

DESCRIPTION:	AMENDMENT OF SECORD NEIGHBOURHOOD STRUCTURE PLAN ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone; <u>SECORD</u>
LOCATION:	9203 – 231 Street NW and 9615 – 231 Street NW
LEGAL DESCRIPTION:	SW-36-52-26-4 and portions of NW-36-52-26-4
APPLICANT:	Stantec Consulting Ltd. 10160 – 112 Street NW Edmonton, AB T5N 3W1
OWNERS:	1672003 Alberta Ltd. C/O 1325, 10180-101 Street Edmonton AB T5J 3S4 1232637 Alberta Ltd. C/O 1325 10180 101 Street Edmonton AB T5J 3S4
ACCEPTANCE OF APPLICATION:	June 12, 2013
EXISTING DEVELOPMENT:	Undeveloped land
SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	<hr/> That Bylaw 17648 to amend the Secord Neighbourhood Structure Plan be APPROVED. That Bylaw 17649 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone be APPROVED.

BYLAW 17648
BYLAW 17649
FILE: LDA13-0271
SECORD

DISCUSSION

1. The Application

This application has two components: an amendment to the Secord Neighbourhood Structure Plan (NSP), and a rezoning affecting portions of land within the Secord Neighbourhood.

The first component (Bylaw 17648) proposes to amend the Secord Neighbourhood Structure Plan (NSP) as follows:

- decreasing Low Density Residential designated lands by 0.76 ha;
- increasing Medium Density Residential designated lands by 0.76 ha;
- allowing for the redesign of major roadways to contribute to more efficient lotting of low and medium residential areas;
- revising the Land Use and Population Statistics table to reflect the above revisions;
- amending the NSP figures and text to reflect updated Low and Medium Residential designated land allocation;
- an administrative amendment to remove an MR site shown in error on the NSP map; and
- an administrative amendment to clarify where existing landfills may require setback variances prior to development.

While there is technically an increase in land designated for Medium Density Residential, the type of units the developer intends to construct results in a slight decrease to the overall net residential density. The proposed amendment would increase the amount of Rowhousing, while decreasing Low Rise/ Medium Density Units, resulting in a decrease in the units per net residential hectare from 37.81 to 37.23.

	Low Density Residential		Medium Density Residential					
	Single/Semi Detached 25 Units/ha		Rowhousing 45 Units/ha		Town Centre Medium Density Residential 90 Units/ha		Low Rise/Medium Density 90 Units/ha	
	Area	Units	Area	Units	Area	Units	Area	Units
Approved	122.10	3053	2.09	94	7.00	630	22.69	2042
Proposed	121.34	3034	4.98	224	7.00	630	20.56	1850
Net Change	-0.76	-19	+2.89	+130	0	0	-2.13	-192

The second component (Bylaw 17649) proposes to rezone portions of the subject site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone and (PU) Public Utility Zone. The proposed rezoning will allow for development of low and medium residential as well as a more efficient alignment of major roadways within the developing neighbourhood of Secord.

2. Site and Surrounding Area

The subject site is located in three areas, all south of Stony Plain Road and east of 231 Street in the Secord neighbourhood.

The Secord Neighbourhood is predominantly designated as a residential neighbourhood and the land surrounding the areas of application is predominantly low and medium residential designated lands, as well as a school park site in the north. The land is primarily undeveloped with the exception of a portion of land which is developed with single family residential houses and a Storm Water Management Facility.



Aerial photo of rezoning site (application boundary is approximate)

ANALYSIS

1. Compliance with Approved Plans and Policies

Lewis Farms ASP and Secord NSP

This application conforms to the uses in the Lewis Farms ASP which designates the subject area for residential uses. The ASP includes objectives to provide a full range of housing types in the plan area, with an emphasis on traditional single detached housing. The proposed NSP amendment and rezoning are in conformity with the policies of the Lewis Farms ASP.

This application also conforms to the intent and policies in the Secord NSP. Principles of the Secord NSP include planning for a mixture of housing types to provide opportunity for a variety of incomes and lifestyles, designed to create animated streetscapes and comfortable transitions of mass and scale.

Capital Region Growth Plan

The Capital Region Plan – Growing Forward, identifies the Secord NSP area within the “B” Priority Growth Area, which has a target density of 30 to 45+ dwelling units per net residential hectare (upnrha). The revised density calculations in the proposed NSP amendment result in a net residential density of 37.29 upnrha from 37.81 upnrha, still exceeding the minimum density targets established in the Capital Region Plan of 30 nrupha for the “B” Priority Growth Area.

