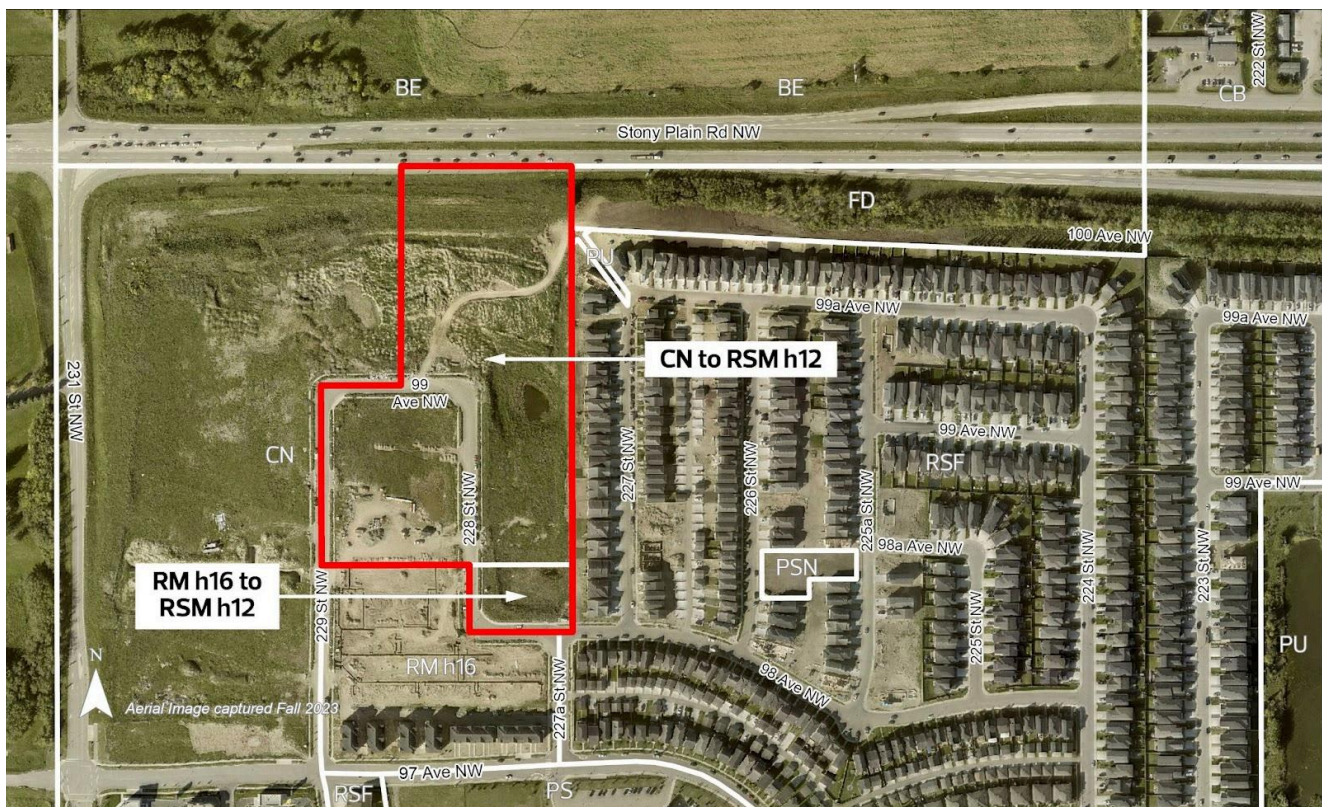


22724 - 98 Avenue NW, 9840 & 9870 - 228 Street NW Position of Administration: Support



Summary

Bylaw 20889 proposes a rezoning from the Medium Scale Residential Zone (RM h16) and Neighbourhood Commercial Zone (CN) to the Small-Medium Scale Transition Residential Zone (RSM h12) to allow for a range of small to medium scale housing. Bylaw 20887 and Bylaw 20888 propose amendments to the Lewis Farms Area Structure Plan (ASP) and Secord Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. There were no responses received for this application.

