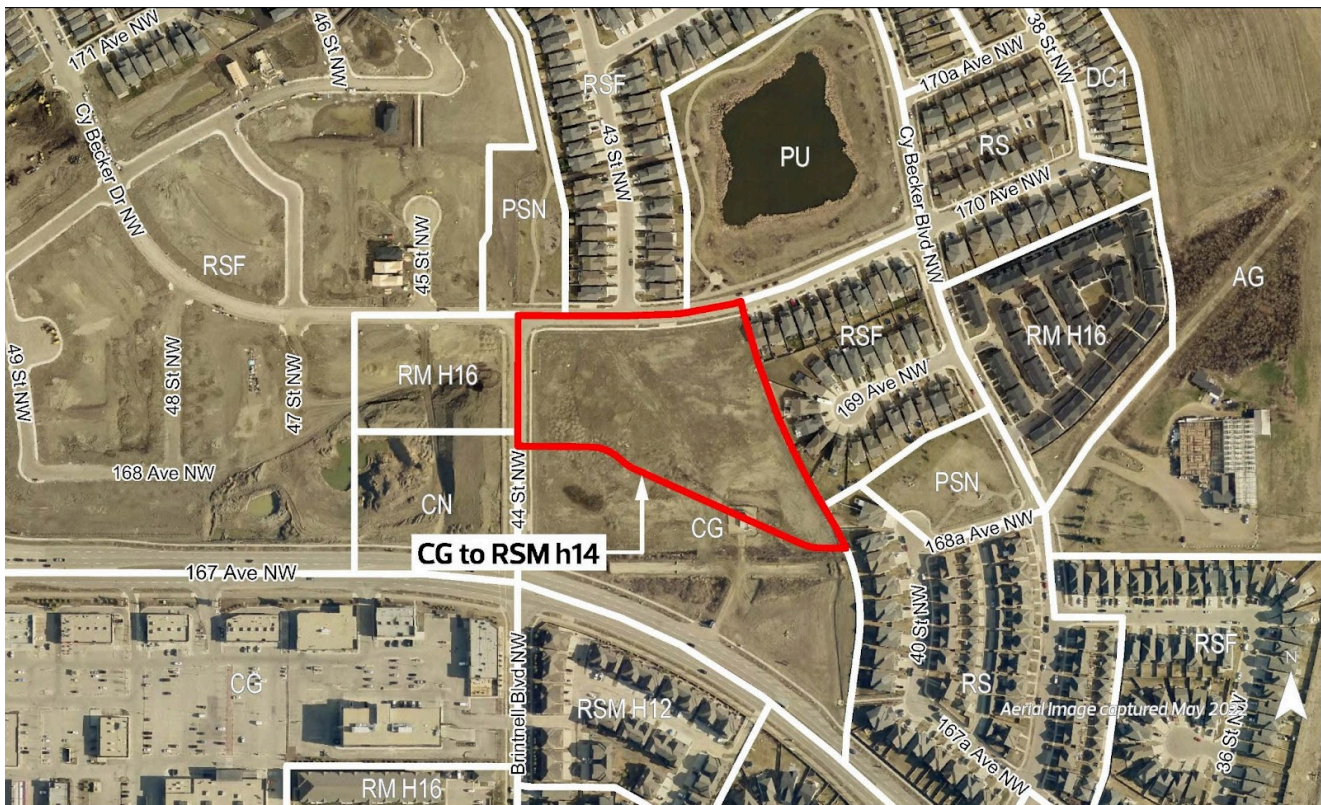


625 - Cy Becker Drive NW Position of Administration: Support



Summary

Charter Bylaw 20830 proposes a rezoning from the General Commercial Zone (CG) to the Medium Scale Transition Residential Zone (RSM h14) which would allow for a range of small to medium scale housing.

Bylaw 20828 proposes an amendment to the Pilot Sound Area Structure Plan (ASP) to align with the proposed changes to the Cy Becker Neighbourhood Structure Plan (NSP).

Bylaw 20829 proposes an amendment to the Cy Becker Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, and information on the City's webpage. One response was received in opposition, citing privacy and safety concerns.

Administration supports this application because it:

- Will allow for the orderly development of the neighbourhood
- Increases the mix of housing in the neighbourhood
- Provides an appropriate transition and is compatible with the planned land uses

Application Details

This application was submitted by Qualico Commercial on behalf of Qualico Developments West Ltd.

Rezoning

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

- A range of small to medium scale housing, including row housing and multi-unit housing
- A maximum building height of 14.0 metres (approximately three to four storeys)
- A minimum density of 45 dwellings/ha.

Area Structure Plan Amendment

Bylaw 20828 proposes to amend the Land Use and Populations Statistics of the Pilot Sound Area Structure Plan (ASP) to align with the proposed changes to the Cy Becker Neighbourhood Structure Plan (NSP).

