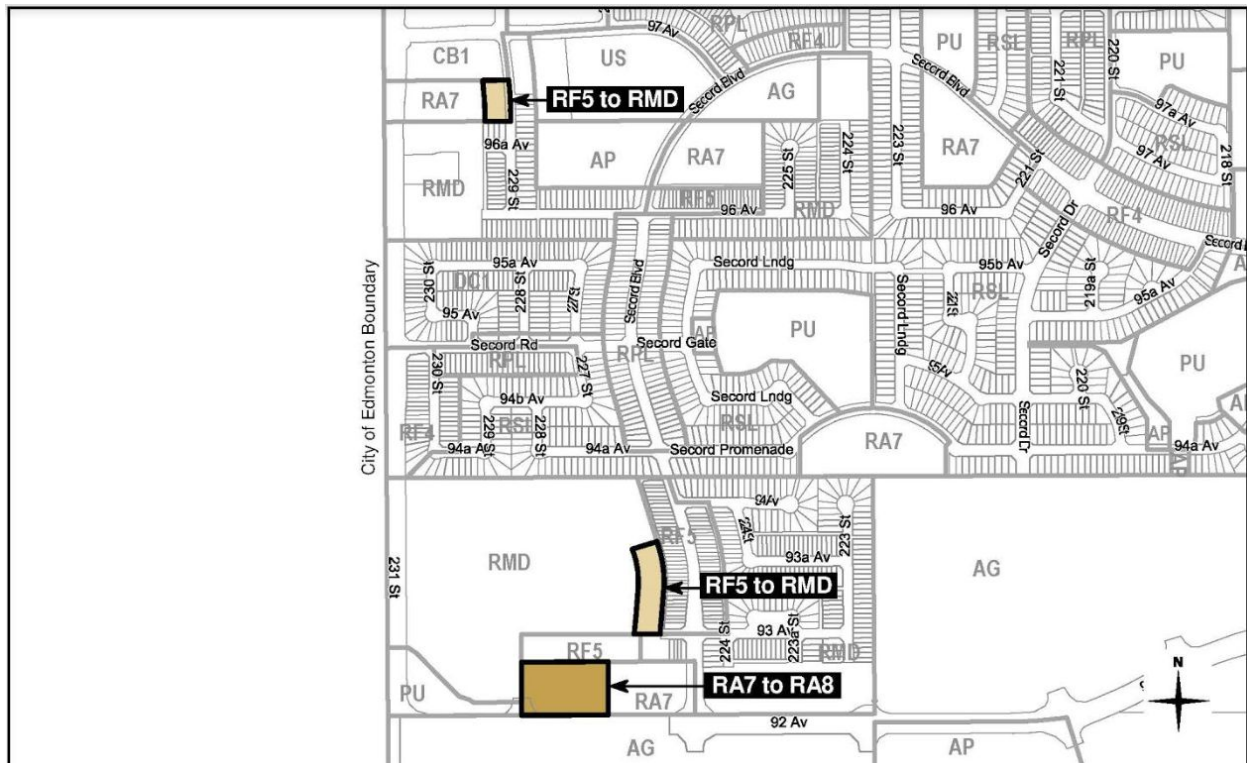




# ADMINISTRATION REPORT PLAN AMENDMENT, REZONING SECORD

## A portion of 9203 and 9831 - 231 Street NW

To allow for redistribution of residential land uses within the Secord neighbourhood.