Administration supports this application because it:

- Allows for the continued and orderly development of the Secord 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 SPAN Architecture Inc. on behalf of Mr. Sat Singh.

Rezoning

The proposed Small-Medium Scale Transition Residential Zone (RSM h12) would allow development with the following key characteristics:

- Small to medium scale housing, including row housing and multi-unit housing
- Maximum building height of 12.0 metres (approximately three storeys)
- Minimum density of 45 dwellings/ha.

Area Structure Plan Amendment

Bylaw 20887 proposes to reconfigure land uses within the Lewis Farms ASP, with related amendments to the Land Use and Population Statistics, Maps and Figures in alignment with the proposed changes to the Secord NSP. Additionally, there is a small administrative amendment to reflect a previously approved commercial area on the 'Bylaw Map' of the ASP.

Neighbourhood Structure Plan Amendment

Bylaw 20888 proposes to reconfigure land uses, amend the Land Use and Population Statistics, text, and Figures of the Secord NSP to facilitate the proposed rezoning.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16) Neighbourhood Commercial Zone (CN)	Undeveloped
North	Business Employment Zone (BE)	Undeveloped
East	Small Scale Flex Residential Zone (RSF)	Single and semi-detached housing
South	Medium Scale Residential Zone (RM h16)	Developing multi-unit housing
West	Neighbourhood Commercial Zone (CN)	Undeveloped



Street view of the subject site looking south from Stony Plain Road NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the mailed notice resulted in no opposition to the application. The basic approach included:

Mailed Notice, March 20, 2024

- Notification radius: 60 metres
- Recipients: 84
- Responses: 0

Site Signage, April 1, 2024

- One rezoning information sign was placed on the property facing 228 Street NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organization

- Secord Community League

Application Analysis

The undeveloped subject site is approximately 4.5 ha in size and is located south of Stony Plain Road NW and east of 231 Street NW, in the north western portion of the Secord neighbourhood.



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 broader mix of housing types. The potential for multi-unit buildings (up to approximately 3 storeys) helps to:

- Encourage diverse design and development
- 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

District Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is within the boundaries of the West Henday District Plan, which identifies it as an urban mix land use. The proposed rezoning conforms to the District Plan by providing opportunities for a mix of housing types.

Area Structure Plan

The subject site is located within the Lewis Farms ASP and an amendment is required to facilitate the proposed rezoning. This includes amending relevant maps and figures, as well as Land Use and Population statistics.

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

Land Use and Population Statistics	Current	Proposed	Difference
Commercial	15.66 ha	12.16 ha	- 3.5 ha
Residential	96.40 ha	99.90 ha	+3.5 ha

Neighbourhood Structure Plan

The subject site is located within the Secord NSP which requires an amendment to facilitate the proposed rezoning by re-designating the subject site from “Commercial/Business” to “Medium Density Residential”. The medium density residential area (row housing and multi-family housing) will provide a transition between the low density residential (single and semi-detached housing) to the east, and commercial/business site to the west. The additional MDR area will increase opportunities for townhouses and similar forms, which will add gentle density to the developing neighbourhood. It will also increase potential users of the future commercial area to the west.

There is no change in the projected Plan density which remains at 39 units per net residential hectare.

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

Land Use and Population Statistics	Current	Proposed	Difference
Commercial/Business	16.1 ha	12.6 ha	- 3.5 ha
Medium Density Residential	4.3 ha	7.8 ha	+3.5 ha
Units (MDR)	193	351	+ 158
Population (MDR)	539	983	+444
Population (Total Secord)	13,774	14,219	+445

Land Use Compatibility

The proposed RSM h12 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. The proposed RSMh 12 Zone will provide an appropriate transition to the existing and planned surrounding land uses. The table below summarizes the regulations of the RSM h12 Zone.

