

Bylaw 19472

A Bylaw to amend Bylaw 6288, as amended,  
the Pilot Sound Area Structure Plan, through an amendment to Bylaw 15747,  
being 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 Bylaw 16425, 19154, 19803; 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 3.2.8 “Commercial” replace the first sentence of the first paragraph with the following:

“ The Cy Becker NSP includes two Community Commercial sites which are envisioned to be destination points within the NSP.”

- b. In Section 3.2.8 “Commercial” replace the first sentence of the second paragraph with the following:
- “The Community Commercial sites are located in the south-central part of the NSP, at the intersection of 167 Avenue and a collector roadway.”
- c. Delete the content of “Table 5.0 - Land Use and Population Statistics” and replace with the following:

**CY BECKER NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 19472**

**CY BECKER NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>99.54</b>	
Arterial Road Right-of-Way	3.67	
Public Utility Lot (Pipeline Right-of-Way)	1.00	
<b>Subtotal</b>	<b>94.87</b>	
<b>GROSS DEVELOPABLE AREA</b>		
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%
<b>TOTAL Non-Residential Area</b>	<b>38.46</b>	<b>40.5%</b>
<b>Net Residential Area (NRA)</b>	<b>56.41</b>	<b>59.5%</b>

**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%
<b>TOTAL Residential</b>	<b>56.41</b>		<b>1,903</b>		<b>4,698</b>	

**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**

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

**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

- d. Delete the map entitled “Bylaw 19803 Amendment to Cy Becker Neighbourhood Structure Plan” and replace with the map entitled “Bylaw 19472 Amendment to Cy Becker Neighbourhood Structure Plan” attached as Schedule “A” and forming part of this bylaw; and

- e. Delete the map entitled “Figure 7.0 - Land Use Concept” and replace with “Figure 7 - Land Use Concept”, attached as Schedule “B” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

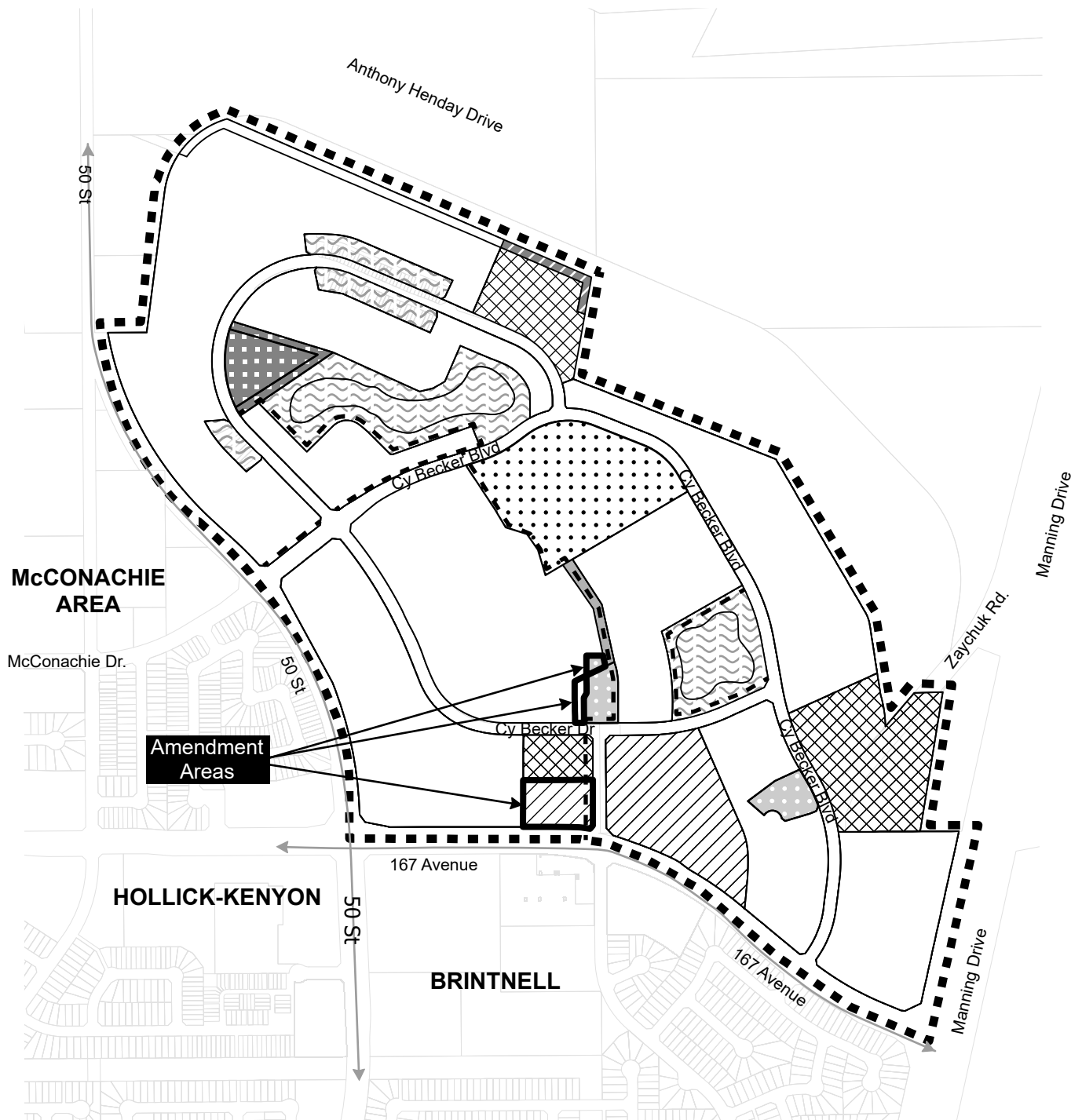
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**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.



**LEGEND**

- |   |  |   |                              |
|---|--|---|------------------------------|
|  | Low Density Residential                      |  | Natural Area with 10m Buffer |
|  | Row Housing                                  |  | Greenway                     |
|  | Medium Density Residential                   |  | Park                         |
|  | Community Commercial                         |  | Shared-Use Path              |
|  | Urban Village Park                           |  | NSP Boundary                 |
|  | Constructed Wetland Stormwater Mgmt Facility |  | NSP Amendment Boundary       |

**LAND USE CONCEPT**



CY BECKER

THE CITY OF EDMONTON

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Jjurincic August 8, 2022

**FIGURE 7**