Neighbourhood Structure Plan Amendment

Bylaw 20829 proposes to amend Figure 7 - Land Use Concept, text and the Land Use and Populations Statistics of the Cy Becker Neighbourhood Structure Plan to facilitate the proposed rezoning.

Site and Surrounding Area

The undeveloped subject site is approximately 2 ha in size and is located in the south central portion of the Cy Becker neighbourhood. Lands immediately east of the site are developed with low density residential housing in the form of single detached housing. Lands west of the site, across 44 Street NW, are undeveloped and designated for community commercial and medium density land uses. A planned shared use path on the west side of 44 Street NW connects the site to the lands to the north, including providing access to a park, an urban village park and stormwater management facility. Transit service and active mode connections are available via 167 Avenue NW.

	Existing Zoning	Current Development
Subject Site	General Commercial Zone (CG)	Undeveloped
North	Neighbourhood Parks and Services Zone (PSN) Public Utility Zone (PU) Small Scale Flex Residential Zone (RSF)	Park / Shared Use Path Stormwater Management Facility Single Detached Housing
East	Small Scale Residential Zone (RS) Small Scale Flex Residential Zone (RSF)	Semi-detached Housing Single Detached Housing
South	General Commercial Zone (CG)	Undeveloped
West	Neighbourhood Commercial Zone (CN) Medium Scale Residential Zone	Undeveloped Undeveloped



Street view of the subject site looking northeast from 44 Street NW



Street view of the subject site looking south from Cy Becker Drive NW

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application proposed an amendment to the Cy Becker NSP and Pilot Sound ASP. The broadened approach included:

Pre-Application Notice (from applicant), December 8, 2023

- Notification radius: 61 metres
- Number of recipients: 155
- Number of responses (as reported by the applicant): 0

Mailed Notice, January 3, 2024

- Notification radius: 61 metres
- Recipients: 155
- Responses: 1
 - In opposition: 1
 - In support: 0

Site Signage, March 26, 2024

- One rezoning information sign was placed on the property facing 167 Avenue NW and 44 Street

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

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

Common comments heard:

- Privacy concerns
- Safety concerns

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 allow Edmontonians to live locally and support growth within existing approved neighbourhoods.

District Plan

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28 - 30, 2024. If the District Plans are given two readings at that time, the following analysis is provided for Council's consideration.

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 that cater to a diverse range of household needs by allowing for a range of small to medium scale housing.

Area Structure Plan

The subject site is located within the Pilot Sound Area Structure Plan (ASP). An amendment to the Pilot Sound ASP is required to facilitate the proposed rezoning by amending the Land Use and Population Statistics.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Commercial	4.9 ha	2.9 ha	- 2.0 ha
Residential	56.6 ha	58.5 ha	+1.9 ha

Neighbourhood Structure Plan

The subject site is located within the Cy Becker Neighbourhood Structure Plan (NSP) which requires an amendment to facilitate the proposed rezoning by re-designating the subject site from Community Commercial to Row Housing. The NSP policy objective #12 plans for a variety of single detached, semi-detached, row housing and low rise/medium density housing sites in different built forms for a range of household types, income levels and ages. Row Housing is supported at this location as it is in close proximity to an arterial roadway (167 Avenue NW), public transit service as well as to park space as prescribed by the Cy Becker NSP. The proposed amendment conforms to the policy direction of the NSP. Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Community Commercial	4.87 ha	2.91 ha	- 1.96 ha
Row Housing	1.89 ha	3.85 ha	+1.96 ha
Units	85	173	+ 88
Population	238	485	+ 247

Land Use Compatibility

The proposed RSM h14 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 row housing on the subject site. The proposed RSM h.14 Zone will provide an appropriate transition to the existing and planned surrounding land uses. The table below summarizes the regulations of the RSM h14 Zone.

	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

The applicant plans to include pedestrian connections between the residential and the proposed commercial site.

The site is located in close proximity to local route 107 which connects transit users to both the Belvedere and Clareview Transit Centres and LRT Stations.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can be utilized.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is compliant with the municipal standards for flow rates. This could potentially be re-evaluated at the development permit stage. 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. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. Current NSP Land Use and Population Statistics
4. Proposed NSP Land Use and Population Statistics
5. NSP Land Use Concept Map Comparison

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP Land Use and Population Statistics – Bylaw 19471

Table 1
Pilot Sound Area Structure Plan
Land Use and Population Statistics
(Bylaw 19471, October 18, 2022)

	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	7.5	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"