	RSM h12 Proposed
Typical Uses	Residential Child Care Services Community Services Urban Agriculture
Maximum Height	12.0 m
Minimum Density	45 Dwellings/ha
Minimum Front Setback	3.0 m - 4.5 m
Minimum Interior Side Setback	1.2 m- 1.5 m
Minimum Flanking Side Setback	2.0 m
Minimum Rear Setback	5.5 m
Maximum Site Coverage	60%

Mobility

As part of this application, additional walkway connections have been added to the ASP and NSP active modes networks to support travel between the residential and commercial areas. The

owner will be required to construct a publicly accessible walkway connection to connect the existing walkway in the northeast corner of the rezoning area to 99 Avenue.

ETS operates bus service near the site on Secord Boulevard. This local bus route connects transit riders to Lewis Farms Transit Centre / future LRT Stop. The nearest active bus stop is 450m - 800m walking distance from the site.

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 by connecting to the existing system located within 228 Street NW. 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 infrastructure improvements required by this application.

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. ASP Land Use Concept Map Comparison
6. NSP Land Use Concept Map Comparison

Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current Lewis Farms Area Structure Plan (ASP) Land Use and Population Statistics – Bylaw 19958

Appendix A: Statistical Profile					
Table 1					
	Area (ha)	% of GDA			
Gross Area	1014.15				
Whitemud Drive ROW	71.69				
Public Utility Lots (TOPC Leddy)	1.10				
Public Utility (Fire Rescue Station)	1.19				
Whitemud Drive ROW	21.70				
Arterial Roadway	25.28				
Pipeline ROW	9.42				
Road Widening	4.95				
Existing Development (Business Industrial)	21.06				
Total	156.39				
Net Developable Area	857.76	100.00%			
Residential					
Single Family/Low Density Residential	389.81	48%			
Medium Density Residential	96.40	11%			
High Density Residential	3.96	0.5%			
Total	490.17	60.0%			
Commercial / Business Employment					
Commercial	8.86	1.0%			
Commercial Offices/Business	15.66	1.9%			
Commercial Community	2.87	0.4%			
Business Employment	43.24	5.0%			
Total	70.63	8.3%			
Mixed Use Centre					
Mixed Use	4.95	0.6%			
Commercial Office	2.36	0.3%			
Pedestrian Oriented Mixed Use Node	1.63	0.2%			
High Rise Residential	2.91	0.4%			
Natural Area	1.01	0.1%			
Total	12.86	1.5%			
Institutional & Recreational					
Potential Private Recreation or Business Employment	1.32	0.2%			
School/Park	68.56	8.0%			
Natural Area	17.30	2.0%			
Transit Terminal	1.00	0.1%			
Religious Institutional	4.05	0.5%			
Total	92.23	10.8%			
Special Study Area	6.40	0.7%			
Utility Area					
Storm Water Management Lakes	44.04	5.1%			
Public Utility Lots	0.95	0.1%			
Public Utility (Fire Rescue Station)	1.19	0.1%			
Pipelines Rights of Way	0.00	0.0%			
Total	46.18	5.4%			
Circulation Total	144.08	16.8%			
Miscellaneous	1.30	0.2%			
	Area (ha)	Units/Ha	Units	People/Unit	Population
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,287
Medium Density Residential	96.40	45	4,338	2.8	12,146
High Density Residential	13.44	225	3,024	1.8	5,443
Total Residential	499.65		17,107		44,876

Proposed ASP Land Use and Population Statistics – Bylaw 20887

**Lewis Farm Area Structure Plan
Statistical Profile
Bylaw 20887**

Appendix A: Statistical Profile					
Table 1	Area(ha)	% of GDA			
Gross Area	1014.15				
Whitemud Drive ROW	71.69				
Public Utility Lots(TOPC Leddy)	1.10				
Public Utility (Fire Rescue Station)	1.19				
Whitemud Drive ROW	21.70				
Arterial Roadway	25.28				
Pipeline ROW	9.42				
Road Widening	4.95				
Existing Development (Business Industrial)	21.06				
Total	156.39				
Net Developable Area	857.76	100%			
Residential					
Single Family/Low Density Residential	389.81	48%			
Medium Density Residential	99.90	11.50%			
High Density Residential	3.96	0.50%			
Total	493.67	60.50%			
Commercial/Business Employment					
Commercial	8.86	1.00%			
Commercial Office/Business	12.16	1.40%			
Commercial Community	2.87	0.40%			
Business Employment	43.24	5.00%			
Total	67.13	7.80%			
Mixed Use centre					
Mixed Use	4.95	0.60%			
Commercial Office	2.36	0.30%			
Pedestrian Oriented Mixed Use Node	1.63	0.20%			
High Rise Residential	2.91	0.40%			
Natural Area	1.01	0.10%			
Total	12.86	1.50%			
Institutional & Recreational					
Potential Private Recreation or Business	1.32	0.20%			
School Park	68.56	8.00%			
Natural Area	17.30	2.00%			
Transit Terminal	1.00	0.10%			
Religious Institutional	4.05	0.50%			
Total	92.23	10.80%			
Special Study Area					
Utility Area					
Storm water Management Lakes	44.04	5.10%			
Public Utility Lots	0.95	0.10%			
Public Utility (Fire Rescue Station)	1.19	0.10%			
Pipelines Rights of Way	0.00	0.10%			
Total	46.18	5.40%			
Circulation Total	144.08	16.80%			
Miscellaneous	1.30	0.20%			
	Area(ha)	Units/Ha	Units	People/Uni	Population
Single Family/Low Density Residential	389.81	25	9745	2.8	27287
Medium Density Residential	99.90	45	4496	2.8	12588
High Density Residential	13.44	225	3024	1.8	5443
Total Residential	503.15		17265		45318

Current NSP Land Use and Population Statistics – Bylaw 19191

Second Neighbourhood Structure Plan Land Use & Population Statistics

(Bylaw 19191, approved on *March 10, 2020*)

	Area (ha)	% of GDA
GROSS AREA	244.7	
Arterial and Collector Roadways	5.8	
Utility/Pipeline Corridors	1.0	
GROSS DEVELOPABLE AREA	237.9	100.0%
Municipal Reserve	18.4	7.73%
School Park	11.3	4.75%
Parks/Natural Areas	1.0	0.42%
Lot 10, MSR, Plan 7823225	3.0	1.24%
Lot R, Plan 4714 R.S.	3.1	1.31%
Public Park (Donated)	0.3	0.12%
Park (Not MR)	0.4	0.18%
Commercial / Business	16.1	6.77%
Existing Commercial	1.9	0.79%
Stormwater Management Facilities	15.2	6.38%
Circulation at 15%	35.7	15.01%
TOTAL Non-Residential Area	87.9	36.96%
NET RESIDENTIAL AREA (NRA)	150.0	63.04%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
Low Density Residential (LDR)						
Single/Semi-Detached	123.0	25	3,075	2.8	8,610	52.7%
Medium Density Residential						
Rowhousing	4.3	45	193	2.8	539	3.3%
Low Rise/Medium Density Residential	18.8	90	1,692	1.8	3,046	31.6%
Medium/High Rise Density Residential	3.9	225	878	1.8	1,580	15.0%
TOTAL	150.0		5,837		13,774	100.0%

SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	91.8
Units Per net Residential Hectare (upnrha)	39
LDR/MDR Ratio	53% / 47%
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	475	475	0	950
Separate	238	238	0	476

