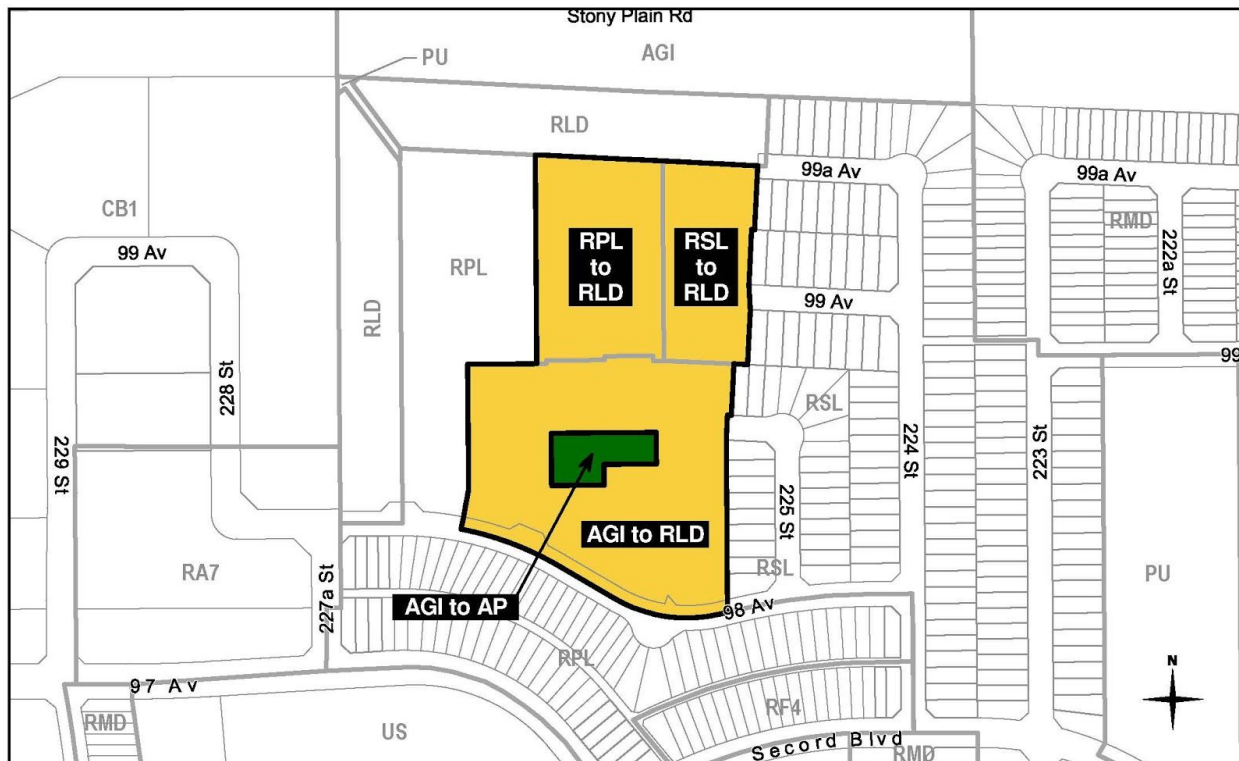




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT SECORD

22511 - Stony Plain Road NW

To allow for the development of low-density housing and a public park.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it will:

- *facilitate orderly expansion of urban development;*
- *allow the AP zoning to provide a solution to residential development abutting three abandoned wells; and*
- *provide additional greenspace for residents in the neighbourhood.*

