

Bylaw 20829

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 19472; 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. Delete all references to “Edmonton Transit System” and replace it with “Edmonton Transit Service”;
  - b. Delete all references of “400 metres” walking to transit and replace it with “600 metres”;
  - c. In Section 3.2.6 Residential, delete paragraph 3 and replace it with the following:

“Row Housing blocks will be developed with alley access, at a maximum height of 3 storeys and will provide uses and built form generally consistent with appropriate development zones under the Zoning Bylaw. Row Housing developed as a multiple unit project site may include a mix of uses and formats as allowable under appropriate residential zones in the Zoning Bylaw. This could

include row housing, multi-unit housing, semi-detached housing, and single detached housing forms, which may be part of a cluster housing development.

- d. In Section 3.2.6 Residential, delete the first paragraph of the “Rationale” section for Objective 12 and replace it with the following:

“Providing a variety of housing types promotes the creation of a well balanced and complete community, one which can accommodate a range of income groups, household structures and market segments throughout their lifecycle. Single and Semi-Detached, Row Housing and Low Rise/Medium Density Housing will employ land uses generally consistent with appropriate development zones under the Zoning Bylaw”;

- e. Delete the map entitled “Bylaw 19472 Cy Becker Neighbourhood Structure Plan” and replace with the map entitled “Bylaw 20829 Amendment to Cy Becker Neighbourhood Structure Plan” attached as Schedule “A”, and forming part of this bylaw;
- f. Delete “Table 5.0 - Land Use and Population Statistics” and replace it with “Table 5.0 - Land Use and Population Statistics”, attached to Schedule “B”, and forming part of this bylaw; and
- g. Delete the map entitled “Figure 7.0 - Land Use Concept” and replace it with “Figure 7 - Land Use Concept”, attached as Schedule “C”, and forming part of this bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

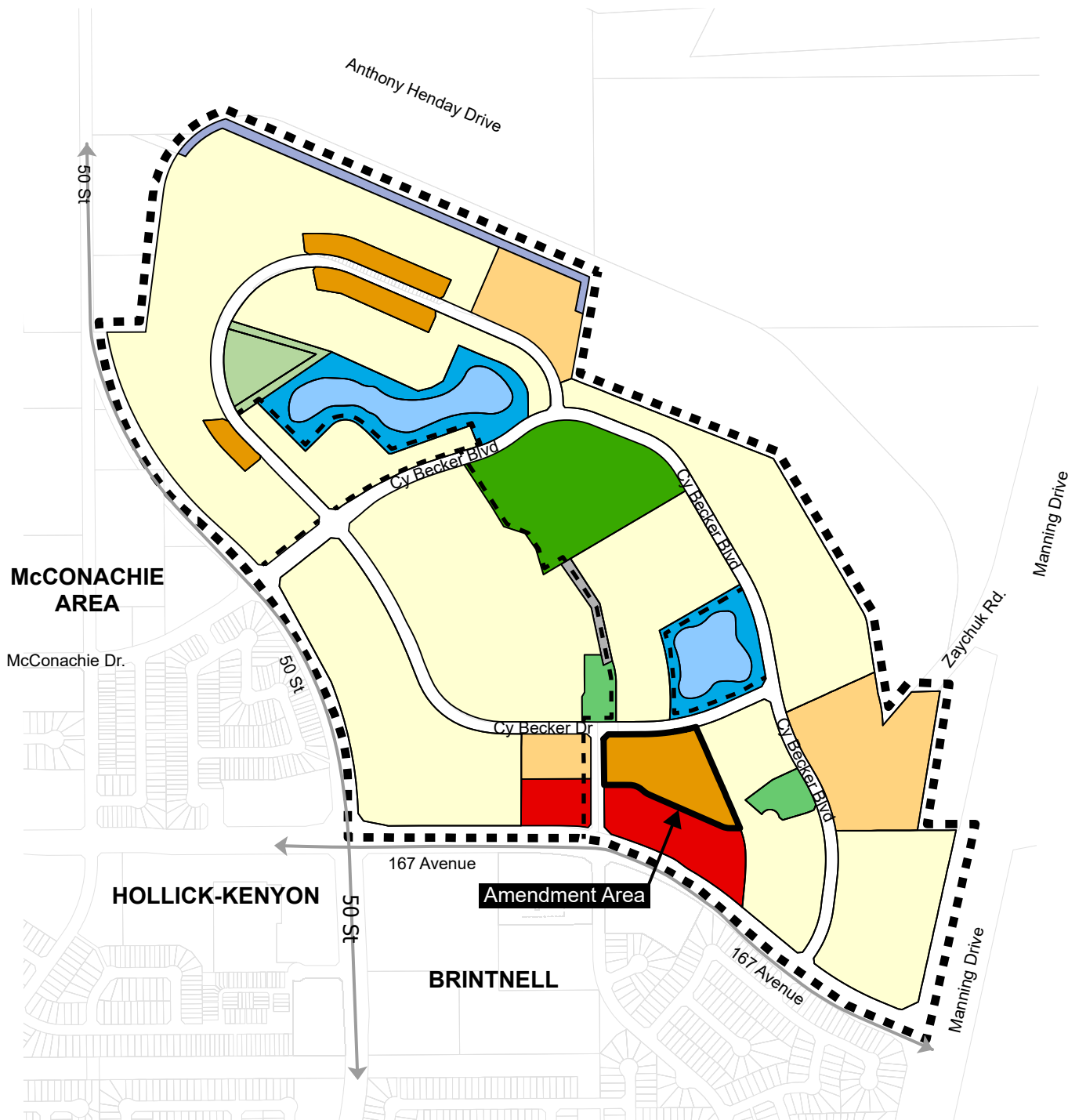
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**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.

