

425 Secord Boulevard NW Position of Administration: Support



Summary

Bylaw 20695 proposes an amendment to the Secord Neighbourhood Structure Plan (NSP) to allow for medium density residential development up to 16 m (4 storeys), in the form of low rise multi-unit, single family and semi-detached housing.

Charter Bylaw 20696 proposes a rezoning from the (RA7) Apartment Zone to the (DC1) Direct Development Control Provision to allow for the development of medium density housing up to 16 m (4 storeys) in the form of multi-unit, single family and semi-detached residential developments.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 11 people were heard from, with 0 % in support and 90%

in opposition. Most concerns were related to traffic and parking congestion and no green space in the neighbourhood.

Administration supports this application because it:

- Contributes to housing diversity in the Secord neighbourhood.
- Is compatible with existing and surrounding land uses.
- Contributes to The City Plan's big city move, *Inclusive and Compassionate*, by providing opportunities for a new housing typology.

Application Details

This application was submitted by Dialog on behalf of College Wood Developments.

An application to subdivide the site into 64 lots under LDA23-0157 is in review by administration.

The proposed multi-unit housing is a new typology within the City of Edmonton and does not fall within standard zoning; as such, it proposes to be regulated under a (DC1) Direct Development Control Provision.

The proposed (DC1) Direct Development Control Provision would allow development with the following key characteristics:

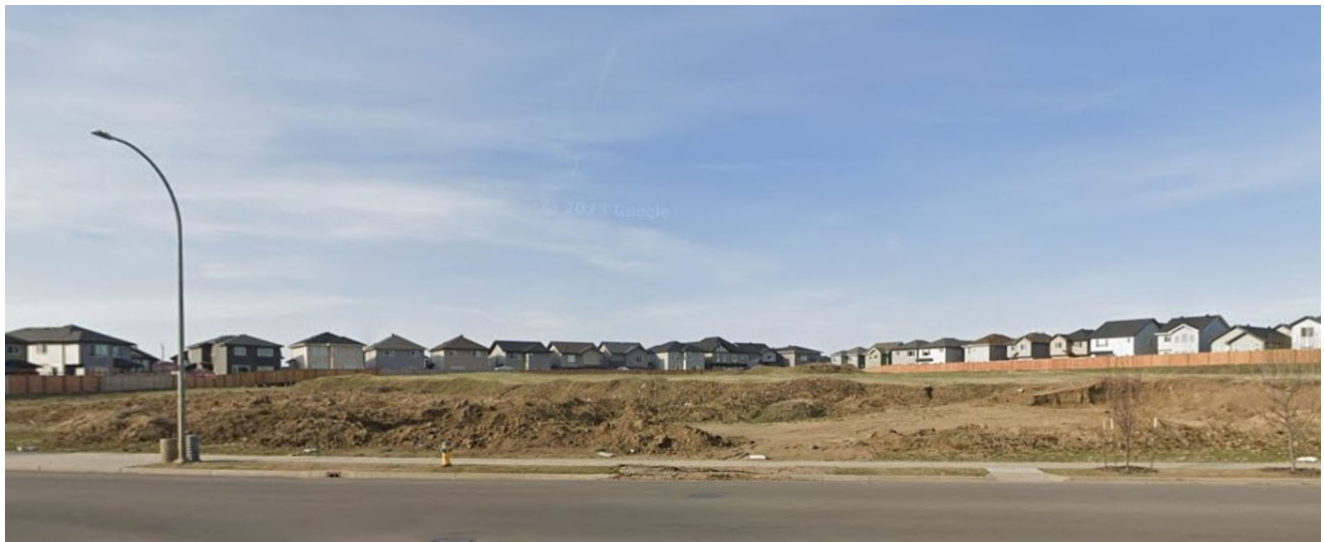
- Four-storey, Multi-unit housing (up to 3 units), with a 7.5 m minimum lot width.
- Limited single family and semi-detached residential development to a maximum of 15 lots (15/64).
- A maximum of 16.0 m in height in Area A with limited commercial at ground level.
- A maximum of 14.0 m in height in Area B.
- A maximum of 12.5 m in height in Area C.
- Floor Area Ratio 3.0 for development with a commercial component.
- Zero lot line.