THE APPLICATION

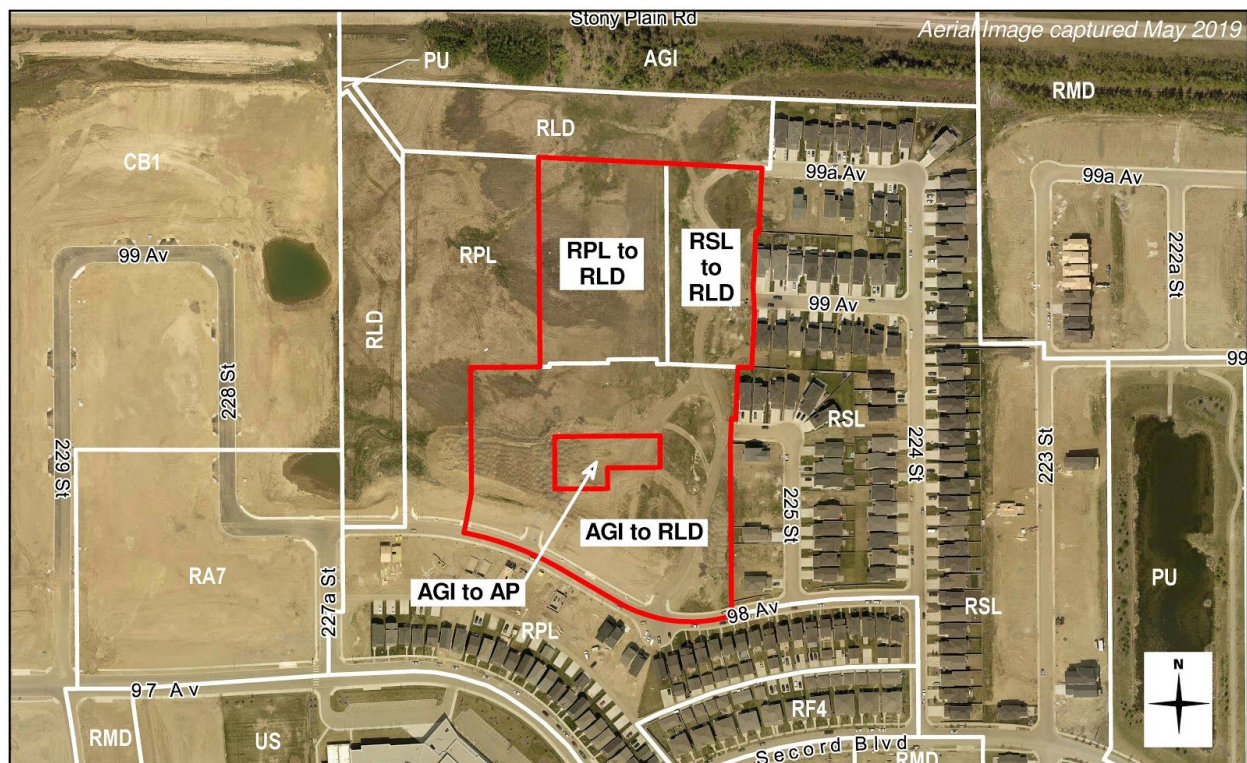
1. **BYLAW 19191** to amend the Secord Neighbourhood Structure Plan (NSP) to allow for the development of a 'Park (Non MR)' land use.
2. **CHARTER BYLAW 19192** to amend the Zoning Bylaw to rezone from (RPL) Residential Planned Lot Zone, (RSL) Small Lot Residential Zone and (AGI) Industrial Reserve Zone to (RLD) Residential Low Density Zone and (AP) Public Parks Zone.

Bylaw 19191 will establish the provision of a public park in the northwest portion of the plan area. The proposed park will provide the necessary separation and access space to service and maintain three abandoned oil wells at this location.

Charter Bylaw 19192 is proposed to adjust the low-density residential zoning that applies to the subject site. This change will allow for a slightly wider variety of built-forms and lot orientations under the (RLD) Zone. The residential density of the neighbourhood will remain unchanged at 38 units per net residential hectare (upnrha).

SITE AND SURROUNDING AREA

The subject site area is currently undeveloped and has been cleared and prepared for construction. The site abuts constructed residential development to the east and south and has similar development planned to the west and north.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RPL) Planned Lot Residential Zone • (RSL) Small Lot Residential Zone • (AGI) Industrial Reserve Zone 	Vacant Lot
CONTEXT		
North	(RLD) Residential Low Density Zone	Vacant Lot
East	(RSL) Small Lot Residential Zone	Single Detached House
South	(RPL) Planned Lot Residential Zone	Single Detached House
West	(RPL) Planned Lot Residential Zone	Vacant

PLANNING ANALYSIS

The proposed NSP amendment to change a portion of the plan from Low Density Residential to Park (Non MR) will facilitate the ongoing development within this area of the plan. While the park will provide a benefit to the surrounding area, the encumbrance of the abandoned well sites will impact the programming of the park as an amenity if they need future servicing or maintenance.