## RECOMMENDATION AND JUSTIFICATION

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

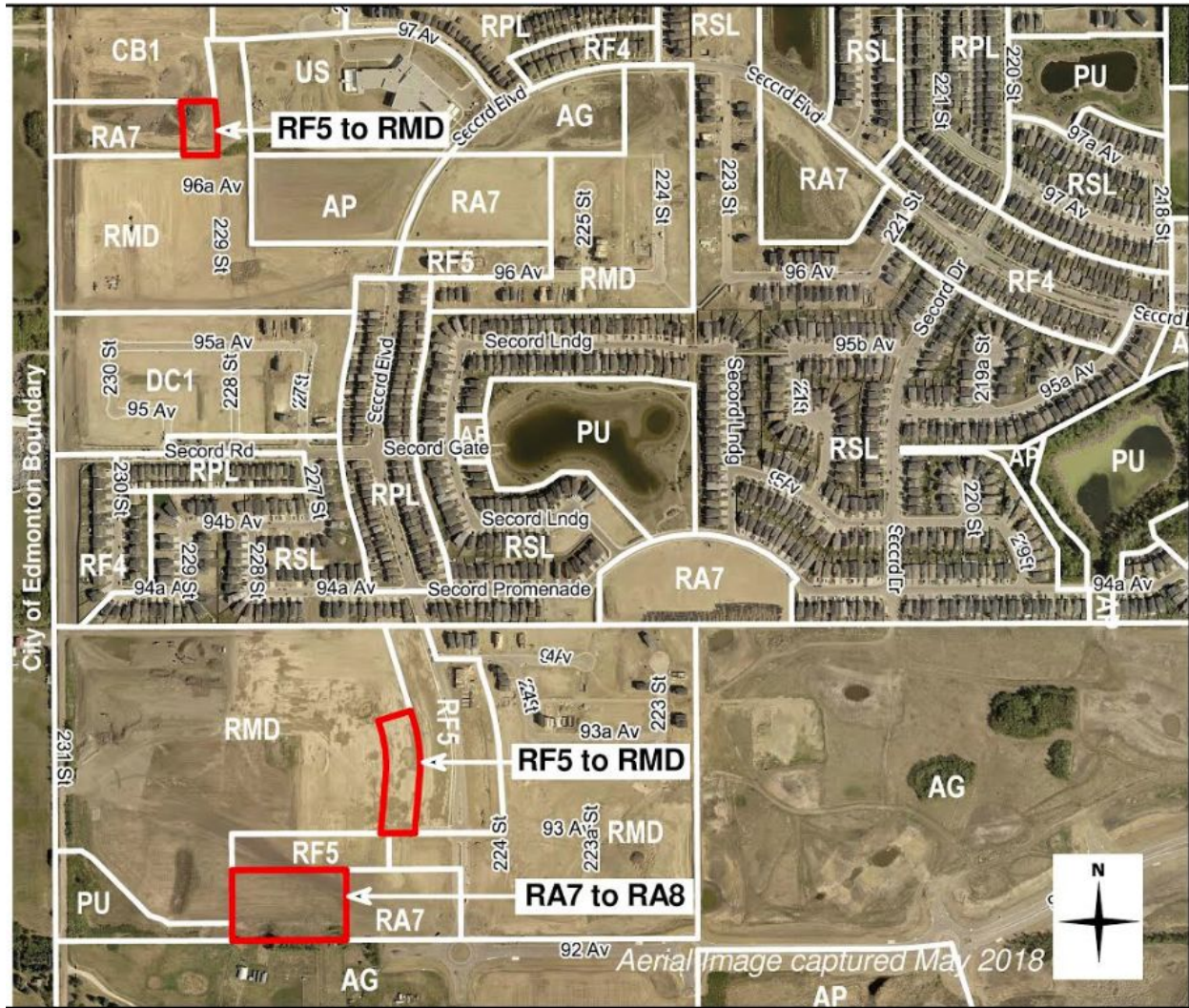
- will allow for a broader mix of residential housing choices for residents; and
- will introduce opportunity for higher density residential development abutting an arterial roadway.

## **THE APPLICATION**

1. BYLAW 19028 to amend the Lewis Farms Area Structure Plan (ASP) to amend the land use and population statistics. Overall the residential density remains unchanged.
2. BYLAW 19029 to amend the Secord Neighbourhood Structure Plan (NSP) to allow for a redistribution of residential land uses with a decrease in Medium Density Residential and an increase in Low Density Residential and High Density Residential. The residential density for the plan area will increase from 37 units per net residential hectare (upnrh) to 38 upnrh. NSP figures, text, and land use statistics are revised to reflect the proposed changes.
3. CHARTER BYLAW 19030 to amend the Zoning Bylaw to rezone the subject land from (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (RMD) Residential Mixed Dwelling Zone and (RA8) Medium Rise Apartment Zone.

