

22850 - 99 Avenue NW

Position of Administration: Support



Summary

This application has three components. Bylaw 21281 proposes a rezoning from the Neighbourhood Commercial Zone (CN) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow a range of small to medium scale housing.

Bylaw 21280 proposes an amendment to the Secord Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Bylaw 21279 proposes an amendment to Lewis Farms Area Structure Plan (ASP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Additionally, the applicant held a virtual meeting with representatives of the Secord Community League. Administration heard from 19 people, with most concerns related to the loss of commercial lands, as well as traffic safety at the nearby intersection of 231 Street and Highway 16A.

Administration supports this application because it:

- Conforms to The City Plan by supporting growth within existing approved neighbourhoods.
- Is supported by District Policy for more intense small scale residential development.
- Aligns with the planning objectives and intentions of the Secord NSP & Lewis Farms ASP.
- Allows for the continued development of the Secord neighbourhood.

Application Details

This application was submitted by SPAN Architecture on behalf of Chiniki Group of Companies (CGC). If approved, future stages of this land are anticipated to be developed as part of CGC's Secord Villas project in the northwest part of the Secord neighbourhood.

Rezoning

Bylaw 21281 proposes a rezoning to the Small-Medium Scale Transition Residential Zone (RSM h12.0). The proposed zoning would allow development with the following key characteristics:

- A range of small to medium scale housing.
- A maximum height of 12.0 m (approximately 3 storeys).
- A maximum site coverage of 60%.
- Limited opportunities for local community and commercial development.

Secord Neighbourhood Structure Plan (NSP) Amendment

Bylaw 21280 proposes to amend a 1.4 hectare portion of the Secord NSP to allow for additional residential land uses. Key changes proposed include:

- Redesignating land from Commercial/Business uses to Medium Density Residential uses.
- Update policy language concerning the two nearby landfills (one active, one abandoned) along with changes in provincial guidance about considering setback variances from landfills.
- Revise the NSP policy text to align with the proposed land use changes.
- Update setback buffers from two landfills (one abandoned and one active) in the northwest part of the plan area (Figures 4 & 12).
- Shifting an identified neighbourhood 'Focal Point' to the south, to reflect the ongoing development of a commercial / local node near the intersection of 97 Avenue NW and 229 Street NW.

Lewis Farms Area Structure Plan (ASP) Amendment

Bylaw 21279 proposes to amend a portion of the Lewis Farms ASP to allow for additional residential land uses. Key changes proposed include:

- Redesignating 1.4 hectares of land from Commercial uses to Residential uses.
- Update policy language concerning the two nearby landfills (one active, one abandoned) along with changes in provincial guidance about considering setback variances from landfills.
- Revise the ASP policy text to align with the proposed land use changes.

The ASP also contains administrative corrections.

Site and Surrounding Area

This rezoning site is located at the northwest corner of the Secord neighbourhood, near the intersection of 231 St NW and Highway 16A (Stony Plain Rd NW). Secord is one of the westernmost neighbourhoods in the City, with its western edge (231 Street NW) serving as the boundary between the City of Edmonton and Parkland County. To the west is a soccer facility operated by the Edmonton Minor Soccer Association (EMSA). To the north is the Winterburn Industrial area and Highway 16A. Lands to the east are in early stages of development for a small-scale multi-unit residential site. Lands to the south are designated for planned commercial development. The site is near several amenities, including David Thomas King School (EPSB), an existing commercial site (Secord Village) and a neighbourhood park. The nearest existing transit service is available along Secord Boulevard, approximately 500-800 metres from the site. Existing shared pathways and sidewalks are also available near the site.

A key consideration for this application concerns the active Northlands Landfill in Parkland County (operated by Green for Life or GFL), which is located to the northwest of the subject site. The Northlands Landfill was previously abandoned but was reopened by 2016. It is operated by Green for Life (GFL) and is open for use by Parkland County residents, businesses, along with other organizations. The rezoning site is within 450 metres of this active landfill. Provincial legislation prohibits the issuance of a development permit for residential land uses within 450 metres of an active landfill, unless a variance request is made by the applicant. In this case, the applicant submitted a variance request concurrent with the rezoning application. That variance request was reviewed and approved by City Administration in Spring 2025. Additional details about the variance request are provided in this report's section entitled 'Environment and Risk'.

