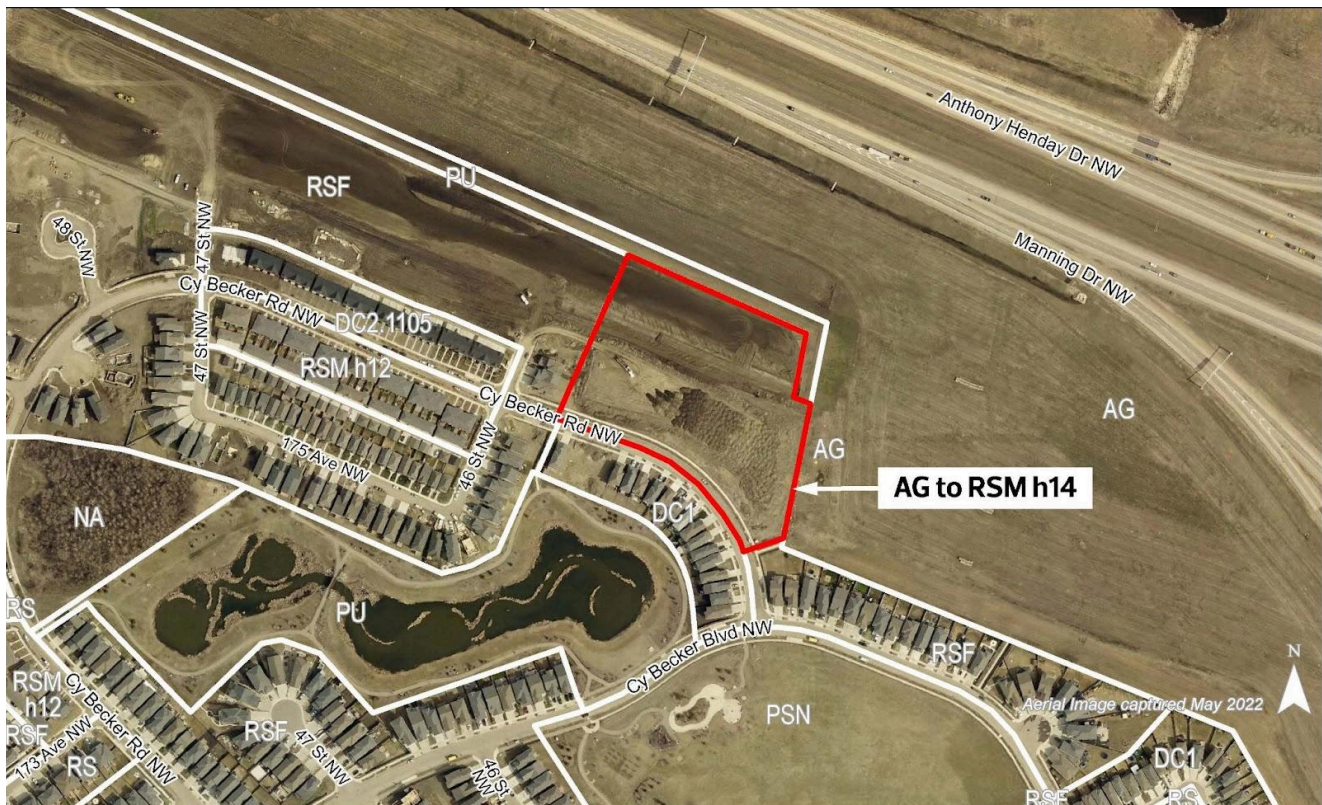


1009 - Cy Becker Road NW Position of Administration: Support



Summary

Charter Bylaw 20818 proposes a rezoning from the Agriculture Zone (AG) to the Small-Medium Scale Transition Residential Zone (RSM h14) to allow for a range of small to medium scale housing.

Public engagement for this application included mailed notice and information on the City's webpage. At the time this report was written no responses were received.

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood.
- Is compatible with the planned land uses.
- Conforms to the Cy Becker Neighbourhood Structure Plan.

Application Details

This application was submitted by Qualico Communities on behalf of CB Developments Ltd..

Small-Medium Scale Transition Residential Zone (RSM h14) would allow development with the following key characteristics:

- A range of small to medium scale housing.
- A maximum building height of 14.0 m (three or four stories).
- A minimum density of 45 dwellings per hectare.

Site and Surrounding Area

The subject site is located north of Cy Becker Road NW and east of 177 Avenue NW in the northwest portion of the Cy Becker Neighbourhood. To the north of the site is a public utility lot that functions as a pipeline utility corridor and abutting that to the north is a transportation utility corridor (Anthony Henday Drive). The surrounding area is mainly developed as low density residential, mainly single-detached and row housing, A natural area, stormwater management facility, school site, and urban village park are within close proximity of the site.

	Existing Zoning	Current Development
Subject Site	Agricultural Zone (AG)	Undeveloped
North	Agricultural Zone (AG)	Transportation Utility Corridor (Anthony Henday Drive)
East	Agricultural Zone (AG)	Transportation Utility Corridor (Anthony Henday Drive)
South	Direct Control Zone (DC1.17884)	Single Detached Housing
West	Small Scale Flex Zone (RSF)	Single Detached Housing / Undeveloped



Street view looking north from Cy Becker Road NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area in conformance with the statutory plan. The basic approach included:

Mailed Notice, February 28, 2024

- Notification radius: 60 metres
- Recipients: 56
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horse Hill Community League Association
- Area Council No. 17 Area Council
- Clareview and District Area Council

Application Analysis



Site analysis context

The City Plan

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. The proposed rezoning is supported by policies in The City Plan, which continue to allow Edmontonians to live locally and support growth within existing approved neighbourhoods

District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

This application falls within the Northeast District Plan where it is designated as Urban Mix. This application supports the District General Policy 2.2.2.1. providing opportunities for a mix of housing types and tenures that cater to a diverse range of household needs by allowing for a range of small to medium scale housing.

Neighbourhood Structure Plan

The subject site is within the Cy Becker Neighbourhood Structure Plan (NSP) which designates the area for Medium Density Residential. The proposed RSM Zone conforms to the intent of the Cy Becker NSP by allowing for row housing or multi-unit housing up to three or four storeys in height with a minimum of 45 units/ha.

Land Use Compatibility

The proposed RSM Zone will allow for the development of small to medium scale development in the form of row housing or multi-unit housing. Single detached, semi-detached and duplex housing are not intended in this zone unless they form part of a larger multi-unit residential development. It is the applicant's intent to develop medium density residential housing as prescribed by the Cy Becker NSP.

	RSM h14 Proposed
Typical Uses	Residential Child Care Services Community Services Urban Agriculture
Maximum Height	14.0 m
Minimum Front Setback	3.0 m - 4.5 m
Minimum Interior Side Setback	1.2 m
Minimum Flanking Side Setback	2.0 m
Minimum Rear Setback	5.5 m
Maximum Site Coverage	60%

Mobility

Edmonton Transit Service (ETS) operates bus service on Cy Becker Boulevard NW, southeast of the subject site. The nearest in-use bus stops on this road are between 150 to 400 metres

walking distance from the site. Nearby Cy Becker Road NW is a future transit collector and had bus stops constructed with previous stages of neighbourhood development.

Future bus service in Cy Becker may change as the neighbourhood and surrounding areas build out. Should bus service in Cy Becker change in the future, the entire subject site will continue to be within 400 metres walking distance of transit service.

Utilities

The proposed rezoning area conforms to the *Cy Becker* Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available via connection to the existing systems located within Cy Becker Road. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Context Plan Map

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



BYLAW 19472
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 | |

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.