## **SITE AND SURROUNDING AREA**

The subject sites total 1.91 hectares and are surrounded by land which is currently undeveloped but undergoing pre-development preparations. The subject sites are positioned both north and south of an already built area of low-density residential housing zoned RF4, RPL, RSL and PU.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (RF5) Row Housing Zone</li> <li>• (RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant Land</li> <li>• Vacant Land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (CB1) Low Intensity Business Zone</li> <li>• (RMD) Residential Mixed Dwelling Zone</li> <li>• (RF5) Row Housing Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant Land</li> <li>• Vacant Land</li> <li>• Vacant Land</li> </ul>
East	<ul style="list-style-type: none"> <li>• (RMD) Residential Mixed Dwelling Zone</li> <li>• (RF5) Row Housing Zone</li> <li>• (RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant Land</li> <li>• Vacant Land</li> <li>• Vacant Land</li> </ul>

South	<ul style="list-style-type: none"> <li>● (RMD) Residential Mixed Dwelling Zone</li> <li>● (RF5) Row Housing Zone</li> <li>● (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>● Vacant Land</li> <li>● Vacant Land</li> <li>● Agricultural Uses / Single Detached House</li> </ul>
West	<ul style="list-style-type: none"> <li>● (RA7) Low Rise Apartment Zone</li> <li>● (RMD) Residential Mixed Dwelling Zone</li> <li>● (PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>● Vacant Land</li> <li>● Vacant Land</li> <li>● Vacant Land / Decommissioned Pipeline</li> </ul>

## PLANNING ANALYSIS

The proposed plan amendments and rezoning reflect the intent and direction of the Lewis Farms ASP and the Secord NSP. By providing a range of residential zones, the proposal will allow the subject lands to continue to develop as a community with a diverse housing stock.

The proposed NSP text amendment includes a more detailed description of the high density residential land use which will allow for medium rise apartment development on the subject site. The introduction of the proposed RA8 and RMD Zones creates opportunity for a balance between mid-rise apartment uses and low density residential uses in the plan area and a potential for a greater diversity of housing forms in the neighbourhood.

The Lewis Farms ASP and Secord NSP were approved prior to the adoption of the current Edmonton Municipal Region Growth Plan. As such, residential densities in the approved plans are grandfathered as density targets. The proposed ASP amendment to the statistics will accommodate the changes to the NSP. The proposed planned residential density for the NSP will increase from 37 upnrh to 38 upnrh. As such, the plans do not require referral to the Edmonton Region Board and are ready for consideration of all three readings following the public hearing.

The Lewis Farms ASP encourages residential densities to be higher at concentrated points and activity nodes. The site is in close proximity to community amenities including the future district school and park site intended to serve the broader community. The proposed NSP amendment and rezoning affect a parcel of land that is suitable as part of a transition in uses from lower to higher densities next to an arterial roadway.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 21, 2019	<ul style="list-style-type: none"><li>● Number of recipients: 1813</li><li>● No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>● Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/secord">edmonton.ca/secord</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 18875
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19028
- 3 Approved NSP Land Use and Population Statistics – Bylaw 18876
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19029
- 5 Approved NSP – Bylaw # 18876
- 6 Proposed NSP – Bylaw # 19029
- 7 Application Summary



## Approved Bylaw 18875 – Lewis Farms ASP Land Use and Population Statistics

	Area (ha)	% of GDA			
<b>Gross Area</b>	<b>1014.16</b>				
Golf Course Lands	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	4.40				
Existing Development	66.97				
<b>Total</b>	<b>201.76</b>				
<b>Net Developable Area</b>	<b>812.40</b>	<b>100.00%</b>			
<b>Residential</b>					
Single Family/Low Density Residential	389.09	47.8%			
Medium Density Residential	102.33	12.6%			
<b>Total</b>	<b>491.42</b>	<b>60.5%</b>			
<b>Commercial</b>					
Commercial	6.81	0.8%			
Commercial Offices/Business	15.66	1.9%			
Commercial Community	2.87	0.4%			
<b>Total</b>	<b>25.34</b>	<b>3.1%</b>			
<b>Mixed Use Centre</b>					
Mixed Use	4.95	0.6%			
Commercial Office	2.36	0.3%			
Pedestrian Oriented Mixed Use Node	1.63	0.2%			
Natural Area	1.01	0.1%			
High Rise Residential	2.91	0.4%			
<b>Total</b>	<b>12.86</b>	<b>1.6%</b>			
<b>Institutional &amp; Recreational</b>					
School/Park	68.56	8.4%			
Natural Area	17.30	2.1%			
Transit Terminal	1.00	0.1%			
Religious Institutional	4.05	0.5%			
<b>Total</b>	<b>90.91</b>	<b>11.2%</b>			
<b>Special Study Area</b>	<b>6.40</b>	<b>0.8%</b>			
<b>Utility Area</b>					
Storm Water Management Lakes	44.04	5.4%			
Public Utility Lots	0.95	0.1%			
Public Utility (Fire Rescue Station)	1.19	0.1%			
Pipelines Rights of Way	0.00	0.0%			
<b>Total</b>	<b>46.18</b>	<b>5.7%</b>			
<b>Circulation Total</b>	<b>144.88</b>	<b>17.7%</b>			
<b>Miscellaneous</b>	<b>1.30</b>	<b>0.2%</b>			
	Area (ha)	Units/Ha	Units	People/Unit	Population
Single Family/Low Density Residential	389.09	25	9,727	2.8	27,238
Medium Density Residential	102.33	45	4,605	2.8	12,894
High Density Residential	9.48	225	2,133	1.8	3,839
<b>Total</b>	<b>500.90</b>		<b>16,465</b>		<b>43,969</b>