The current zoning and development surrounding the site are noted in the table below. Pictures of the site from July 2025 are also shown below the table.

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN)	Undeveloped
North	Business Employment Zone (BE)	Stony Plain Road NW (AB Highway 16A) Agricultural Uses / Undeveloped
East	Small-Medium Scale Transition Residential Zone (RSM h12.0)	Undeveloped
South	Small-Medium Scale Transition Residential Zone (RSM h12.0) Neighbourhood Commercial Zone (CN)	3-storey Multi-Unit Housing (under construction) Undeveloped
West <i>(Parkland County)</i>	DC - Direct Control District (DC) BI - Business Industrial District (BI)	Edmonton Minor Soccer Association (EMSA) Charpentier West Complex



View of the rezoning site, looking west towards 231 Street NW. Northlands Landfill visible in background (hill).



View of the rezoning site, looking north towards Highway 16A (Stony Plain Road NW).

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because of the removal of planned commercial land and previous concerns received about neighbourhood roadway safety (such as the 231 St / Stony Plain Rd intersection).

The broadened approach included:

Site Signage, April 23, 2025

- One (1) rezoning information sign was placed near the property, facing west, so as to be visible from 231 Street NW

Mailed Notice, May 16, 2025

- Notification radius: 120 metres
- Recipients: 42
- 19 responses, all in opposition

Applicant Meeting with Secord Community League, July 14, 2025 (as reported by applicant)

- Attendees: 4
- Key themes:
 - Capacity challenges at David Thomas King School.
 - Loss of commercial land and the need for additional commercial amenities.
 - Clarification provided by the applicant about the amount of commercial proposed to be rezoned with the application.
 - Concerns with westbound to southbound traffic coming off Stony Plain Road in peak traffic hours (especially evenings) and the potential for increased traffic volumes.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Secord Community League

Common comments heard (number of similar comments in brackets beside comments below):

- A loss of developable commercial area for essential services. (18)
- The nearby intersection at 231 Street and Highway 16A is inadequate for current and increasing traffic levels. (18)
- Current roadway and utility infrastructure under strain due to current density of the neighbourhood. (17)
- The nearby K-9 public school (David Thomas King) is at capacity. Alternate schools with more capacity are far away. (5)
- Secord has enough residential density already. (3)
- Impacts to emergency vehicle access. (2)

Application Analysis



Map of site and its surrounding context. Northlands Landfill identified to the northwest of the subject site.

The City Plan

The City Plan identifies the site as residential and within the developing area of Edmonton. The proposal takes into account Direction 2.1.3 to ensure that development occurs in an orderly and safe manner to protect public health and the environment. Future residents will also live within close distance to amenities like a school and commercial shops that help Edmontonians to live locally and support growth within existing approved neighbourhoods.

West Henday District Plan & District Policy

The subject site is within the West Henday District Plan, which identifies it for urban mix near an existing park and school site. Urban Mix encompasses housing, shops, services, and offices in one land use category. The proposed rezoning aligns with the Urban Mix designation and supports a variety of residential, community use and commercial opportunities. The site is not located within a node or a corridor.

The proposed RSM h12.0 rezoning is supported by District Policy 2.5.2.5. The District Policy 2.5.2.5 supports more intense small-scale residential development outside of nodes and corridors on corner lots when at least one qualifying criteria is met. This site meets the requirements as it is a corner lot located along an arterial roadway (231 Street NW).

The proposed rezoning conforms to the West Henday District Plan by providing opportunities for a mix of housing types in this developing area.

Lewis Farms Area Structure Plan

The proposed changes to the Lewis Farms Area Structure Plan (ASP) would redesignate land from Commercial land uses to Residential land uses. Additional minor administrative amendments are also included. The proposed rezoning aligns with the following two objectives in the ASP:

- Providing for a wide variety of lifestyles and household types through a full range of housing forms.
- Supporting a mixture of commercial land uses to serve the anticipated population within the plan area through community, neighbourhood and convenience commercial areas.