The Low Density Residential and Park (Non MR) land uses will be compatible with the surrounding and planned residential uses, and will contribute to the overall completion of the neighbourhood. Specifically, the park space will allow for an unprogrammed green space amenity in the northern portion of the neighbourhood.

The overall density of the plan will remain unchanged at 38 upnrha.

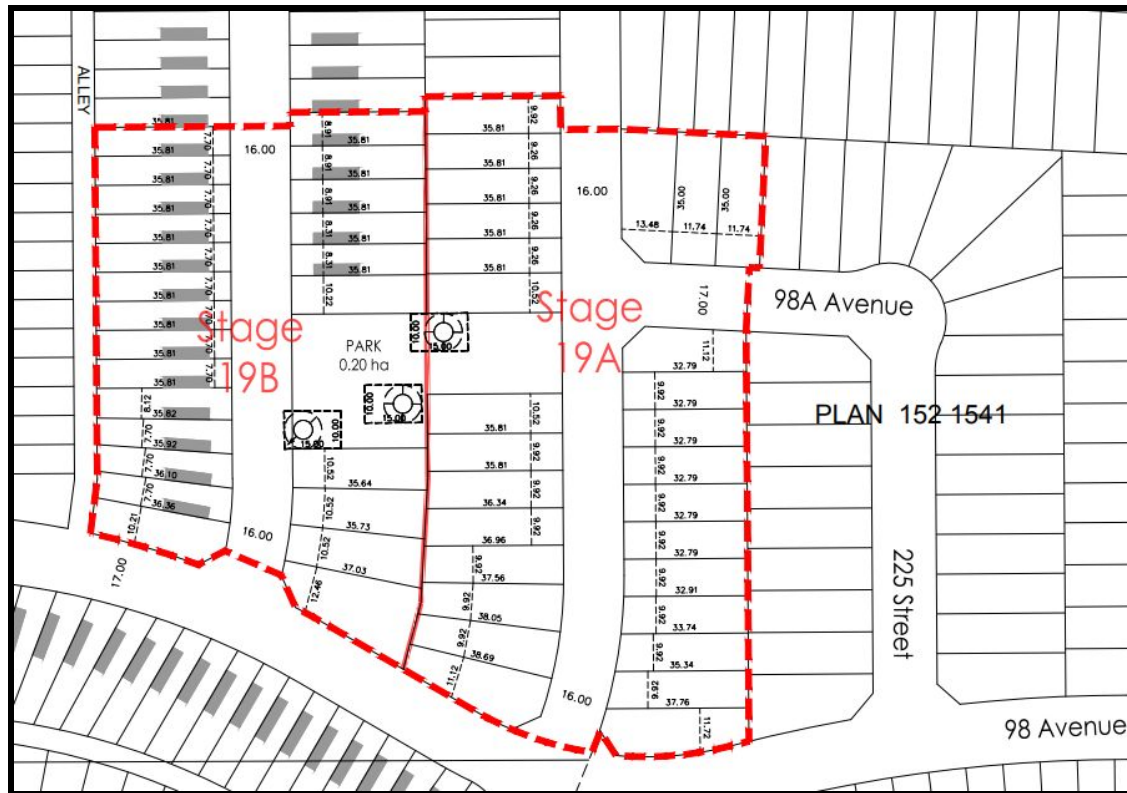
TECHNICAL REVIEW

A subdivision application (LDA19-0475) is currently under review and has determined a tentative layout of lots within a portion of the subject site (see image below). This plan indicates the location of the abandoned wells adjacent to low density housing.

Administration communicated with the Alberta Energy Regulator (AER) during the review process of these applications to determine the amount of open space that would be needed for the safe maintenance of the well-sites. It was determined that, in this specific scenario, a 0.2 ha buffer will allow abutting residential uses to remain unaffected by any future work that may be required by the AER.

This land use buffer will be designated as 'Park (non MR)' within the proposed NSP map. This designation will allow development to continue in this portion of the neighbourhood. The City will obtain ownership of the park, but it will not comprise part of the City's overall inventory of municipal reserves.