**Table 2 – Proposed Lewis Farms ASP Land Use & Population Statistics**

	Area (ha)	%			
<b>GROSS AREA</b>	1014.15				
Golf Course Lands (Area Subject to Deferred Reserve Caveat)	71.69				
Public Utility Lot (T.O.P.C. and 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	4.40				
Existing Development (Winterburn Industrial)	66.97				
<b>Total</b>	<b>201.75</b>				
<b>Net Developable Area</b>	<b>812.40</b>	<b>100%</b>			
<b>Residential</b>					
Single Family/Low Density Residential	389.81	48.0%			
Medium Density Residential	100.46	12.4%			
High Density Residential	1.15	0.1%			
<b>Total</b>	<b>491.42</b>	<b>60.5%</b>			
<b>Commercial &amp; Industrial</b>					
Commercial	6.81	0.8%			
Commercial Offices/Business	15.66	1.9%			
Community Commercial	2.87	0.4%			
<b>Total</b>	<b>25.34</b>	<b>3.1%</b>			
<b>Mixed Use Centre</b>					
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%			
<b>Total</b>	<b>12.86</b>	<b>1.6%</b>			
<b>Institutional &amp; Recreational</b>					
School/Park	68.56	8.4%			
Natural Area	17.30	2.1%			
Transit Terminal	1.00	0.1%			
Religious Institutional	4.05	0.5%			
<b>Total</b>	<b>90.91</b>	<b>11.2%</b>			
<b>Special Study Area</b>	<b>6.4</b>	<b>0.8%</b>			
<b>Utility</b>					
Storm Water Management Lakes	44.04	5.4%			
Public utility Lots	0.95	0.1%			
Public Utility (Fire Rescue Station)	1.19	0.1%			
Pipeline Rights of Way	0	0.0%			
<b>Total</b>	<b>46.18</b>	<b>5.7%</b>			
<b>Circulation Total</b>	<b>144.08</b>	<b>17.7%</b>			
<b>Miscellaneous</b>	<b>1.3</b>	<b>0.2%</b>			
	<b>Area</b>	<b>Units/HA</b>	<b>Units</b>	<b>People/Unit</b>	<b>Population</b>
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,287
Medium Density Residential	100.46	45	4,521	2.8	12,658
High Density Residential/Mixed Use Centre	10.63	225	2,392	1.8	4,305
<b>Total Residential</b>	<b>500.90</b>		<b>16,658</b>		<b>44,250</b>

Assumed Residential land use area, unit and population have been calculated based on the following 2015 numbers:

- Low Density – 25 u/ha and 2.8 residents per unit
- Medium Density – 45 u/ha and 2.8 residents per unit
- High-Density – 90 u/ha and 1.8 residents per unit

