development, as well as ensures that the site has appropriate access. The introduction of the proposed CB1 zone at this location will contribute to the continued development of a commercial node within the neighbourhood.

The most impacted properties from this proposal is the planned low density residential uses abutting the site to the west. The development regulations, height, scale, and uses allowed within the proposed CB1 Zone ensure development will be sensitive in scale and compatible with the adjacent land zoned (RMD) Residential Mixed Dwelling Zone to the west. While this application proposes to change the primary use of the site to commercial, the development regulations of the CB1 Zone require a greater setback from these homes compared to the RA7 Zone (3.0 m vs 1.2 m).

The CB1 Zone will allow for the development of buildings with a maximum height of 12.0 metres, and Floor Area Ratio of 2.0; which is a reduction in building mass when compared to the existing RA7 Zone. While the primary intent of the CB1 Zone is commercial uses, it should be noted that opportunities for residential uses above the ground floor are also allowed, and which would be compatible with the surrounding area as established by the current RA7 Zone.

In general, this site is an appropriate location for commercial development within the neighbourhood and the CB1 provides adequate mitigation to the surrounding properties through decreases in height and an increased east setback.

RA7 & CB1 Comparison Summary

	RA7 Current	CB1 Proposed
Principal Building	Multi-Unit Housing with limited commercial opportunities at grade	Commercial buildings with opportunities for Multi-Unit Housing above grade
Maximum Height	14.5 m / 16.0 m	12.0 m

Floor Area Ratio	2.3 - 2.5 ¹	2.0
Density	Minimum 75 du/ha Maximum: None	None
Front Setback Range	4.5 m	3.0 m
Minimum Interior Side Setback	1.2 m ²	3.0 m
Minimum Flanking Side Setback	3.0 m	3.0 m
Minimum Rear Setback	7.5 m	3.0 m

Plans in Effect - Pilot Sound ASP & Cy Becker NSP

The proposed ASP and NSP amendments align with the goals and objectives of the approved Plans, by providing the opportunity for commercial needs to be met within the neighbourhood, locate and orient commercial sites along arterial or collector roadways to ensure high visibility and convenient access, as well as providing park space for passive and active recreational opportunities to meet the needs of all users within the community.

As part of this application an administrative change to the Cy Becker NSP is also proposed to reconfigure a park site to reflect the approved rezoning and subdivision under LDA14-0473.

The City Plan

The proposed development aligns with the goals of City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries and to direct efficient development focused on a network of key nodes and corridors. Prominent frontage along 167 Avenue and the collector roadway are significant components influencing the location of this commercial site. The proposed commercial use will complement the cluster of commercial development within the existing and planned neighbourhood. The opportunities for above-grade residential within the proposed CB1 zone would also contribute to accommodating additional residents within the Cy Becker neighbourhood.

¹ Maximum Floor Area Ratio may be increased where a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m² and The average number of bedrooms in these Dwellings is at least 3.

² For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 3.0 m from the Side Lot Line

City Plan further promotes the development of 15-minute districts that allow people to easily access their daily needs at a range of local destinations, services, and amenities by transit or active transportation. By providing for a variety of commercial uses within close proximity to six residential neighbourhoods (Pilot Sound, Gorman, The Matt Berry, Hollick-Kenyon, Mcconachie, Cy Becker), the proposed development is ideally located to contribute to the livability and walkability of these areas.

Technical Review

Open Space

The amendment and reconfiguration of the park space is to conform to a park site that was rezoned and dedicated under subdivision LDA14-0473. The reconfiguration of the park site does not remove the approved intent of providing an area for passive recreation that is linked to greenway and connects to the Urban Village Park to the north.

Transportation

A transportation memo was reviewed for this application. The findings of the memo concluded no significant impacts to the surrounding roadway network. Vehicle access to the site will be from 44 Street NW and will be further reviewed at the development permit stage. A parking ban on 44 Street NW is recommended between 44 Street NW and Cy Becker Drive. The intersection of 167 Avenue NW and 44 Street NW will be upgraded in the future to a traffic signal when pedestrian and/or vehicle traffic volumes warrant.