All other city comments have been addressed.



Tentative Plan of Subdivision

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 12, 2019	<ul style="list-style-type: none"> • Number of recipients: 74 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/secord

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 19077
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19191
- 3 Approved NSP – Bylaw 19077
- 4 Proposed NSP – Bylaw 19191
- 5 Application Summary

SECORD NEIGHBOURHOOD STRUCTURE PLAN LAND USE & POPULATION STATISTICS BYLAW 19077

Secord Neighbourhood Structure Plan Land Use Population Statistics - Proposed

Secord Neighbourhood Structure Plan Land Use & Population Statistics Proposed October 2019

	Area (ha)	% of GDA
Gross Area	244.7	
Major Arterials / Road ROW	5.8	
Pipeline ROW	1.0	
Gross Developable Area (GDA)	237.9	100%
Municipal Reserve	18.4	7.73%
School / Park	11.3	4.75%
Parks / Natural Areas / Walkways	1.0	0.42%
Lot 10, MSR, Plan 7823225	3.0	1.24%
Lot R, Plan 4717 R.S.	3.1	1.31%
Public Park (Donated)	0.3	0.12%
Park (Non-MR Credit)	0.2	0.09%
Commercial / Business	16.1	6.77%
Existing Commercial	1.9	0.79%
Stormwater Management Facilities	15.2	6.38%
Circulation	35.7	15.01%
Total Non Residential Area	87.7	36.87%
Net Residential Area (NRA)	150.2	63.13%

Residential Land Use Area, Unit and Population Count						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
Low Density Residential (LDR)						
Single/Semi-Detached	123.5	25	3,088	2.8	8,646	52.9%
Medium Density Residential (MDR)						
Row Housing	4.3	45	193	2.8	539	3.4%
Low Rise/Medium Density Residential	18.8	90	1,688	1.8	3,038	28.9%
Medium Rise/High Density Residential	3.9	225	866	1.8	1,559	14.8%
Total	150.3		5,834		13,780	100%
Sustainability Measures						
Population Per Net Hectare (ppnha)						91.7
Units Per net Residential Hectare (upnrha)						39
LDR/MDR Ratio						55% / 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 School	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

SECOND NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS**19191**

	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 (Non MR)	0.4	0.18%
Commercial / Business		
Existing Commercial	16.1	6.77%
Stormwater Management Facilities	1.9	0.79%
Circulation at 15%	15.2	6.38%
	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)						
<i>Single/Semi-Detached</i>	123.0	25	3,075	2.8	8,610	52.7%
Medium Density Residential						
<i>Rowhousing</i>	4.3	45	193	2.8	539	3.3%
<i>Low Rise/Medium Density Residential</i>	18.8	90	1,692	1.8	3,046	31.6%
<i>Medium/High Rise Density Residential</i>	3.9	225	878	1.8	1,580	15.0%
TOTAL	150.0		5,837		13,774	100.0%