2. Transportation and Utilities

All comments from Civic Departments and utility agencies have been addressed.

3. Environmental Review

A Phase I, II and III Environmental Site Assessments and subsequent addendums were provided and confirmed the site is suitable for the proposed development.

4. Public Consultation

On July 15, 2013 Sustainable Development sent an advance notice of this application to surrounding property owners, the Secord Community League, Parkland County, Enoch Cree Nation and the West Edmonton Communities Council Area Council. No concerns were raised with either the proposed amendment or rezoning.

JUSTIFICATION

Sustainable Development recommends that Bylaw 17648 to amend the Secord Neighbourhood Structure Plan and Bylaw 17649 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, and (PU) Public Utility Zone be APPROVED on the basis that the application:

- supports the intent of the Secord Neighbourhood Structure Plan;
- is compatible with the adjacent land uses; and
- satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENTS

- 2a Approved Secord Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17474
- 2b Proposed Secord Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 17648
- 2c Approved Secord Neighbourhood Structure Plan Bylaw 17474
- 2d Proposed Secord Neighbourhood Structure Plan Bylaw 17648
- 2e Surrounding Land Use Map
- 2f Proposed Rezoning Bylaw 17648

Approved by: Tim Ford
Written by: Kerry Girvan
Sustainable Development
May 25, 2016

TABLE 1
SECORD NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE & POPULATION STATISTICS
BYLAW 17474

	AREA (ha)	% of GDA
GROSS AREA	244.69	
Arterial and Collector Roadways	5.71	
Utility/Pipeline Corridors	2.92	
GROSS DEVELOPABLE AREA	236.06	100%
Municipal Reserve	18.36	7.8%
School/Park	11.26	4.77%
Parks/Natural Areas	1.04	0.44%
Lot 10, MSR. Plan 7823225	2.95	1.25%
Lot R, Plan 4717RS	3.11	1.32%
Public Park (Donated)	0.29	0.1%
Park (Non- MR Credit)	0.22	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%
TOTAL	82.18	34.8%
NET RESIDENTIAL AREA	153.88	65.2%

RESIDENTIAL LAND USE ANALYSIS						
Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-detached	122.10	25	3,053	52.46%	2.80	8,547
Medium Density Residential**						
Rowhousing	2.09	45	94	1.62 %	2.8	263
Town Centre Medium Density Residential	7.00	90	630	10.83%	1.8	1,134
Low Rise/Medium Density Residential	22.69	90	2,042	35.10%	1.8	3,676

TOTAL	153.88	5,819	100%	13,620
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Sustainability Measures

Population per net hectare (ppnha): 88.51 persons per net residential hectare
 Units Per net Residential Hectare (upnrha): 37.81 units per net residential hectare
 LDR/MDR Ratio 55.6%/44.4%
 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

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

*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.

TABLE 2
SECORD NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE & POPULATION STATISTICS
BYLAW 17648

	AREA (ha)	% of GDA
GROSS AREA	244.69	
Arterial and Collector Roadways	5.71	
Utility/Pipeline Corridors	2.92	
GROSS DEVELOPABLE AREA	236.06	100%
Municipal Reserve	18.36	7.8%
<i>School/Park</i>		4.77%
	<i>11.26</i>	
<i>Parks/Natural Areas</i>	<i>1.04</i>	0.44%
<i>Lot 10, MSR. Plan 7823225</i>	<i>2.95</i>	1.25%
<i>Lot R, Plan 4717RS</i>	<i>3.11</i>	1.32%
Public Park (Donated)	0.29	0.1%
Park (Non- MR Credit)	0.22	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%
TOTAL	82.18	34.8%
NET RESIDENTIAL AREA	153.88	65.2%

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population
Low Density Residential (LDR)						
Single/Semi-detached	121.34	25	3,034	52.87%	2.80	8,494
Medium Density Residential**						
Rowhousing	4.98	45	224	3.91%	2.8	627
Town Centre Medium Density Residential	7.00	90	630	10.98%	1.8	1,134
Low Rise/Medium Density Residential	20.56	90	1,850	32.25%	1.8	3,331

TOTAL	153.88	5,738	100%	13,586
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Sustainability Measures