Taken together, the proposed changes continue to align with the objectives of the Lewis Farms ASP to allow for a complete neighbourhood, with a mixture of housing types and commercial amenities. The RSM h12.0 lands would support a variety of housing types and the existing commercial site will continue to support a variety of commercial uses for the nearby residents.

The ASP also refers planning direction near the active Northlands Landfill and abandoned Cholla Landfill to the Municipal Government Act (MGA) legislation relating to development within proximity of landfills and similar waste management facilities.

Secord Neighbourhood Structure Plan

The proposed changes to the Secord Neighbourhood Structure Plan (NSP) are to redesignate 1.4 hectares of land from Commercial / Business to Medium Density Residential uses.

The proposed land use change supports the objectives of the NSP by:

- Allowing for a mixture of medium-density housing forms, which can provide for a range of household types and income levels to live in the neighbourhood (Section 5.2.3)
- The proposed medium-density site can support the opportunity to live in a community that supports local access to daily needs (Section 5.2.3)
- Support neighbourhood walkability by locating higher density development near amenities like schools, parks and commercial areas (Sections 4.2.9 and 5.2.3)

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

Land Use and Population Statistics	Current	Proposed	Difference
Commercial/Business Area	12.6 ha	11.2 ha	- 1.4 ha
Medium Density Residential - Rowhousing Area	7.8 ha	9.2 ha	+ 1.4 ha
Residential Units	5 996 units	6 059 units	+ 63 units
Anticipated Neighbourhood Population (people)	14 219	14 395	+ 176 people
Net Residential Area (NRA)	153.5 ha	154.9 ha	+ 1.4 ha

For development near the Northlands Landfill, the Secord NSP defers separation distances and development rights to the appropriate provincial legislation (Matters Related to Subdivision and Development Regulations (Alberta Regulation 84/2022)) under the Municipal Government Act. This legislation restricts residential, health care facilities and educational facilities to 450 metres or further from the active Northlands landfill. Additional review of the risks of the landfill and the development setback variance request from the developer are discussed in later sections.

Land Use Compatibility

The proposed zoning aligns with the objectives of the NSP and is generally compatible with nearby land uses as anticipated in the neighbourhood plan. The RSM h12 zone is intended for use in new neighbourhoods to allow for row housing and multi-unit development up to 12 metres in height. The zone also includes regulations which support appropriate transitions from surrounding residential and commercial land uses. For example, commercial uses within the proposed zone are supported in proximity to the planned commercial uses to the southwest. The proposed height is identical to lands to the east and south. Further, site coverage is identical to a planned multi-unit development to the east along 99 Avenue NW.

Below is a comparison of the proposed RSM h12 Zone with the existing CN zone:

	CN Current	RSM h12.0 Proposed
Typical Uses	Commercial Retail Limited Residential Community Uses (such as Day Cares, Worship Assemblies)	Row Housing Multi-Unit Housing Limited Commercial & Community Uses
Maximum Height	12.0 m	12.0 m
Maximum Floor Area Ratio (FAR)	2.0	N/A
Minimum Front Setback (99 Ave / 229 St)	3.0 m	3.0 - 4.5 m
Minimum Side Setback	0.0 - 3.0 m	1.2 - 1.5 m

Minimum Rear Setback (231 St / Stony Plain Road NW)	1.2 m	5.5 m
Maximum Site Coverage	N/A	60%
Minimum Number of Residential Dwellings	N/A	45 du/ha
Max Commercial Retail Unit (CRU) Floor Area	2500 m ²	300 m ²

The proposed zoning is compatible with the scale and height of nearby developments. Further, it continues to allow for opportunities for commercial development, contributing to a broader mix of uses in the northwest part of Secord.