## Bylaw 18876 Secord Neighbourhood Structure Plan Land Use & Population Statistics

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>244.7</b>	
Major Arterials / Road ROW	5.8	
Pipeline ROW	1.0	
<b>Gross Developable Area (GDA)</b>	<b>237.9</b>	<b>100%</b>
Municipal Reserve	18.4	7.79%
School / Park	11.3	4.79%
Parks / Natural Areas / Walkways	1.0	0.42%
Lot 10, MSR, Plan 7823225	3.0	1.27%
Lot R, Plan 4717 R.S.	3.1	1.31%
Public Park (Donated)	0.3	0.13%
Park (Non-MR Credit)	0.2	0.08%
Commercial / Business	16.1	6.82%
Existing Commercial	1.9	0.80%
Stormwater Management Facilities	15.18	6.43%
Circulation	35.7	15.00%
<b>Total Non Residential Area</b>	<b>87.77</b>	<b>37.17%</b>
<b>Net Residential Area (NRA)</b>	<b>150.1</b>	<b>63.59%</b>

### Residential Land Use Area, Unit and Population Count

Land Use	Area (ha)	Units/Ha	Units	People/Unit	Population	% of Total Units
<b>Low Density Residential (LDR)</b>						
Single/Semi-Detached	122.80	25	3070	2.8	8,596	55.6%
<b>Medium Density Residential (MDR)</b>						
Row Housing	5.0	45	225	2.8	630	4.1%
Low Rise/Medium Density Residential	21.00	90	1890	1.8	3,402	34.2%
Medium/High Rise Density Residential	1.5	225	340	1.8	612	6.1%
<b>Total</b>	<b>150.31</b>		<b>5,525</b>		<b>13,240</b>	<b>100%</b>
Population Per Net Hectare (ppnha)						<b>88.2</b>
Units Per net Residential Hectare (upnrha)						<b>37</b>
LDR/MDR Ratio						<b>55.8% / 44.2%</b>
Population (%) within 500 m of Parkland						<b>98%</b>
Population (%) within 400 m of Transit Service						<b>100%</b>
Population (%) within 600 m of Commercial Service						<b>64%</b>

### Student Generation

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



## Second Neighbourhood Structure Plan Land Use & Population Statistics Bylaw 19029

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>244.7</b>	
Arterial and Collector Roadways	5.8	
Utility/Pipeline Corridors	1.0	
<b>GROSS DEVELOPABLE AREA</b>	<b>237.9</b>	<b>100.0%</b>
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 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 at 15%	35.7	15.01%
<b>TOTAL Non-Residential Area</b>	<b>87.7</b>	<b>36.87%</b>
<b>NET RESIDENTIAL AREA (NRA)</b>	<b>150.2</b>	<b>63.13%</b>

### RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
<b>Low Density Residential (LDR)</b>						
<i>Single/Semi-Detached</i>	123.5	25	3,088	2.8	8,646	54.5%
<b>Medium Density Residential</b>						
<i>Rowhousing</i>	4.3	45	193	2.8	539	3.4%
<i>Low Rise/Medium Density Residential</i>	19.9	90	1,787	1.8	3,216	31.6%
<i>Medium/High Rise Density Residential</i>	2.7	225	596	1.8	1,073	10.5%
<b>TOTAL</b>	<b>150.3</b>		<b>5,664</b>		<b>13,474</b>	<b>100.0%</b>

### SUSTAINABILITY MEASURES

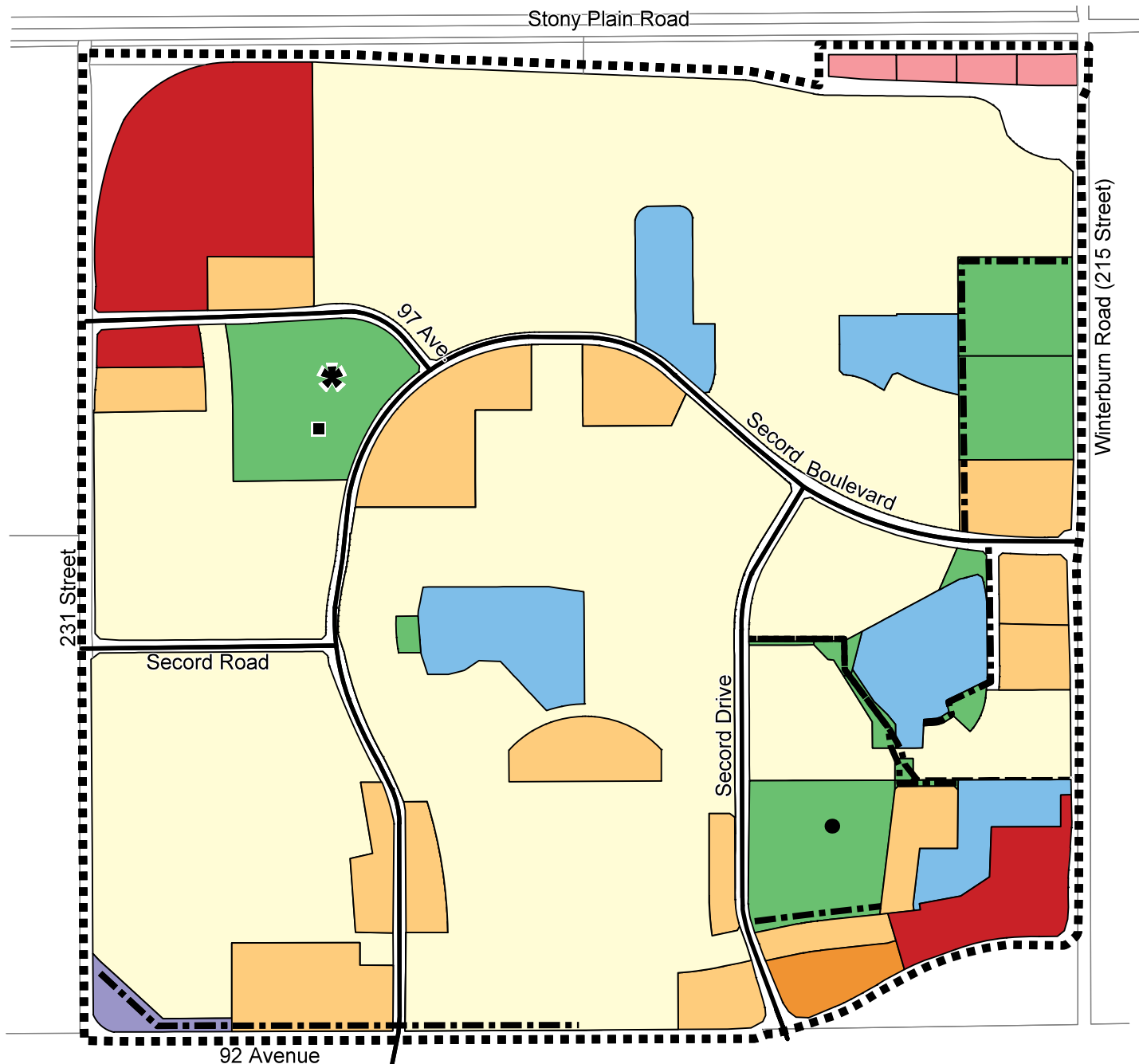
Population Per net Hectare (ppnha)	89.6
Units Per net Residential Hectare (upnrha)	38
LDR/MDR Ratio	55% / 45%
Population (%) within 500 m of Parkland	98%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	64%