Plan Amendment

Bylaw 20695 proposes to amend the text of the Secord NSP to allow for zero lot line low-rise multi-unit, single detached, or semi-detached housing through the mechanism of a Direct Development Control Provision. No figures or statistical revisions will be required as the medium density units per net residential per hectare will be maintained as per the Secord NSP.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RA7) Apartment Zone	Undeveloped
North	(RSL) Residential Small Lot Zone (PU) Public Utility Zone	Single Family Houses Stormwater Management Facility
East	(RSL) Residential Small Lot Zone	Single Family Houses
South	(RSL) Residential Small Lot Zone	Single Family Houses
West	(RSL) Residential Small Lot Zone	Single Family Houses



View of site looking south from Secord Boulevard

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application required a text amendment to the Secord Neighbourhood Structure Plan. The broadened approach included:

Pre-Application Notice (from the applicant), April 17, 2023

- Notification radius: 70 metres
- Number of recipients: 79
- Number of responses 3
- Main comments received (as reported by the applicant):

- In support (1)
- Additional information request (2)

Mailed Notice, February 13, 2023

- Notification radius: 120 metres
- Recipients: 231
- Responses: 11
 - In support: 0 (0%)
 - In opposition: 10 (90%)
 - Questions only: 1 (10%)

Site Signage, March 3, 2023

- One rezoning information sign was placed on the property facing 425 Secord Boulevard.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Secord Community League

Common comments heard

- Increase traffic congestion on Winterburn Road and Secord Boulevard.
- Increases on-street parking.
- Creates an unsafe pedestrian environment and health risks.
- Devalues existing homes in the area.
- Would prefer the site to develop as a park as there is limited open space in the neighbourhood.

Application Analysis

The site is approximately 2.0 hectares in size, located along Secord Boulevard NW, and within the Secord neighbourhood. The Secord neighbourhood is approximately 75% developed. The neighbourhood consists of various housing forms, a town center, and a variety of local destinations such as stormponds, school sites, a natural area and park sites, including a dog park. There are existing shared-use paths and sidewalks that provide good connections to these local destinations for people choosing active modes of transportation. Edmonton Transit Service is also provided along Secord Boulevard, with bike facilities along Winterburn Road.



Site analysis context

The City Plan

The site is located within the West Henday District Plan and is supported by relevant policies in The City Plan identifying Secord as one of Edmonton's "Anticipated Growth Areas" for the 1.25 million population horizon.

This proposal supports The City Plan's big city move to be *Inclusive and Compassionate* by providing opportunities for a new housing typology. These three to four-storey, multi-unit buildings (up to 3 units) help to:

- Encourage diverse design and development in all neighbourhoods.
- Create diversity in housing the neighbourhood.
- Accommodate growth through the compact development of new neighbourhoods.
- Provide Edmontonians with the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

Neighbourhood Structure Plan

This site is located within an area designated as Medium Density Residential in the Secord NSP. Medium-density residential encourages a variety of housing options, including townhouses, row housing, stacked townhouses, and low-rise apartment buildings.

The text amendment will allow for a unique housing form that proposes three or four-storey, multi-unit developments with two or three separate dwelling units with limited opportunities for single family and semi-detached housing types. In addition, it will allow for mixed use

development along Secord Boulevard and will provide for a transition between apartments and single family homes.

Usually, apartment buildings are developed on a large single lot. However, the applicant intends to provide a unique housing form allowing apartment style development on small 7.5 m wide lots.

Single family and semi-detached dwellings are not typically considered medium density land use. However, the proposed DC1 Provision regulations will ensure that the entire 2.0-hectare site will maintain a density of 60 units per net residential hectare (upnrha), and, as a result, the Plan density will remain the same.

The proposed application conforms to the objectives of the Plan by:

- Maintaining residential densities.
- Providing for a mixture of dwelling types.
- Locating apartment housing along a collector roadway.
- Maintaining medium density residential uses.
- Providing for additional housing choices.

Land Use Compatibility

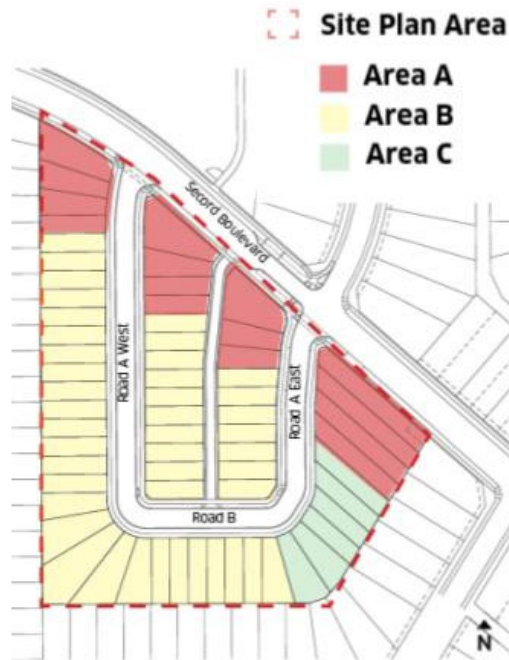
The proposed DC1 Provision will allow for a building typology not considered in the Zoning Bylaw. The typology contemplates multi-unit complexes up to 3 units, with heights of 16 metres, 14 metres, and 12.5 metres on 7.5 metre lots in different areas to ensure development outcomes will be compatible with the existing and surrounding area. It will also include limited opportunities for single detached and semi-detached dwellings. The DC1 Provision allows home-based business and additional commercial uses at ground level within Area A.