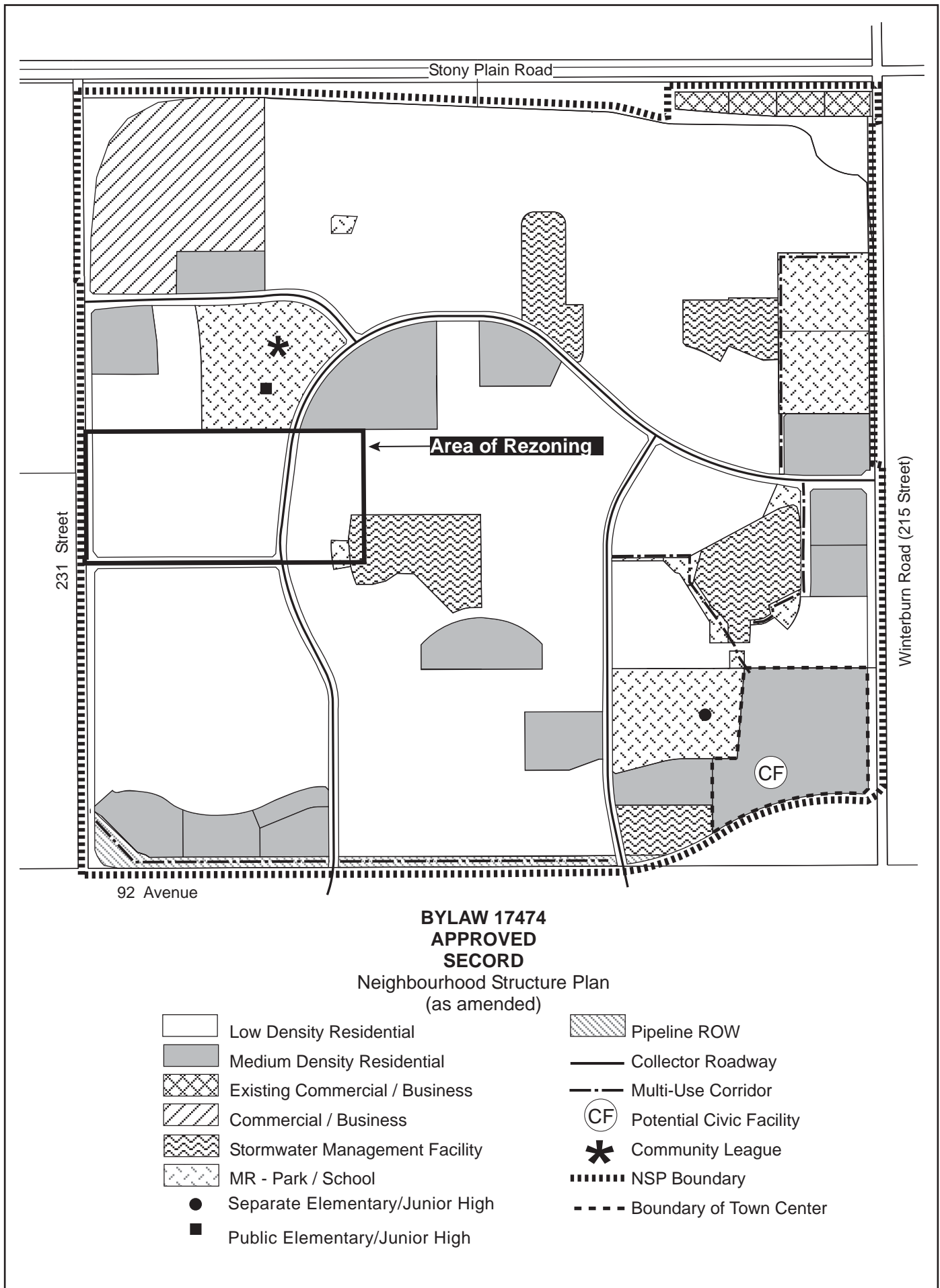
Population per net hectare (ppnha): 88.29 persons per net residential hectare
 Units Per net Residential Hectare (upnrha): 37.29 units per net residential hectare
 LDR/MDR Ratio 52.9%/47.1%
 Population (%) within 500 m of Parkland 98%
 Population (%) within 400 m of Transit Service 100%
 Population (%) within 600 m of Commercial Service 64%