SUSTAINABILITY MEASURES

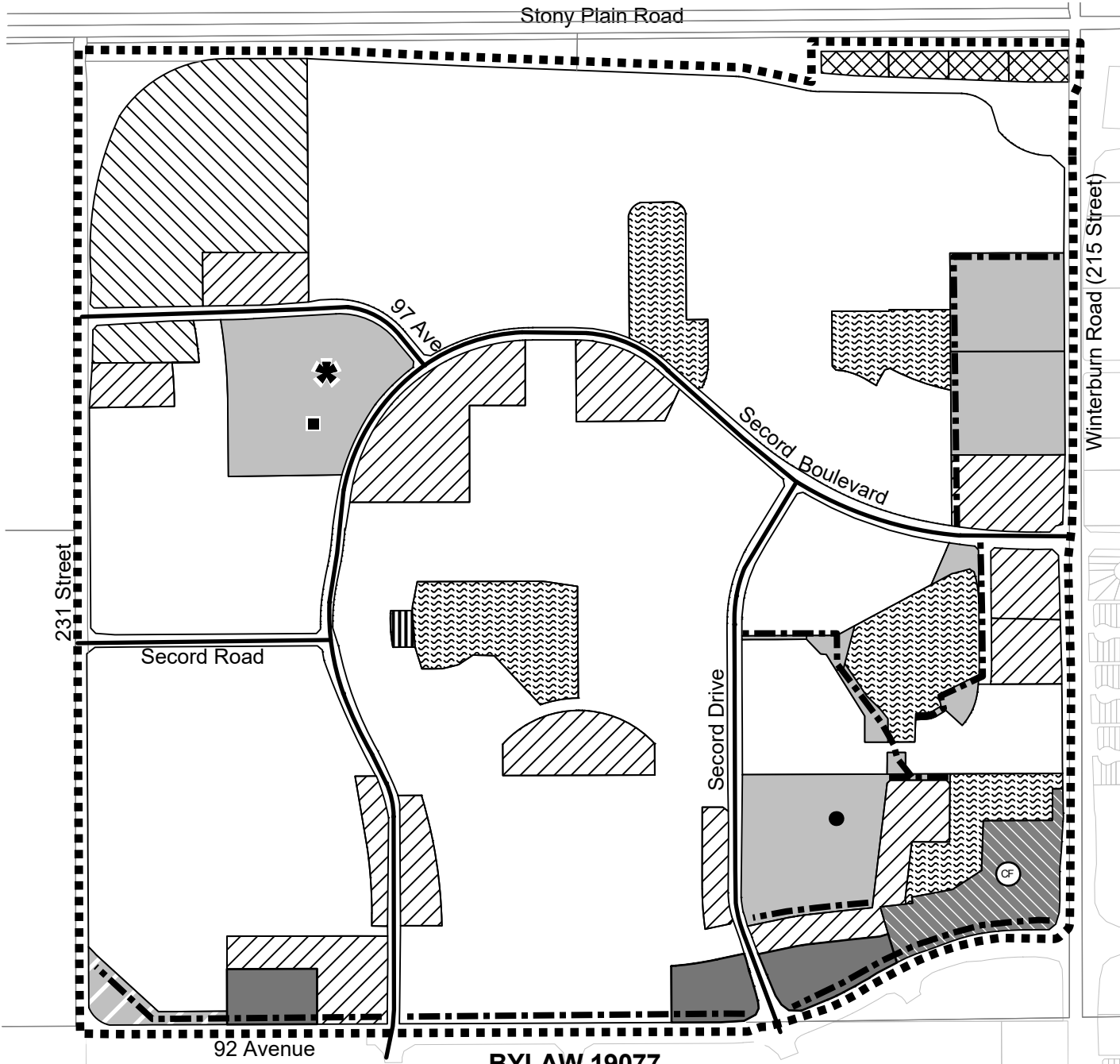
Population Per net Hectare (ppnha)	91.8
Units Per net Residential Hectare (upnrha)	39
LDR/MDR Ratio	53% / 47%
Population (%) within 500 m of Parkland	98%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	64%

STUDENT GENERATION

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

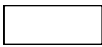











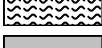



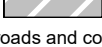

*The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision through discussion with Sustainable Development-Parks Planning.