Drainage

A Drainage Servicing Report was reviewed and accepted as part of this application, to consider the effects of the change from residential to commercial land use. There are no significant impacts to the existing and/or planned sewer systems as a result of this proposal.

Existing sanitary and stormwater services exist to the subject rezoning area, within Cy Becker Drive to the north. To service the proposed commercial site in accordance with the Drainage Bylaw, a utility easement will be required within the neighbouring RA7 site to the north. This requirement will be implemented at the time of future subdivision application

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application. Due to the

size and configuration of the proposed lot, on-street fire protection will be limited to portions of this site directly fronting 45 Street and Cy Becker Drive. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage to the satisfaction of City of Edmonton Fire Rescue Services.

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

Appendices

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19337
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19471
- 3 Approved NSP Land Use and Population Statistics – Bylaw 19803
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19472
- 5 Approved ASP – Bylaw 19337
- 6 Proposed ASP – Bylaw 19471
- 7 Approved NSP – Bylaw 19803
- 8 Proposed NSP – Bylaw 19472
- 9 Application Summary

Table 1
Pilot Sound Area Structure Plan
Approved Land Use and Population Statistics
Bylaw 19337

	1	2	3	4	5	6	
	Brintnell	Hollick-Kenyon	Matt Berry	McConachie	Cy Becker	Gorman	Totals
Gross Area	125.3	157.4	113.3	255.9	99.5	255.0	1006.4
Powerline	6.0	5.8	0.0	0.0	0.0	12.5	24.3
Major Arterials	0.0	0.0	0.0	7.6	3.7	4.0	15.3
Pipeline Corridor	0.0	0.0	4.2	1.7	0.0	0	5.9
Cemetery (Memorial Gardens)						39.2	39.2
Natural Areas (NE 8096 & NE 8097)						13.0	13.0
Rail Line						7.0	7.0
Potential Development Area						4.9	4.9
Transportation Utility Corridor (TUC)	0.0	0.0	0.0	0.0	0.0	0	0.0
Gross Developable Area	119.3	151.6	109.4	246.6	95.9	173.2	896.0
Mixed Use Town Centre						3.1	3.1
Commercial	6.7	7.4	1.4	3.48	4.1	31.5	54.58
Industrial						32.7	32.7
Residential	70.6	87.5	72.2	139.6	58.2	42.3	470.4
School/Park	5.2	10.2	9.6	5.7	7.6	3.4	41.7
District Park	0.0	0.0	0.0	22.6	0.0	14.5	37.1
Institutional	0.0	0.0	0.0	1.3	0.0	0.0	1.3
Cemetery	0.0	2.8	0.0	0.0	0.0	0.0	2.8
Natural Area NE 8091& Buffer	0.0	0.0	0.0	15.5	0.0	0.0	15.5
Storm Water Management	8.1	10.4	0.0	6.1	6.8	15.2	46.6
Circulation & LRT	28.7	33.3	25.6	51.8	19.2	29.2	187.8
Public Utility						1.4	1.4
Population Generation							
Population	5,534	6,266	5,014	10,354	4,924	8,077	40,169
Density (ppgdha)	46.4	39.8	46.0	41.99	51.0	46.6	44.85

Table 1
Pilot Sound Area Structure Plan
Proposed Land Use and Population Statistics
Bylaw 19471

	1 Brintnell	2 Hollick-Kenyon	3 Matt Barry	4 McConachie	5 Cy Becker	6 Gorman	Totals
GROSS AREA	125.3	157.4	113.3	255.9	99.5	255.0	1006.4
Powerline	6.0	5.8				13.7	25.5
Major Arterials				7.6	3.7	4.0	15.3
Pipeline Corridor			4.2	1.7			5.9
Cemetery (Memorial Gardens)							
Natural Area (NE 8096 & NE 8097)						13.0	13.0
Rail Line						7.0	7.0
Potential Development Area						4.9	4.9
Transportation Utility Corridor (TUC)							
GROSS DEVELOPABLE AREA	119.3	151.6	109.4	246.6	95.8	212.4	934.8
Mixed Use Town Centre						0.6	0.6
Commercial	6.7	7.4	1.4	3.5	4.9	31.5	55.4
Industrial						24.1	24.1
Residential	70.6	87.5	72.2	139.6	57.4	44.7	472
School / Park	5.2	10.2	9.6	5.7	7.6	14.5	52.8
District Park				22.6		3.4	26.0
Institutional				1.3		8.6	9.9
Cemetery		2.8				39.2	42.0
Natural Area NE 8091 & Buffer				15.5			15.5
Storm Water Management	8.1	10.4		6.1	6.8	15.2	46.6
Circulation	28.7	33.3	25.6	51.8	19.1	29.2	187.8
LRT R.O.W.						1.4	1.4
POPULATION GENERATION							
Population	5,534	6,266	5,014	10,354	4,856	8,077	40,169
Density (ppgdha)	46.4	39.8	46.0	41.99	50.6	46.6	44.85

Note: Neighbourhood Statistics for Neighbourhoods 1-4 have been updated based on approved/consolidated NSP's Natural Area and Natural Area Buffers are not included, excluding Cy Becker Major Arterials / Road ROW area is included within "Land not Subject to Reserve Dedication" Pipeline / Utility Corridor (TUC) area is included within "Retained Government Road Allowance"

Cy Becker Neighbourhood Structure Plan Approved 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%
<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%
Total Non-Residential Area	37.69	39.73%
Net Residential Area (NRA)	57.18	60.27%

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
Total	57.18		1,974	100%		4,826

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

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

* 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.

Cy Becker Neighbourhood Structure Plan Proposed Land Use and Population Statistics Bylaw 19472

CY BECKER NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	Area (ha)	% of GA
GROSS AREA	99.54	
Arterial Road Right-of-Way	3.67	
Public Utility Lot (Pipeline Right-of-Way)	1.00	
Subtotal	94.87	
GROSS DEVELOPABLE AREA		
Community Commercial	4.87	5.1%
Urban Village Park	5.00	5.2%
Pocket Park	1.05	1.1%
Natural Area (Tree Stand)	1.32	1.4%
Greenways	0.22	0.2%
Circulation	19.17	20.0%
Stormwater Management Facility (5)	6.83	7.1%
TOTAL Non-Residential Area	38.46	40.5%
Net Residential Area (NRA)	56.41	59.5%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People / Unit	Pop.	% of NRA
Low Density Residential (LDR)						
Single/ Semi-Detached *	47.52	25	1,188	2.8	3,326	84.2%
Medium Density Residential (MDR)						
Row Housing **	1.89	45	85	2.8	238	3.4%
Low Rise/Medium Density Housing ***	7.00	90	630	1.8	1,134	12.4%
TOTAL Residential	56.41		1,903		4,698	

RESIDENTIAL DENSITY

*This land use is further prescribed under RF1, RSL, RF2, RPL, RLD, RF3, RF4, RMD, DC1 Zoning.

**This land use is further prescribed under RF5 and UCRH Zoning

***This land use is further prescribed under RF6 and RA7 Zoning

SUSTAINABLE MEASURES

Population Density (ppnrha) = 84.1
 Unit Density (upnrha) = 34
 Low Density / Medium Density Unit Ratio = 60% / 40%
 Population (%) within 500m of Parkland = 100%
 Population (%) within 400m of Transit Service = 100%
 Population (%) within 600m of Commercial Service = 100%

Presence/ Loss of Natural Area features = All existing natural features are retained.

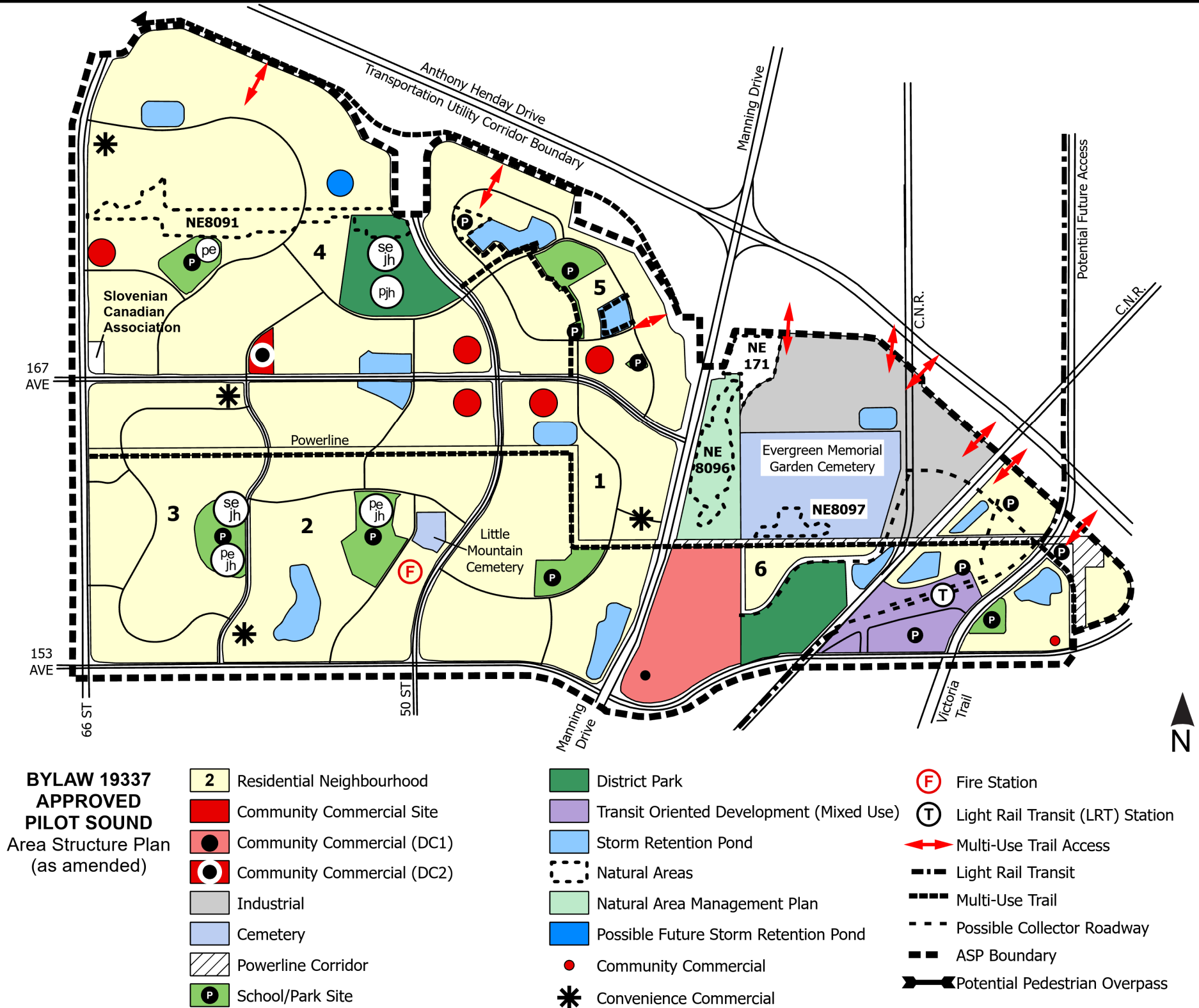
Protected as Environmental Reserve (ha) = 0.0 ha
 Conserved as Naturalized Municipal Reserve (ha) = 1.32 ha
 Protected through other means (please specify) (ha) = 0.0 ha
 Lost to Development (ha) = 0

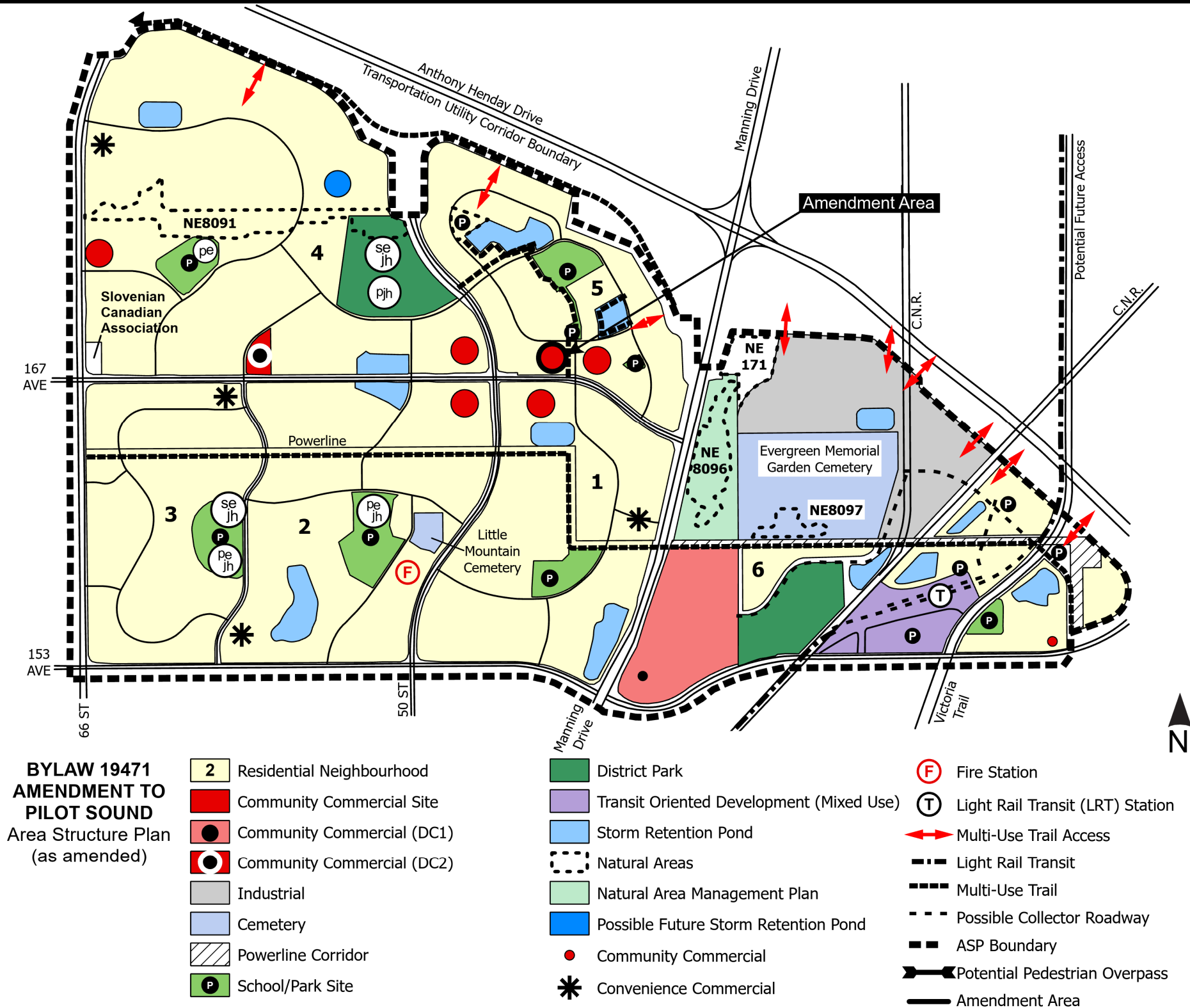
STUDENT GENERATION COUNT

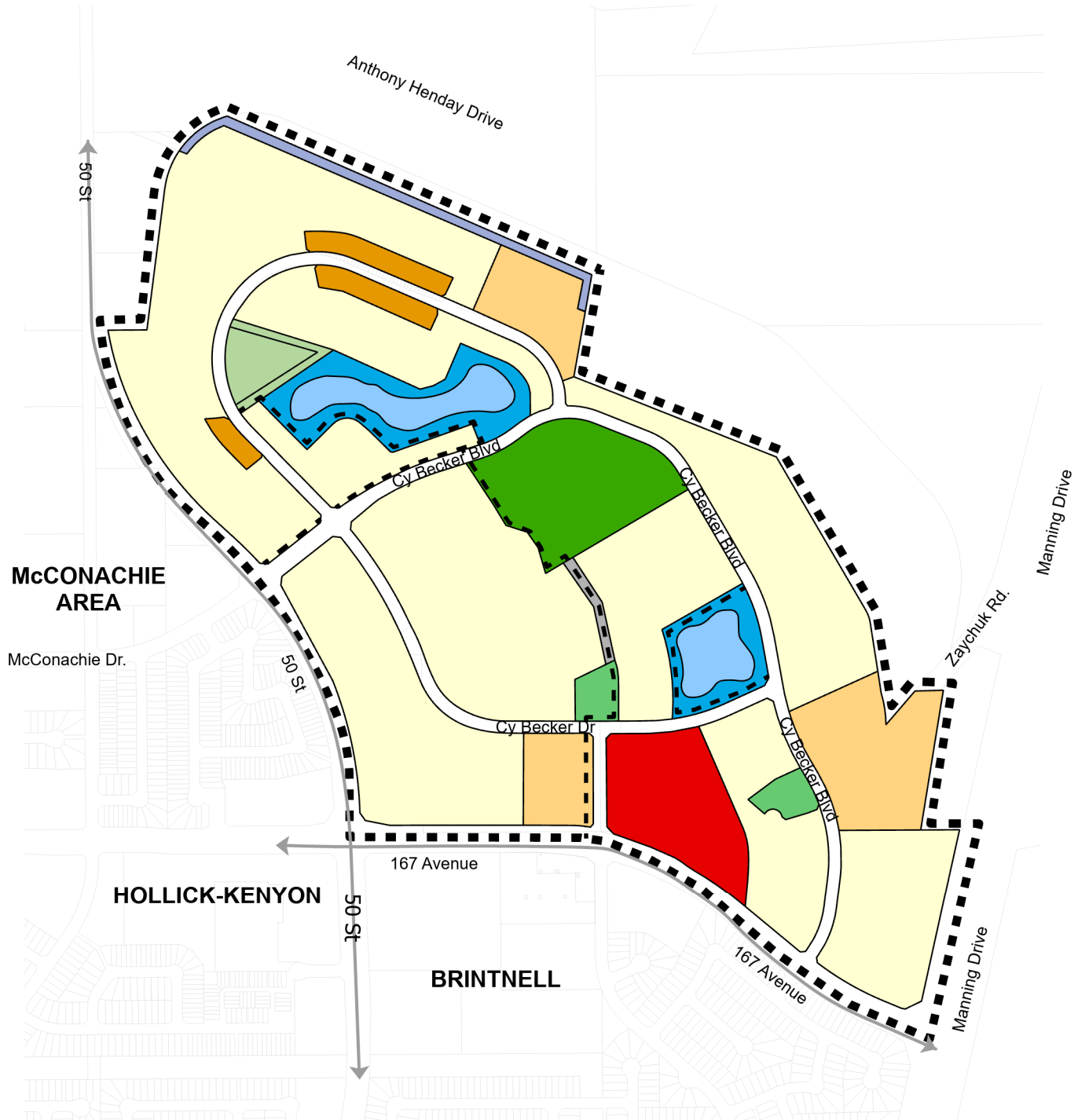
Public School Board		391
Elementary School	196	
Junior/ Senior High School	98	
Senior High School	98	
Separate School Board		196
Elementary School	98	
Junior/ Senior High School	49	
Senior High School	49	
Total Student Population		587

CY BECKER NERA EAST LAND USE SUMMARY

	Approved Area (ha)	Proposed Area (ha)	Difference
Community Commercial	4.07	4.87	0.80
Pocket Park	1.08	1.05	-0.03
Low Density Residential	47.49	47.52	0.03
Low Rise MDR	7.80	7.00	-0.80





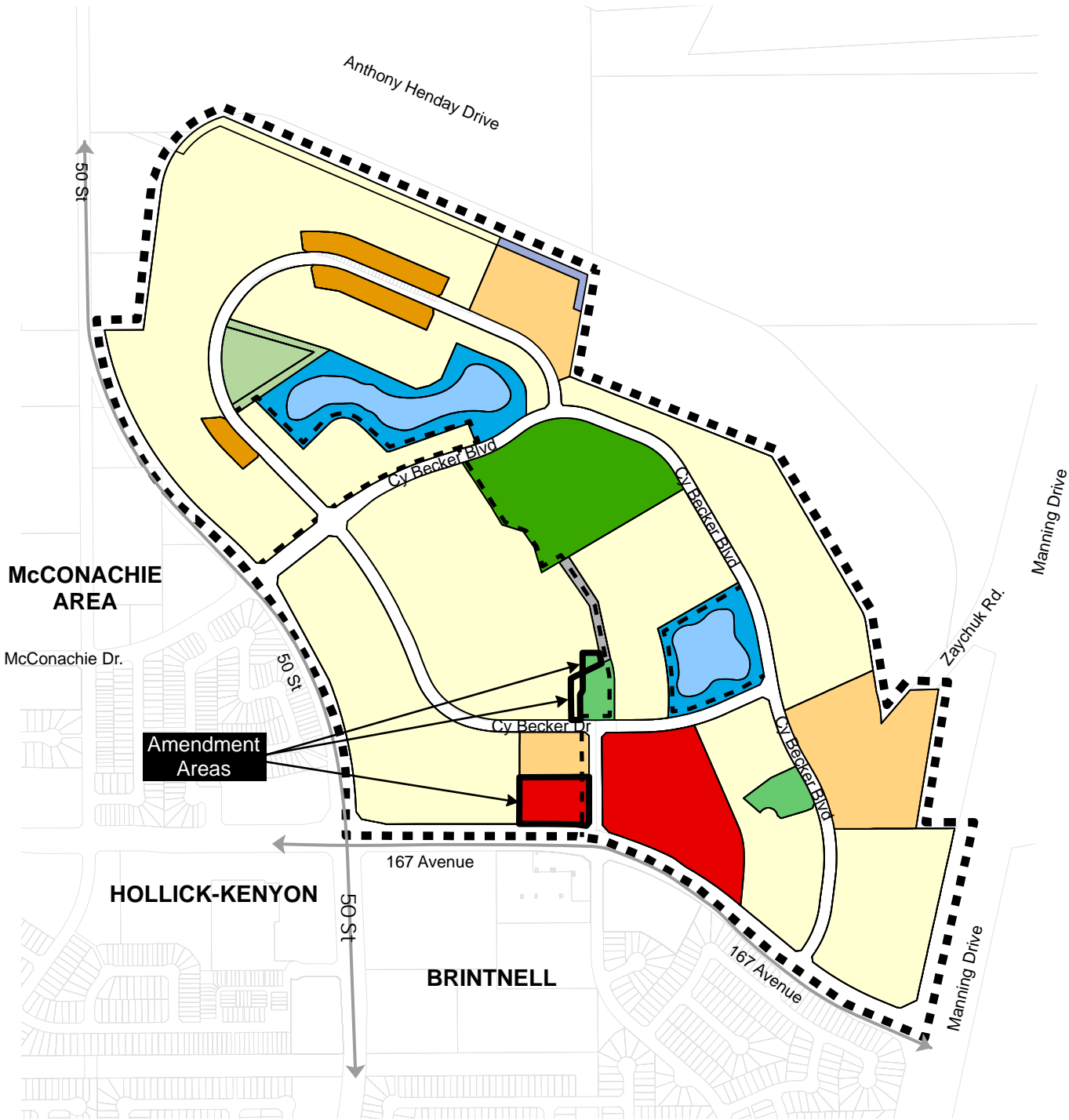


**BYLAW 19803
CY BECKER**
Neighbourhood Structure Plan
(as amended)



- | | |
|----------------------------|--------------------------------|
| 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 | |

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.



**BYLAW 19472
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 Village 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.

Application Summary

Information

Application Type:	ASP Amendment NSP Amendment Rezoning
Bylaws Charter Bylaw:	19471 & 19472 19473
Location:	North of 167 Avenue NW and west of 44 Street NW
Address:	4304 - 167 Avenue NW
Legal Description:	A portion of SW-1-54-24-4
Site Area:	0.80 ha
Neighbourhood:	Cy Becker
Ward:	Dene
Notified Community Organizations:	Horse Hill Community League (1995) Association Area Council No. 17 Clareview and District Area Council
Applicant:	Select Engineering Ltd.

Planning Framework

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plan(s) in Effect:	Pilot Sound Area Structure Plan Cy Becker Neighbourhood Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Luke Cormier

Tim Ford

Development Services

Planning Coordination