Through regulations limiting the development of single detached and semi-detached housing to a maximum of 15 lots, the overall site will maintain the medium density target of 60 units per net residential hectare established in the Plan.

The (DC1) Direct Development Control Provision site plan, shown below, will have three areas with specific regulations to manage the transition to abutting lots.

The following table summarizes the proposed uses and regulations for the three Areas, A, B and C:

	Area A	Area B	Area C
Uses	Multi-unit Housing Single Detached Secondary Suites Semi-detached Business Support Services Child Care Services Convenience Retail Stores Health Services Personal Service Shops Professional, Financial and Office Support Services Restaurants Residential Sales Centre Specialty Food Services	Multi-unit Housing Single Detached Secondary Suites Semi-detached Home-based business	Multi-unit Housing Single Detached Secondary Suites Semi-detached Home-based business
Height (with commercial at ground level)	14.0 m (16 m)	14.0 m	12.5 m
Setbacks - front Treed landscape Garage setback	4.5 m 3.0 m 6.0 m	4.5 m 3.0 m 6.0 m	4.5 m 3.0 m 6.0 m
Setbacks Rear (portions of a building above 12.5 m) lane	4.0 m (5.5 m) 2.0 m	4.0 m (5.5 m) 2.0 m	4.0 m N/A N/A
Setbacks side	0.0 m - 1.5 m	0.0 m - 1.5 m	0.0 m - 1.5 m
Projections into front setbacks	1.0 m	1.0 m	1.0 m



DC1 Site Plan, Appendix 1

In addition, the DC1 Provision will allow for a smaller rear yard setback (by 3.5 m) and stepback (by 1.8m). Although the setbacks will be reduced compared to the RA7 Zone, the smaller setbacks and stepbacks will allow the development of three bedrooms within the individual units.

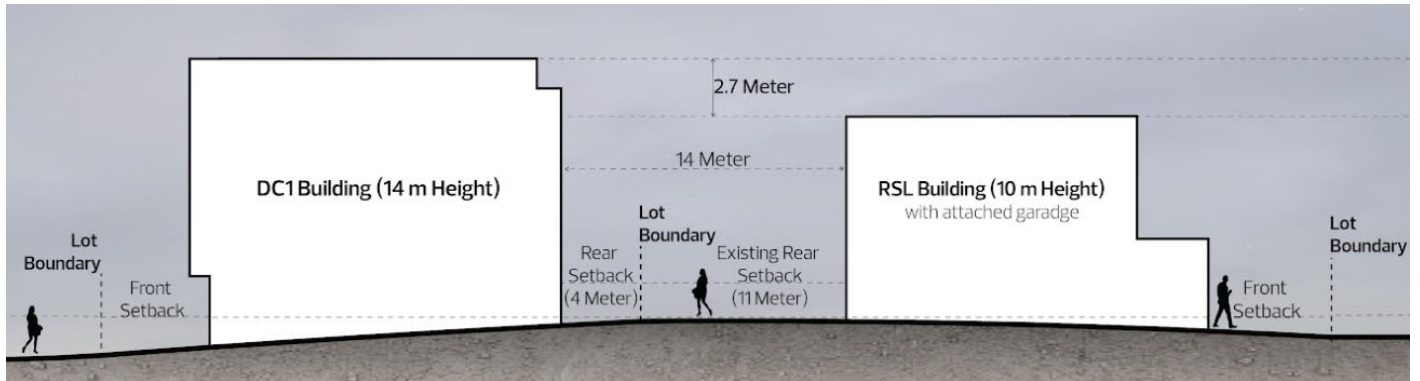
The RA7 Zone and DC1 Provision will allow for commercial uses; however, apart from home-based businesses, commercial uses will be limited to Area A on the first level with residential use above. If commercial units are not developed in Area A, the height will be to a maximum of 14.0 m.

The table below summarizes the differences in development regulations between the current RA7 Zone and the DC1 Provision.