Proposed NSP Land Use and Population Statistics – Bylaw 20828

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

	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				12.5	24.3
Major Arterials				7.6	3.7	4.0	15.3
Pipeline Corridor			4.2	1.7	1.0		6.9
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
Gross Developable Area	119.3	151.6	109.1	246.6	94.9	174.4	895.8
Mixed Use						3.1	3.1
Commercial	6.7	7.4	1.4	3.5	2.9	31.5	53.4
Industrial						32.7	32.7
Residential	70.6	87.5	72.2	139.6	58.6	42.3	470.8
School/Park	5.2	10.2	9.6	5.7	7.6	3.4	41.7
District Park				22.6		14.5	37.1
Institutional				1.3			1.3
Cemetery		2.8					2.8
Natural Area NE 8091 & Buffer				15.5			15.5
Stormwater Management	8.1	10.4		6.1	6.8	15.2	46.6
Circualtion & LRT	28.7	33.3	25.6	51.8	19.0	29.2	187.6
Public Utility						1.4	1.4
Population Generation							
Population	5,534	6,266	5,014	10,354	4,959	8,077	40,204
Density (ppgdha)	46	40	46	42	52	47	45

Current NSP Land Use and Population Statistics – Bylaw 19472

Cy Becker Neighborhood Structure Plan Land Use and Population Statistics (Bylaw 19472, October 18, 2022)

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

Proposed NSP Land Use and Population Statistics – Bylaw 20829

Table 5 - Land Use & Population Statistics

**Cy Becker
Neighbourhood Structure Plan
Land Use and Population Statistics**

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%
Community Commercial	2.91	3.1%
Urban Village Park	5.00	5.3%
Pocket Park	1.05	1.1%
Natural Area (Tree Stand)	1.32	1.4%
Greenway	0.22	0.2%
Circulation	18.97	20.0%
Infrastructure / Servicing		
Stormwater Management Facilities	6.83	7.2%
Total Non-Residential Area	36.30	38.27%
Net Residential Area (NRA)	58.57	61.73%

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached*	47.72	25	1,193	2.80	3,340	84.2%
Medium Density Residential						
Row Housing**	3.85	45	173	2.80	485	3.4%
Low Rise/Medium Density Housing ***	7.00	90	630	1.80	1,134	12.4%
Total	58.57		1,996		4,959	

* This land use is further prescribed under RSF or similar compatible Zoning.

** This land use is further prescribed under RSM or similar compatible Zoning

***This land use is further prescribed under RM or similar compatible Zoning

SUSTAINABILITY MEASURES

Population Density (ppnrha):		85
Unit Density (upnrha)		34
Low Density / Medium Density Unit Ratio		60% 40%
Population (%) within 500 m of Parkland		100%
Population (%) within 400 m of Transit Service		100%
Population (%) within 600 m of Commercial Service		100%
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		392
Elementary	196	
Junior High	98	
Senior High	98	
Separate School Board		196
Elementary	98	
Junior High	49	
Senior High	49	
Total Student Population		588

Plan Land Use Concept Map Comparison

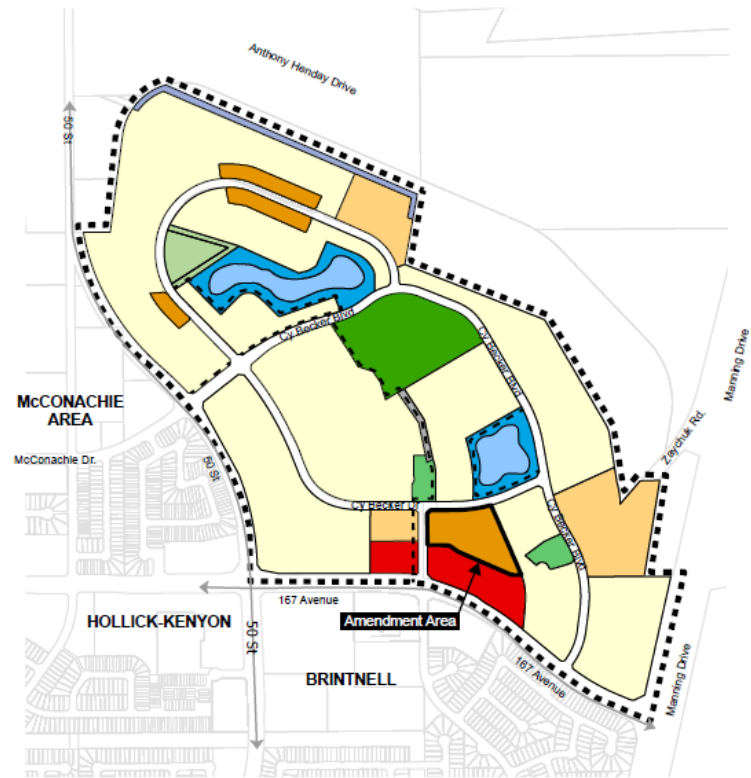


**BYLAW 19472
CY BECKER**
Neighbourhood Structure Plan
(as amended)

- | | |
|----------------------------|--------------------------------|
| 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.

Current Land Use Concept Map



**BYLAW 20829
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.

Proposed Land Use Concept Map