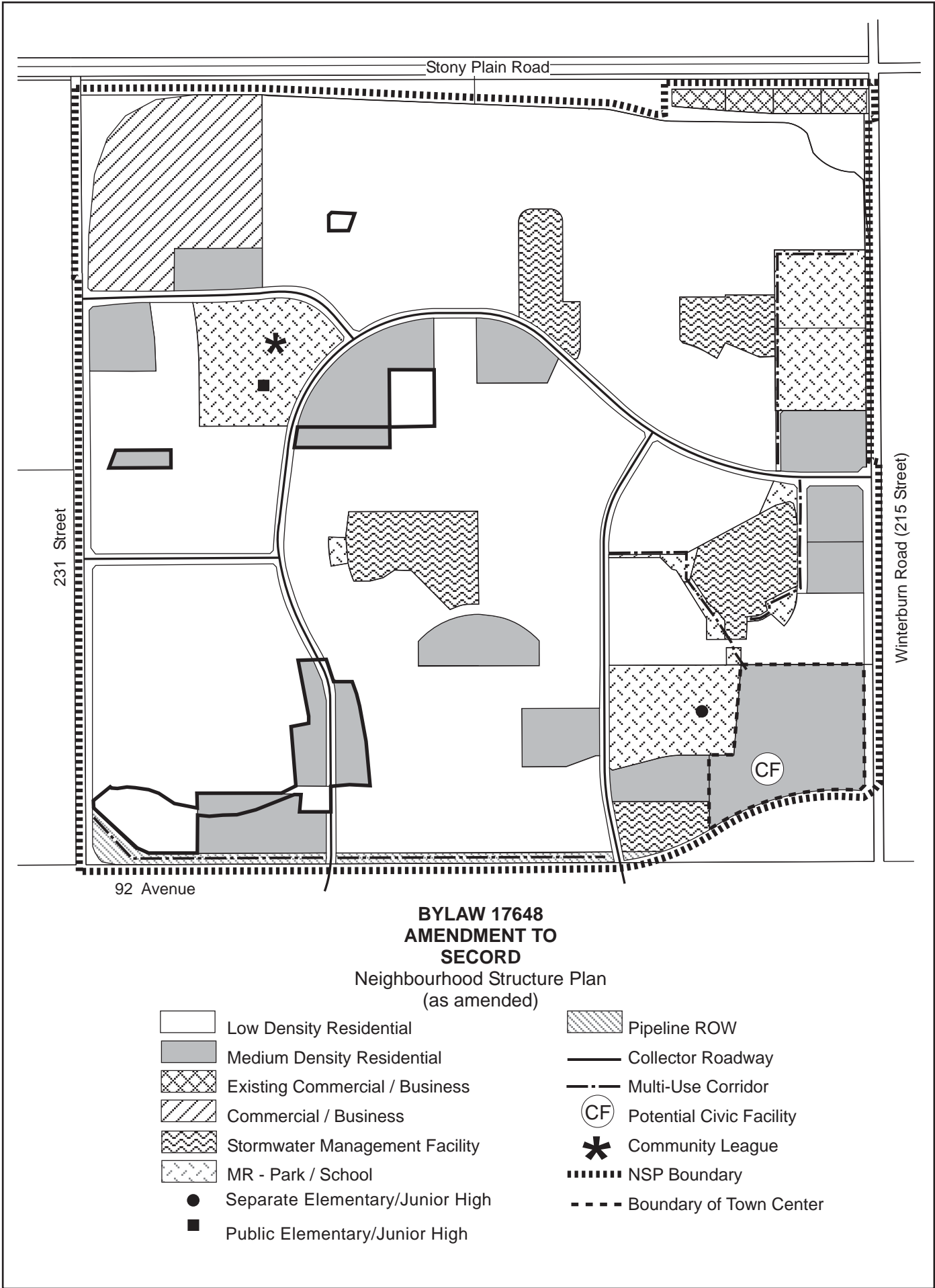
STUDENT GENERATION

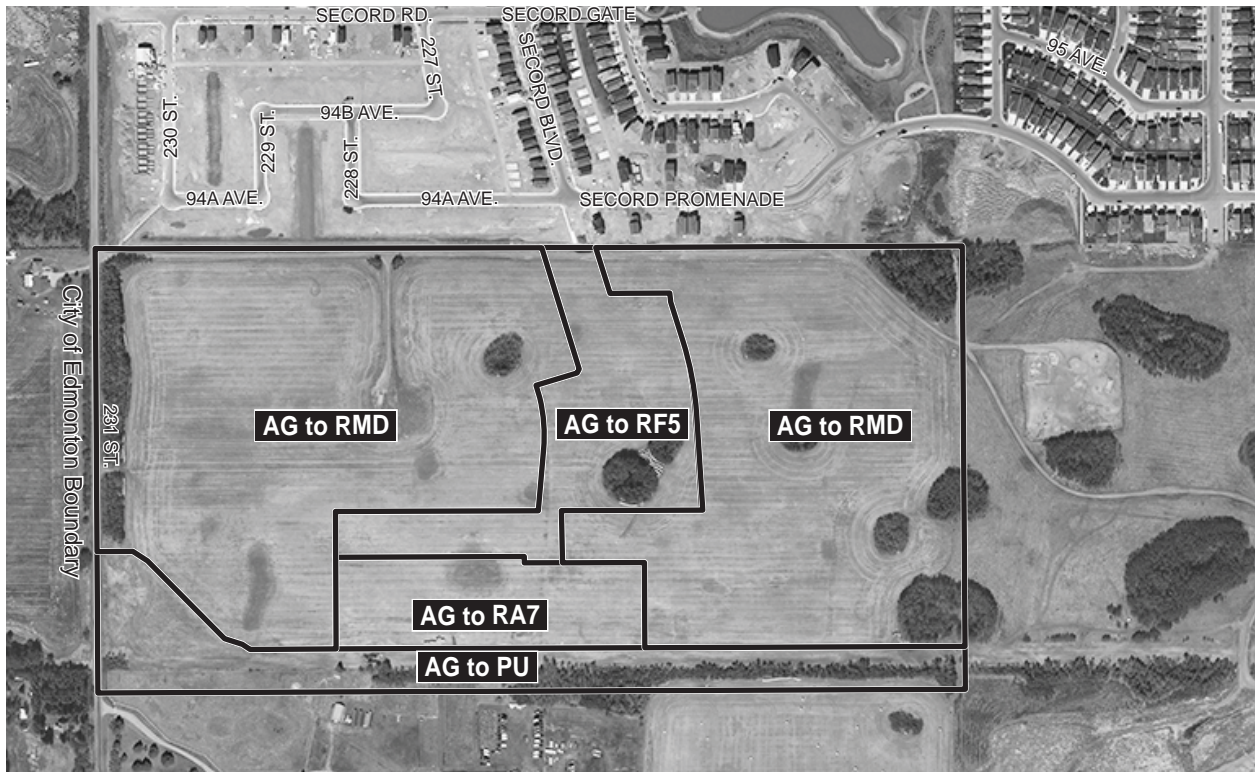
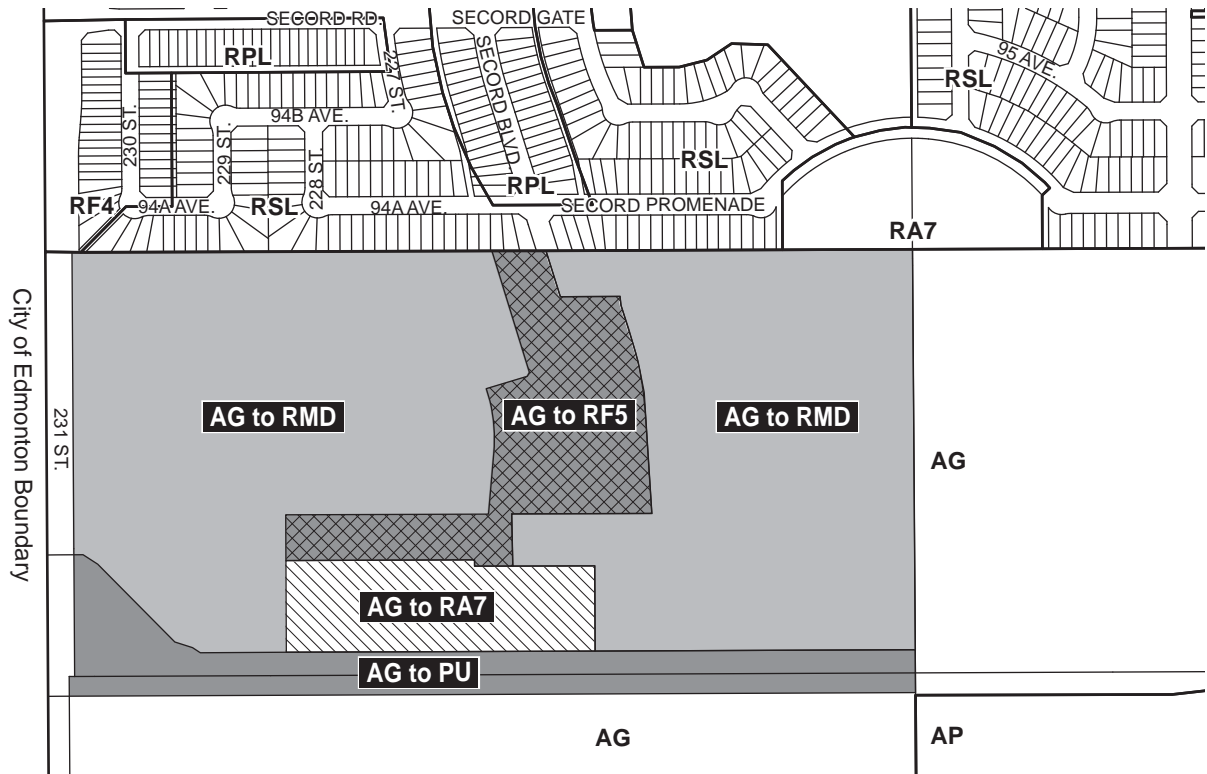
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Separate	245	245		490
Total Students	734	734		1,468