Environment & Risk

The site is within 450 metres of the active Northlands Landfill and within 300 metres of the abandoned Cholla Landfill. The Government of Alberta’s Matters Related to Subdivision and Development Regulations (SDR) (Alberta Regulation 84/2022) under the Municipal Government Act (MGA) establish development regulations for certain land uses within proximity of landfills. Specifically, the SDR under the MGA prohibits the issuing of a Development Permit for residences, schools and hospitals within 450 m of the working area of an operating landfill and within 300 metres of the disposal area of an abandoned landfill. Notwithstanding, the SDR under the MGA provides the City’s Development Authority or Subdivision Authority the ability to review requests to vary the legislated separation distance requirement from active and abandoned landfills. The SDR outlines specific criteria that must be demonstrated by the applicant for a development permit or a subdivision permit.

Historically, Alberta Environment and Parks (AEP) was the governing authority for requests to vary setback distances from landfills throughout the province. One such example was a variance request approved in 2016 to allow for both residential and commercial land uses within 450 metres of the previously-active Cholla Landfill, which is now the site of Edmonton Minor Soccer Association’s (EMSA) Charpentier West Complex. It also requested a variance to allow for commercial uses in the vicinity of the subject rezoning application. This report to AEP determined that the risk to residential, commercial and other applicable land uses was low. This has allowed for the development of a mixture of land uses in Secord near 231 Street, south of 97 Avenue NW.

Bylaws 21279, 21280 and 21281 in this application propose a further variance to the provincial requirements concerning land development within proximity of landfills in this part of Edmonton. As part of this application, the proponents submitted a variance request for the consideration of residential land uses within 450 metres of the active Northlands Landfill. After review, and given the Northlands Landfill is a Class III landfill which does not accept liquid, food or any hazardous material waste, the analysis determined the setback variance acceptable.

Additional analysis of the nearby landfill may be required at the Development Permitting stage, prior to the issuance of a Development Permit.

Land Use Trade-Offs

While Administration is in support of this application, Administration acknowledges that there are trade offs that need to be considered. In particular, trade offs relating to the opportunity to add residential units during a Housing Crisis and the allocation of commercial land in this area.

(1) Residential Increase during a Housing Crisis

- Proposes to introduce approximately 63 residential units
- Diversifies housing options within the Secord neighbourhood, providing missing middle housing options with Row Housing, which accounts for less than 10% of housing in Secord
- The site is in close proximity to several amenities, including a developing commercial node, a neighbourhood park and public school

(2) Reduction of Commercial Lands

- Commercial lands for this site were first chosen because of the proximity of the active Northlands Landfill, therefore providing a buffer for residential lands in Secord
- With the reduction in the setback from the landfill, other opportunities have been found to be compatible in this location.
- Administration is monitoring the reduction of Commercial lands within the neighbourhood with a total of 4.9 hectares that have been removed since 2023.

Administration recognizes the need to balance residential land uses and commercial land uses to ensure the long term economic development of the City of Edmonton in alignment with The City Plan. Accommodating a quickly growing population, while also maintaining our land base for a mixture of uses were both considered. The proposed application is a reasonable reduction in commercial land uses, that supports additional missing middle housing options and retains several hectares of commercial land along the northwestern edge of the neighbourhood.

Mobility

Vehicle access to the site will be from 99 Avenue NW. Local bus service is currently available on Secord Boulevard, roughly 800m walking distance to the southeast. Future bus service expansion in Secord (including on roads closer to the rezoning site) depends on neighbourhood build-out, demand and available funding for transit.

Regional Considerations

Parkland County Administration was consulted through review of this application, as the Northlands Landfill is within their municipality's boundaries. The municipality had no concerns with this proposed application.

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, connecting to the existing system located within 99 Avenue and 229 Street. 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.

Appendices

1. Lewis Farms ASP Land Use Concept Map Comparison
2. Secord NSP Land Use Concept Map Comparison
3. Current Secord NSP Land Use and Population Statistics
4. Proposed Secord NSP Land Use and Population Statistics

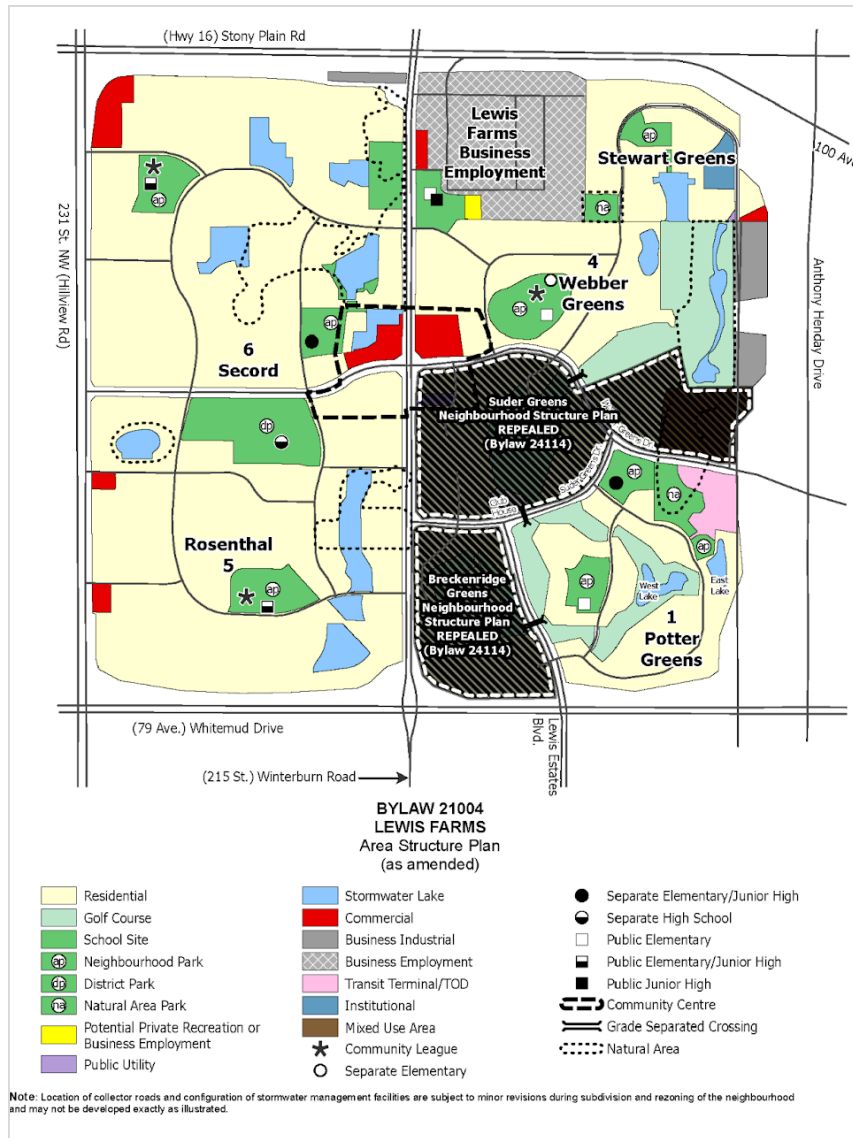
Written By: Liam Kachkar