### 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 18876  
APPROVED**

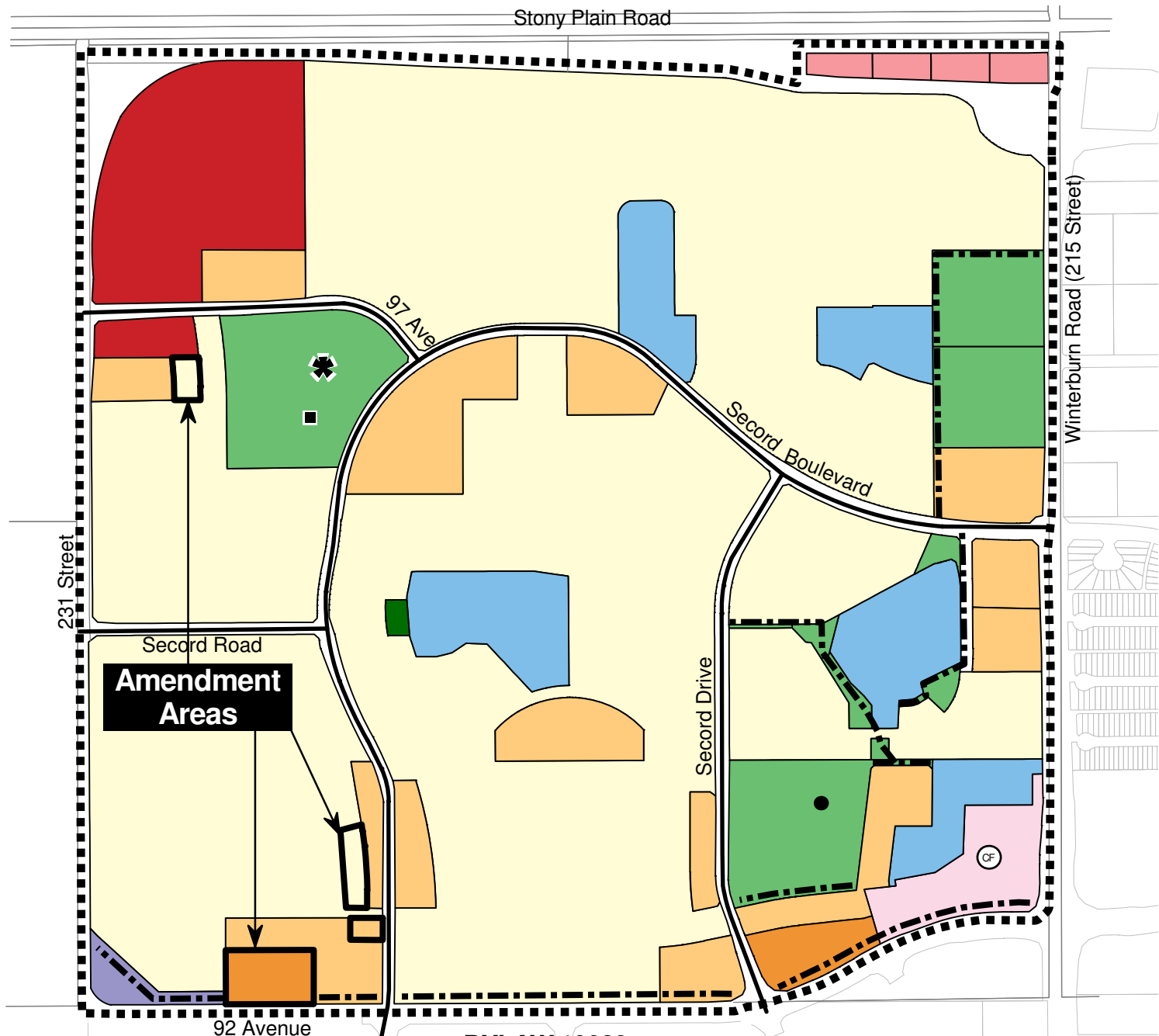
**SECORD**

**Neighbourhood Structure Plan  
(as amended)**





















- |   |                                |   |   |
|---|--------------------------------|---|---|
|  | Low Density Residential        |  | Separate Elementary/Junior High           |
|  | Medium Density Residential     |  | Public Elementary/Junior High             |
|  | High Density Residential       |  | Collector Roadway                         |
|  | Existing Commercial / Business |  | Multi-Use Corridor                        |
|  | Commercial / Business          |  | Community League                          |
|  | Stormwater Management Facility |  | NSP Boundary                              |
|  | MR - Park / School             |  | Boundary of Town Centre<br>Amendment Area |
|  | Pipeline ROW                   |   |   |

**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 19029  
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
Bylaws/Charter Bylaw:	Bylaws 19028, 19029 and Charter Bylaw 19030
Location:	North of 92 Avenue NW and East of 231 Street NW
Address(es):	<ul style="list-style-type: none"> <li>• A portion of 9203 - 231 Street NW</li> <li>• A portion of 9831 - 231 Street NW</li> </ul>
Legal Description(s):	<ul style="list-style-type: none"> <li>• A portion of SW-36-52-26-4</li> <li>• A portion of NW-36-52-26-4</li> </ul>
Site Area:	1.91 ha
Neighbourhood:	Secord
Notified Community Organization(s):	Secord Community League, West Edmonton Communities Council
Applicant:	Stantec

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF5) Row Housing Zone (RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone (RA8) Medium Rise Apartment Zone
Plan(s) in Effect:	Lewis Farms ASP, Secord NSP
Historic Status:	None

Written By:	Brandon Langille
Approved By:	Holly Mikkelsen
Branch:	Development Services
Section:	Planning Coordination