*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

Proposed NSP Land Use and Population Statistics – Bylaw 20888

Secord Neighbourhood Structure Plan Land Use & Population Statistics Bylaw 20888

	Area (ha)	%of GDA
GROSS AREA	244.7	
Arterial and Collector Roadways	5.8	
Utility/Pipeline Corridors	1.0	
GROSS DEVELOPABLE AREA	237.9	100.0%
Municipal Reserve	18.4	7.73%
School Park	11.3	4.75%
Parks/Natural Areas	1.0	0.42%
Lot 10, MSR, Plan 7823225	3.0	1.24%
Lot R, Plan 4714 R.S.	3.1	1.31%
Public Park (Donated)	0.3	0.12%
Park (Not MR)	0.4	0.18%
Commercial / Business	12.6	5.28%
Existing Commercial	1.9	0.79%
Stormwater Management Facilities	15.2	6.38%
Circulation at 15%	35.7	15.01%
TOTAL Non-Residential Area	84.4	35.46%
NET RESIDENTIAL AREA (NRA)	153.5	64.54%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area(ha)	Units/ha	Units	People/Unit	Population	% of Total Units
Low Density Residential (LDR)						
Single/Semi-Detached	123.0	25	3,075	2.8	8,610	51.3%
Medium Density Residential						
Rowhousing	7.8	45	351	2.8	983	5.9%
Low Rise/Medium Density Residential	18.8	90	1,692	1.8	3,046	28.2%
Medium Density/High Rise Residential	3.9	225	878	1.8	1,580	14.6%
TOTAL	153.5		5,996		14,219	100.0%

SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	92.6
Units Per net Residential Hectare (upnrha)	39
LDR/MDR Ratio	51.3% / 48.7%
Population (%) within 500 m of Parkland	98%
Population (%) within 600 m of Transit Service	100%
Population (%) within 600m of Commercial Service	64%

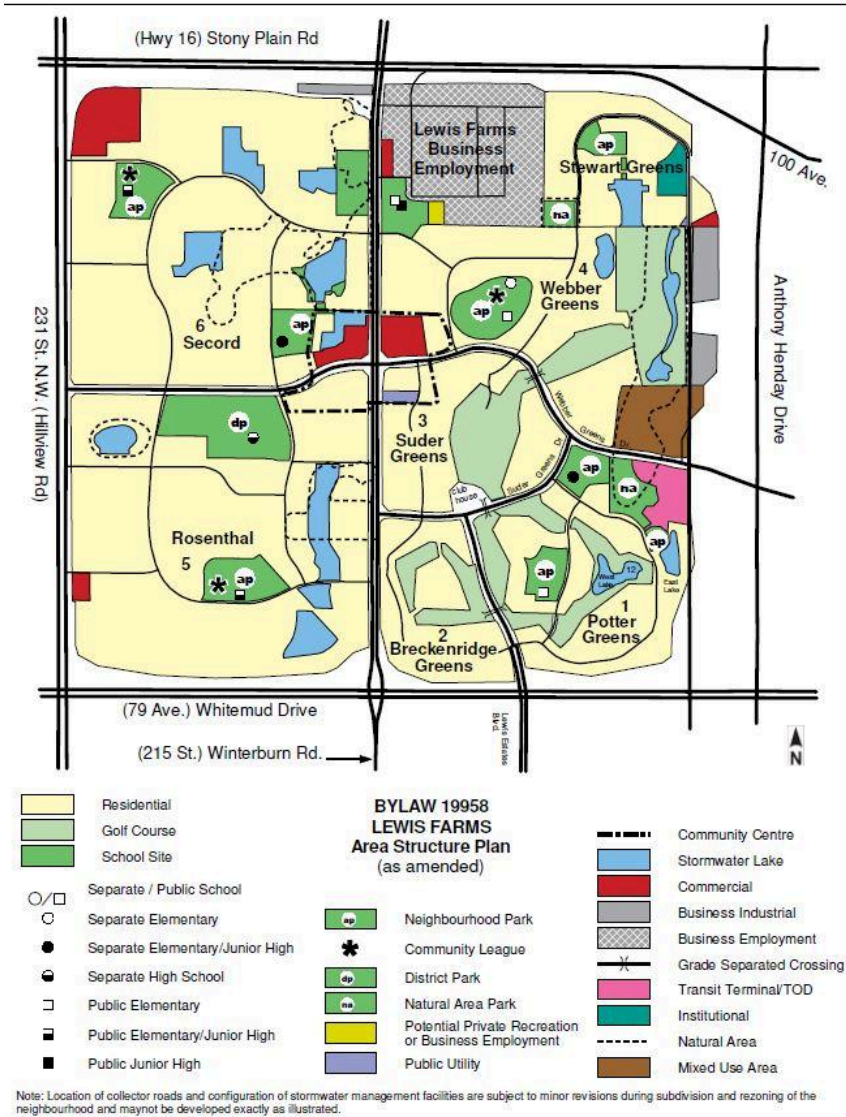
STUDENT GENERATION

	Elementary	Junior High School	Senior High	Total
Public	475	475	0	950
Separate	238	238	0	476