	RA7 Current	DC1 Provision Proposed
Typical Uses	Multi-unit Housing with Commercial use at ground level Child Care Services Convenience Retail Stores General Retail Stores	Multi-unit Housing Commercial uses at ground level Single detached family Semi-detached Business Support Services Child Care Services Convenience Retail Stores Health Services Personal Service Shops Professional, Financial and Office Support Services Restaurants Residential Sales Centre Specialty Food Services
Maximum Height	16.0 m	12.5 to 16.0 m
Front Setback Garage Setback	4.5 m N/A	4.5m 6.0 m
Side Setback Zero lot line	1.5 m N/A	1.5 m 0
Stepback	3.0 m (above 10m)	1.2m (above 12.5m)
Minimum Flanking Side Setback (Secord Boulevard)	3.0 m	1.5 m
Minimum Rear Setback Lane	7.5 m N/A	4.0 m with landscaping 2.0m
Bedrooms per dwelling	Average 3	2-3
Density	45 upnrha	60 upnrha
Floor Area Ratio	2.3	3

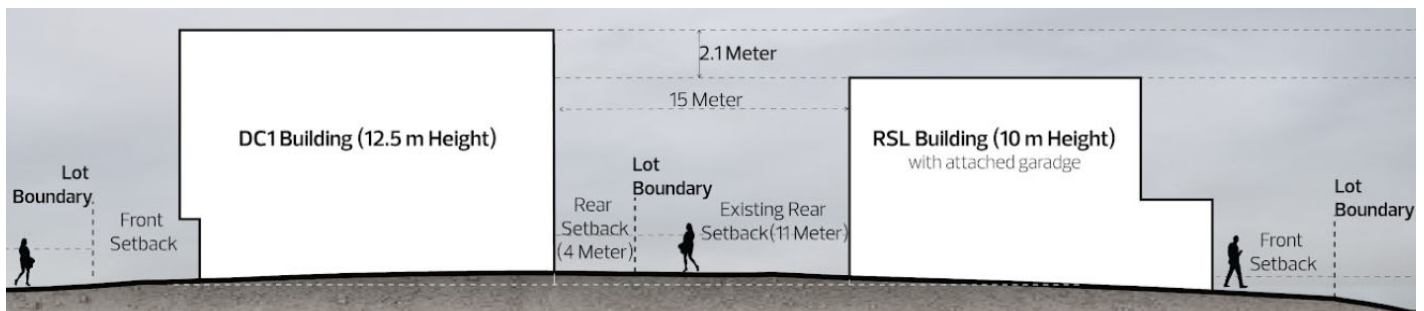
The site contours along Secord Boulevard NW are at street level; however, as the land moves towards the south end of the site, the grade increases approximately 2 m in height. Two cross-sections were prepared at the south end and one on the site's east side to visualize the build-out between the proposed and existing residential developments.

Cross-section "A" below (southern end of the site, Area B) illustrates that the maximum build-out of the proposed 14.5-meter high building will be about 2.7 m higher than the existing residential development. The distance between the development will be 14 meters with an additional 1.2 stepback above 12.5 m, providing an appropriate transition.



Cross-section A, Area B

Cross-section 'B' (eastern portion of the site, Area C) illustrates that at maximum build-out, the 12.5 m high development will be 2.1 m higher than the existing residential development. The distance between buildings will be 15 meters, providing an appropriate transition.



Cross-section B, Area C

The height, scale, and uses within the proposed DC1 Provision will be compatible with surrounding zones and creates an appropriate transition to surrounding properties.

Mobility

The applicant has submitted a traffic memo to support the rezoning application that was reviewed and accepted by Transportation. The memo has confirmed this development will have minimal impacts to the adjacent Secord Boulevard and Secord Drive intersection, and traffic volumes along Secord drive would remain within acceptable levels for a collector road. The memo has recommended a curb extension and marked crosswalk at Secord Boulevard and 222 Street intersection for traffic calming and safe pedestrian crossing.

Administration is aware of existing transportation challenges within the Lewis Farms area, including growing congestion on 215 Street NW between Stony Plain Road NW and Whitemud Drive NW, and Webber Greens Drive NW east of 215 Street NW. To alleviate short term traffic operational challenges along the 215 Street NW corridor, area developers have recently completed intersection improvements at 215 Street NW and Secord Boulevard NW, and are currently completing intersection improvements at 215 Street NW and 100 Avenue NW intersection.

Construction of 231 Street NW between Whitemud Drive NW and north of Rosenthal Boulevard NW is currently underway. Rosenthal Boulevard NW will be extended to 231 Street NW as part of this work, which is anticipated to be completed in 2023.