Approved By: Tim Ford

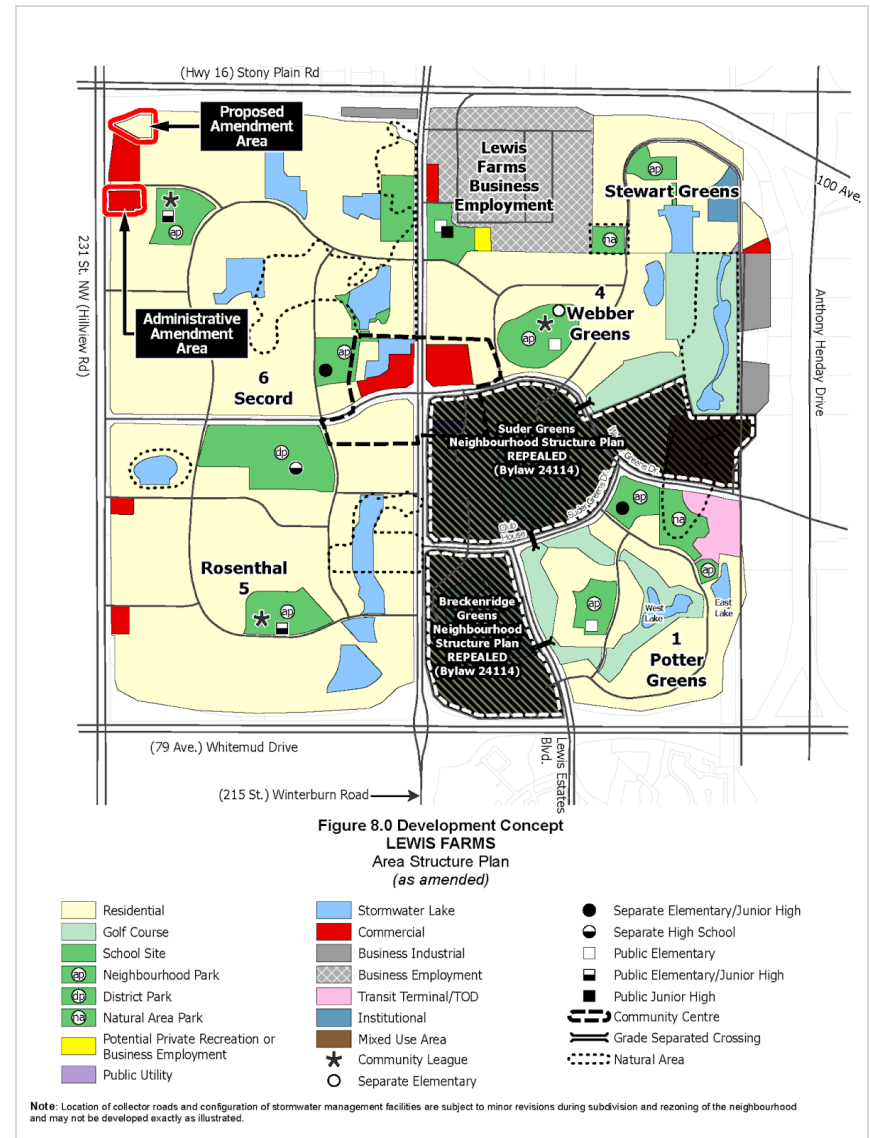
Branch: Development Services

Section: Planning Coordination

Lewis Farms ASP Land Use Concept - Current vs Proposed

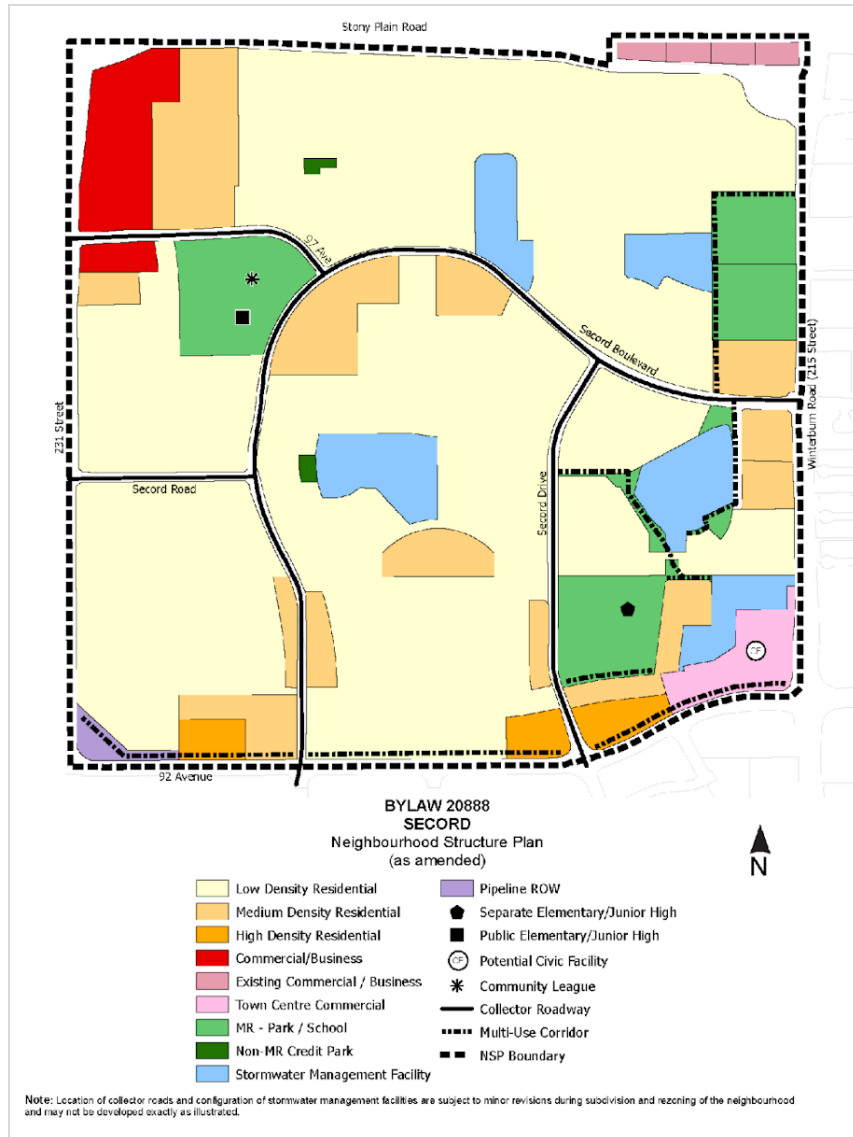


Current Land Use Concept Map (Bylaw 21004)