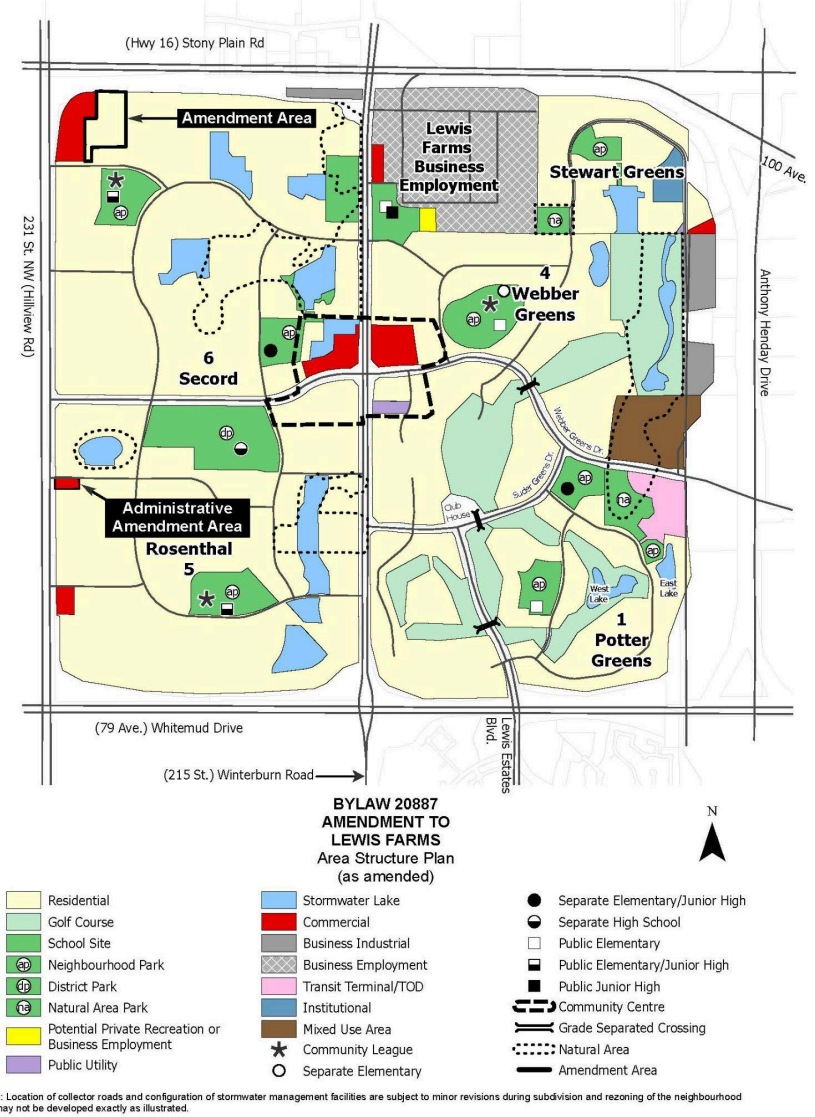
*The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision through discussion with Sustainable Development-Parks Planning.