ETS currently operates bus service on Secord Boulevard NW. Future residents of the development will be less than 200m walking distance to nearby bus stops. Proposed improvements to the crossing of Secord Boulevard NW at 222 Street NW will better facilitate pedestrian access to bus stops on both sides of Secord Boulevard NW.

Utilities

The proposed rezoning area conforms to the Secord Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via service connections to the sewer mains within Secord Boulevard NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

Appendices

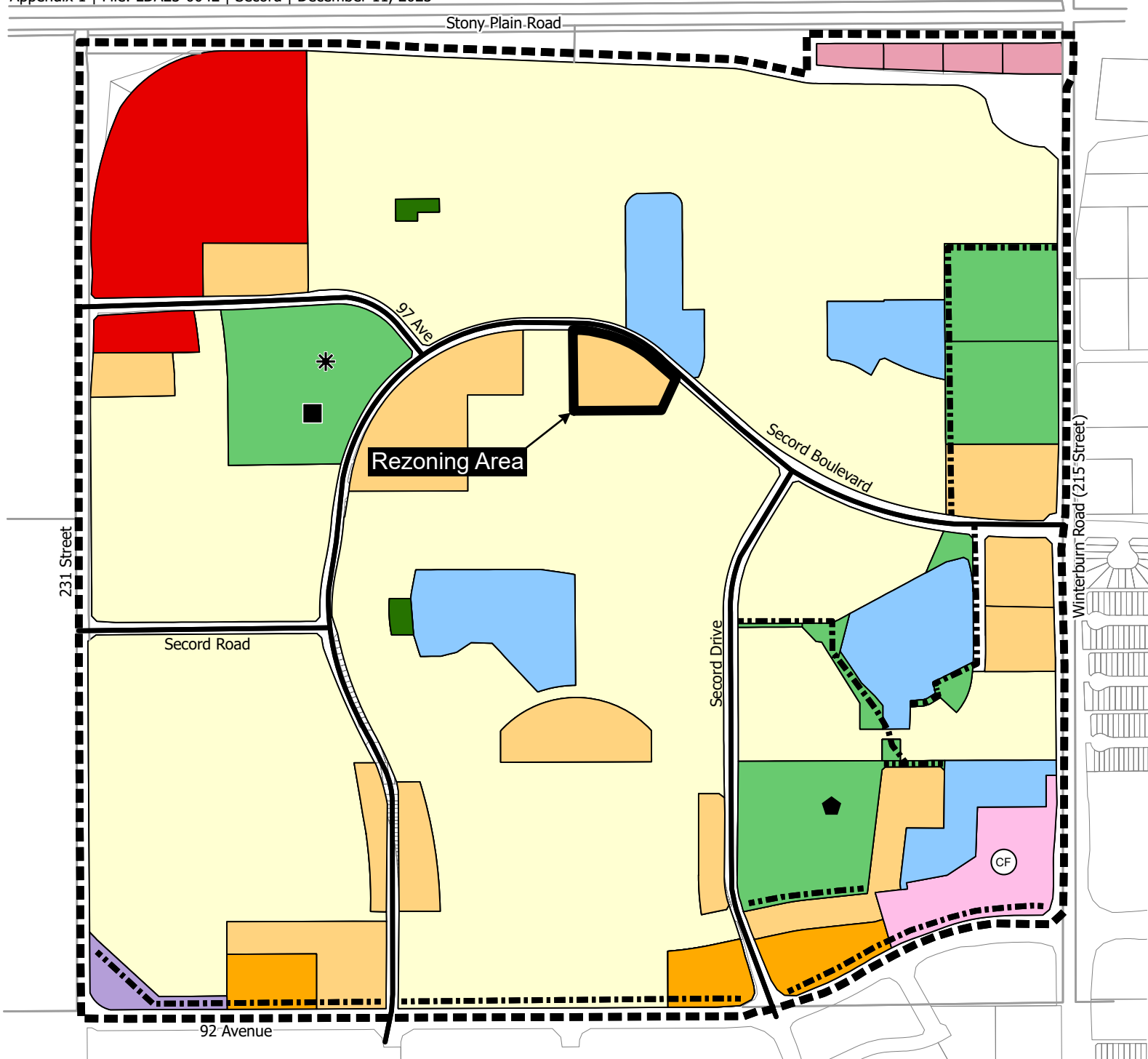
1. Context Plan Map

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



BYLAW 19191
SECORD
 Neighbourhood Structure Plan
 (as amended)



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

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.