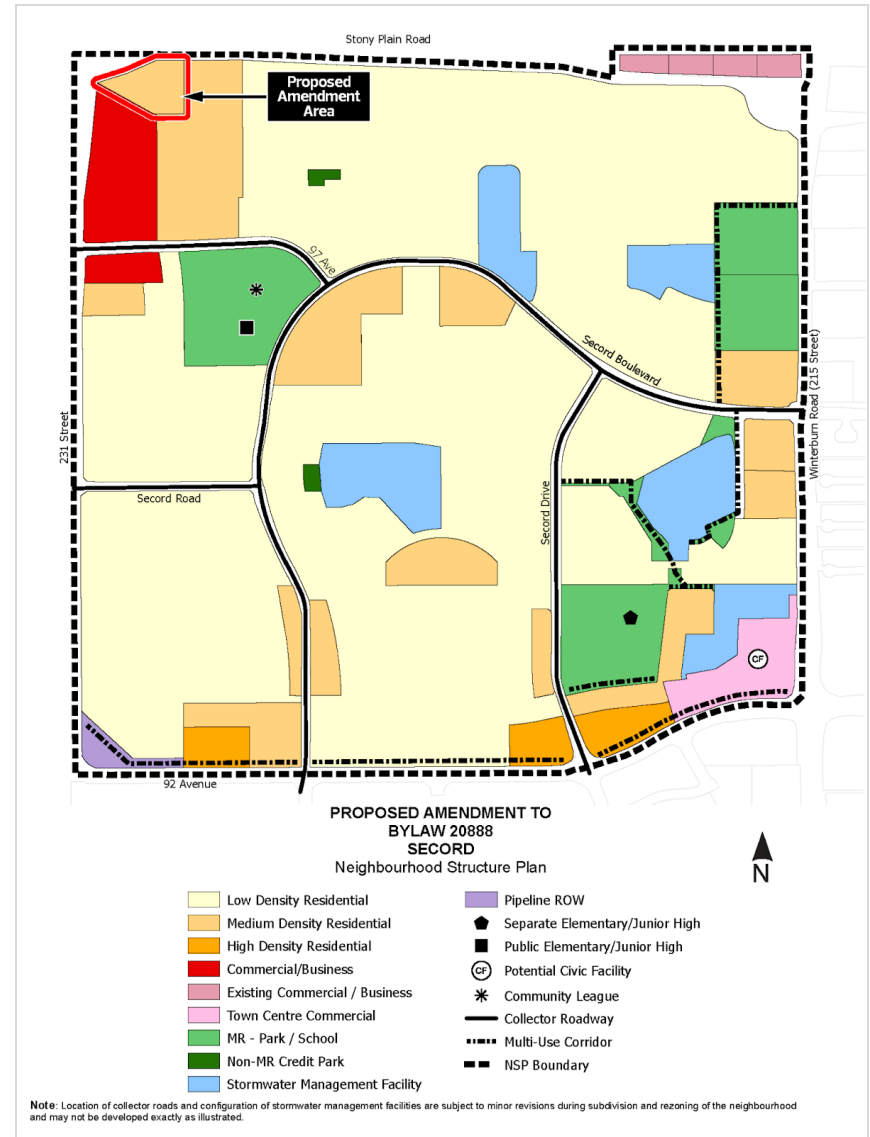


Proposed Land Use Concept Map (Bylaw 21279)

Secord NSP Land Use Concept - Current vs Proposed



Current Land Use Concept Map (Bylaw 20888)



Proposed Land Use Concept Map (Bylaw 21280)

Current NSP Land Use and 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%
Municipal Reserve	18.4	7.73%
<i>School Park</i>	11.3	4.75%
<i>Parks/Natural Areas</i>	1.0	0.42%
<i>Lot 10, MSR, Plan 7823225</i>	3.0	1.24%
<i>Lot R, Plan 4714 R.S.</i>	3.1	1.31%
<i>Public Park (Donated)</i>	0.3	0.12%
<i>Park (not MR)</i>	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

Land Use	Area (ha)	Units/ha	Units	PPL/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 500m of Parkland	98%
Population (%) within 600m of Transit Service	100%
Population (%) within 600m of Commercial Service	64%

STUDENT GENERATION COUNT

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

NOTES:

*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 21280

	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%
Municipal Reserve	18.4	7.73%
<i>School Park</i>	11.3	4.75%
<i>Parks/Natural Areas</i>	1.0	0.42%
<i>Lot 10, MSR, Plan 7823225</i>	3.0	1.24%
<i>Lot R, Plan 4714 R.S.</i>	3.1	1.31%
<i>Public Park (Donated)</i>	0.3	0.12%
<i>Park (not MR)</i>	0.4	0.18%
Commercial/Business	11.2	4.71%
Existing Commercial	1.9	0.79%