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

Lewis Farms ASP Plan Land Use Concept Map Comparison

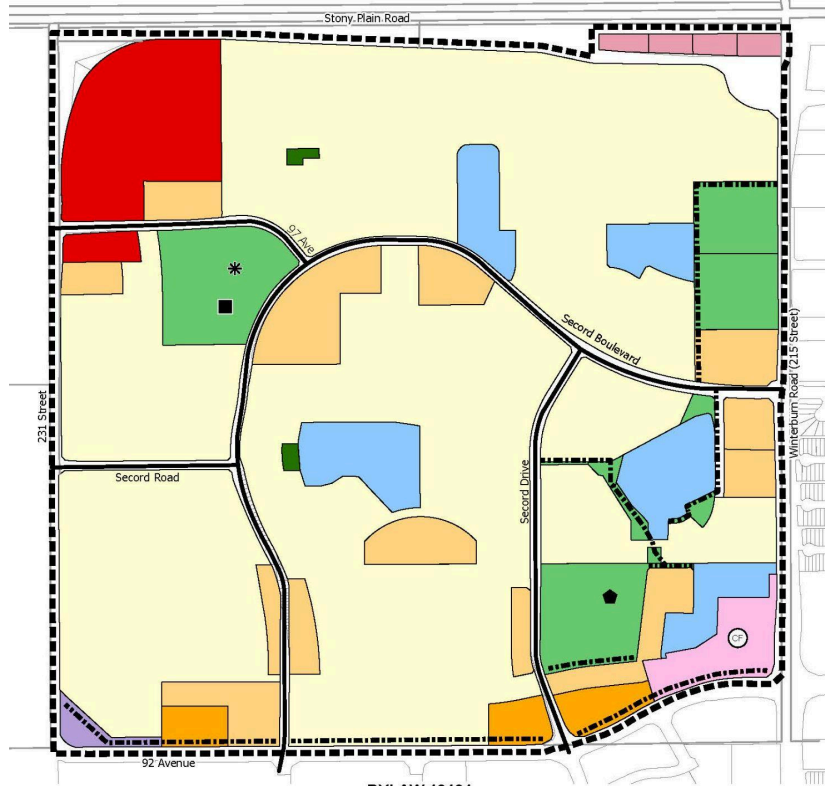


Current ASP Land Use Concept Map



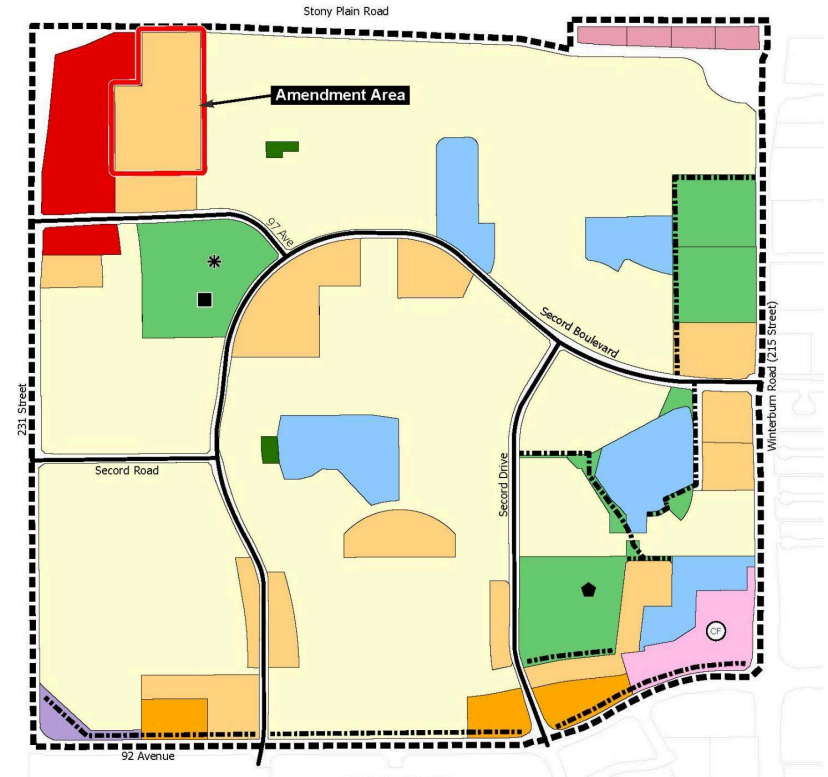
Proposed ASP Land Use Concept Map

NSP Land Use Concept Map Comparison



**BYLAW 19191
SECOND**
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 | |



**BYLAW 20888
AMENDMENT TO
SECOND**
Neighbourhood Structure Plan

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

Current Land Use Concept Map

Proposed Land Use Concept Map