Table 5 - Land Use &amp; Population Statistics

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

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GA</b>
<b>Gross Area</b>	<b>99.54</b>	
Arterial Road Right-of-Way	3.67	
Public Utility (Pipeline Right-of-Way)	1.00	
	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Developable Area</b>	<b>94.87</b>	<b>100.0%</b>
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%
<b>Total Non-Residential Area</b>	<b>36.30</b>	<b>38.27%</b>
<b>Net Residential Area (NRA)</b>	<b>58.57</b>	<b>61.73%</b>

**RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>People/Unit</b>	<b>Population</b>	<b>% of NRA</b>
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%
<b>Total</b>	<b>58.57</b>		<b>1,996</b>		<b>4,959</b>	

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

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

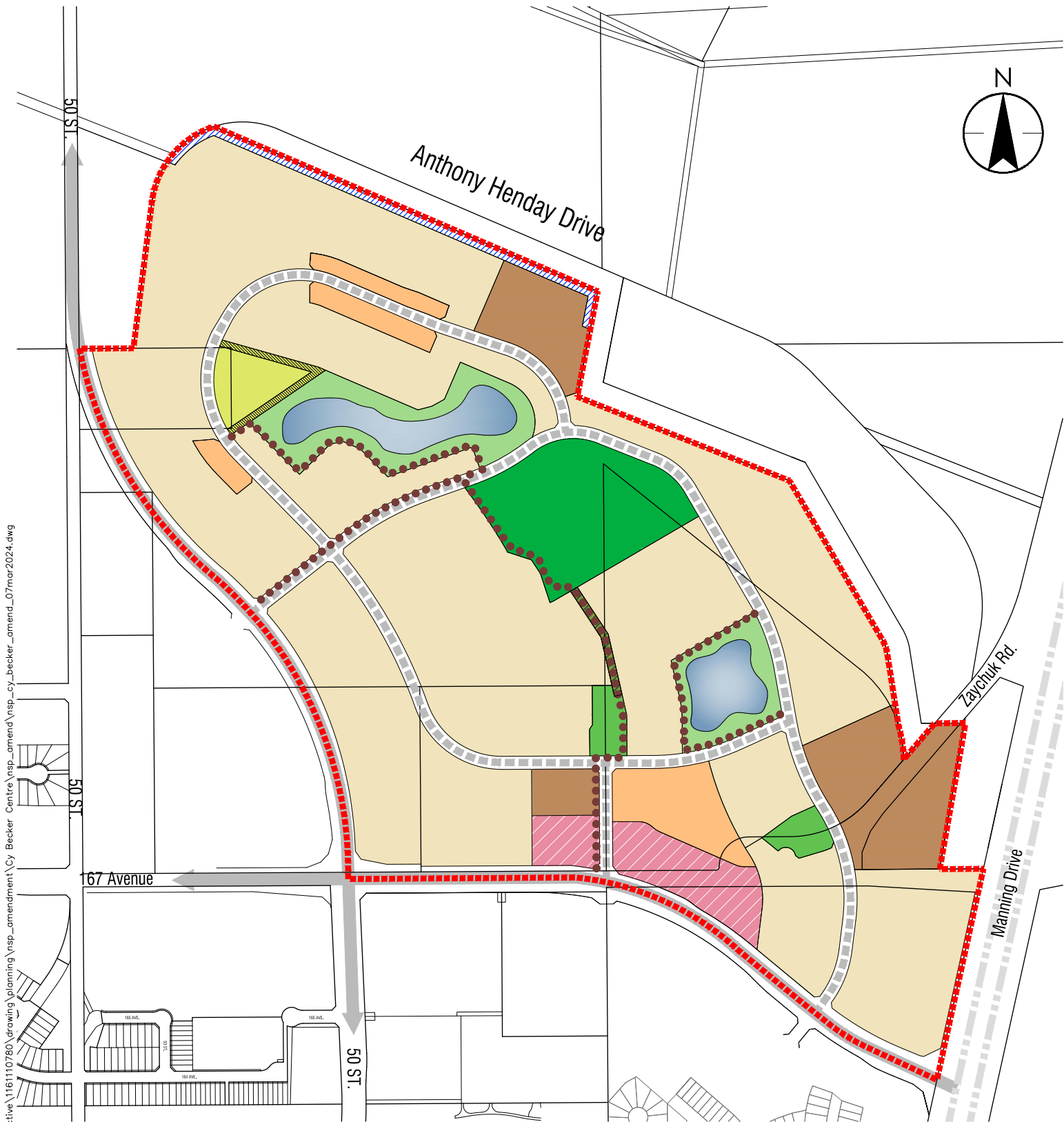
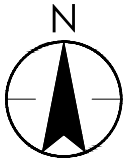
\*\*\*This land use is further prescribed under RM or similar compatible Zoning

**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%
<b>Presence / Loss of Natural Area Features</b>	<b>Land</b>	<b>Water</b>
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**

<b>Public School Board</b>	<b>392</b>
Elementary	196
Junior High	98
Senior High	98
<b>Separate School Board</b>	<b>196</b>
Elementary	98
Junior High	49
Senior High	49
<b>Total Student Population</b>	<b>588</b>



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figure 7.0

Legend

- Low Density Residential
- Row Housing
- Medium Density Residential
- Community Commercial
- Urban Village Park
- Constructed Wetland
- Natural Area with 10m Buffer
- Greenway
- Park
- Public Utility
- Shared-Use Path
- Arterial Roadway
- Collector Roadway
- Neighbourhood Boundary

Land Use Concept

# Cy Becker

## NEIGHBOURHOOD STRUCTURE PLAN