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







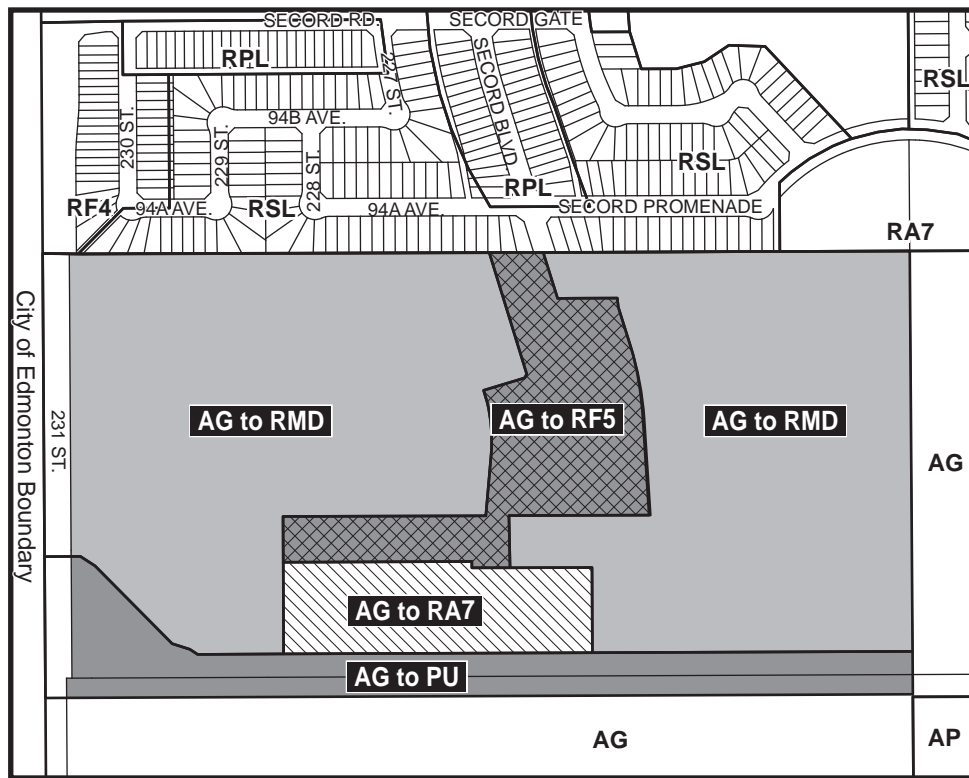
SURROUNDING LAND USE ZONES



FILE: LDA13-0271
 DATE: May 25, 2016
 BYLAW 17649

SECORD, BYLAW 17649

Location: 9203 – 231 Street NW



Proposed Rezoning from

- AG to RF5**
- AG to RA7**
- AG to RMD**
- AG to PU**



The purpose of proposed Bylaw 17649 is to change the Zoning Bylaw from (AG) agricultural zone to (RMD) residential mixed dwelling zone, (RF5) row housing zone, (RA7) low rise apartment zone, and (PU) public utility zone; SW-36-52-26-4, as shown on the attached sketch. These zones provide the opportunity for the development of single detached housing, semi-detached housing, row housing and low rise apartments, as well as a public utility corridor. The proposed rezoning conforms with associated amendment to the Secord Neighbourhood Structure Plan (Bylaw 17648). Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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DATE: May 25, 2016