Stormwater Management Facilities	15.2	6.38%
Circulation at 15%	35.7	15.01%
Total Non-Residential Area	83.0	34.89%
Net Residential Area (NRA)	154.9	65.11%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	PPL/Unit	Population	% of Total Units
Low Density Residential (LDR)						
Single/Semi-Detached	123.0	25	3,075	2.8	8,610	50.8%
Medium Density Residential (MDR)						
Rowhousing ²	9.2	45	414	2.8	1159	6.8%
Low Rise / Medium Density Residential	18.8	90	1,692	1.8	3,046	27.9%
High Density Residential (HDR)						
Mid Rise / High Density Residential	3.9	225	878	1.8	1,580	14.5%
Total Residential	154.9		6,059		14,395	100.0%

SUSTAINABILITY MEASURES

Population per Net Hectare (ppnha)	92.9
Units per Net Residential Hectare (upnrha)	39.1
LDR/MDR Ratio	50.8% / 49.2%
Population (%) within 500m of Parkland	98%
Population (%) within 600m of Transit Service	100%
Population (%) within 600m of Commercial Service	62%

STUDENT GENERATION COUNT

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

NOTES:

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

2. 25% of the density of lands formerly zoned RMD (Residential Mixed Dwelling Zone) is accounted for under 'MDR Rowhousing'. Since January 1, 2024, with the adoption of Zoning Bylaw 20001, all sites previously zoned RMD have transitioned to the RSF zone (Small Scale Flex Residential Zone).