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

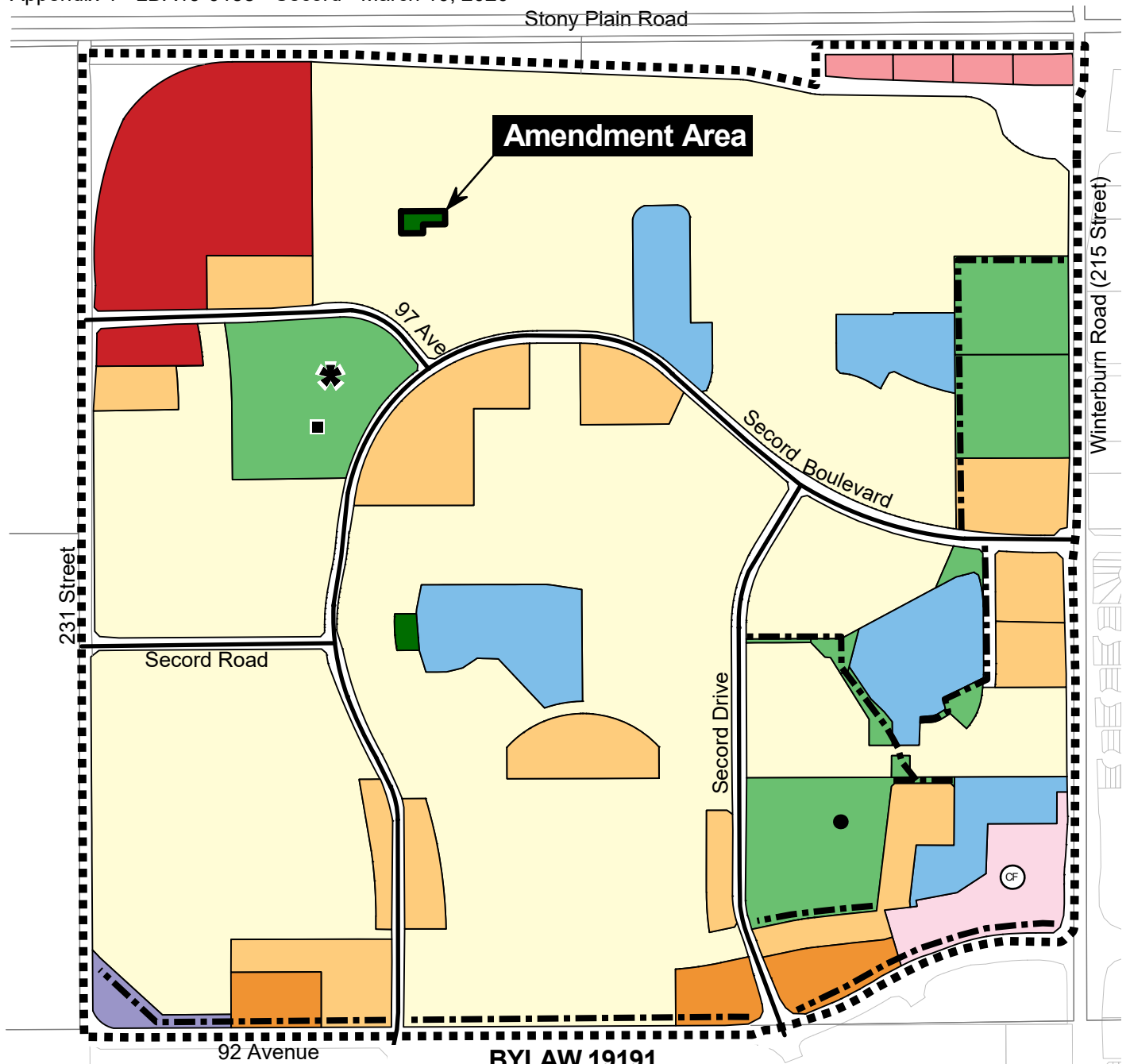


**BYLAW 19077
SECOND
Neighbourhood Structure Plan
(as amended)**

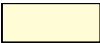







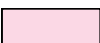







	Low Density Residential		Non-MR Credit Park
	Medium Density Residential		Separate Elementary/Junior High
	High Density Residential		Public Elementary/Junior High
	Existing Commercial / Business		Collector Roadway
	Commercial/Business		Multi-Use Corridor
	Town Centre Commercial		Potential Civic Facility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



**BYLAW 19191
AMENDMENT TO
SECORD
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		Collector Roadway
	Commercial / Business		Multi-Use Corridor
	Town Centre Commercial		Potential Civic Facility
	Stormwater Management Facility		Community League
	MR - Park / School		NSP Boundary
	Pipeline ROW		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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw/Charter Bylaw:	Bylaw 19191 Charter Bylaw 19192
Location:	South of Stony Plain Road NW and West of 224 Street NW
Address:	22511 - Stony Plain Road NW
Legal Description:	A portion of Lot B, Plan 5396NY
Site Area:	Approximately 4.72 ha
Neighbourhood:	Secord
Notified Community Organization(s):	Secord Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RPL) Planned Lot Residential Zone (RSL) Small Lot Residential Zone (AGI) Industrial Reserve Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone (AP) Public Parks Zone
Plan(s) in Effect:	Lewis Farms ASP Secord NSP
Historic Status:	None

Written By:	Brandon Langille
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination