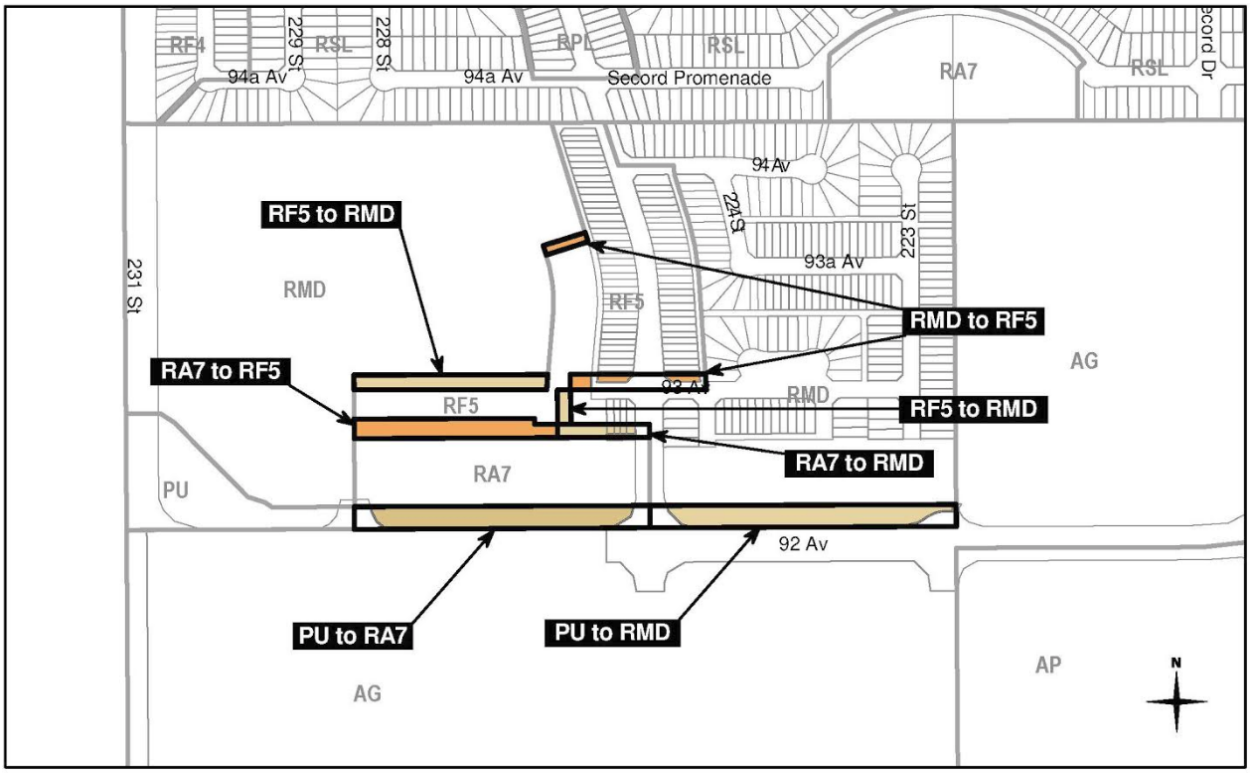
CITY PLANNING REPORT
PLAN AMENDMENT, REZONING
Secord

9203 - 231 St NW; 819 & 824 Secord Boulevard NW; 22503, 22505, 22507, 22509 - 93 Ave NW

To allow for the development of low and medium density housing and remove a public utility designation on a decommissioned pipeline.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- increases the opportunity for a variety of housing choices in Secord;
- facilitates orderly residential development; and
- assists in completing the decommissioning, and redevelopment of a Pipeline ROW.

THE APPLICATION

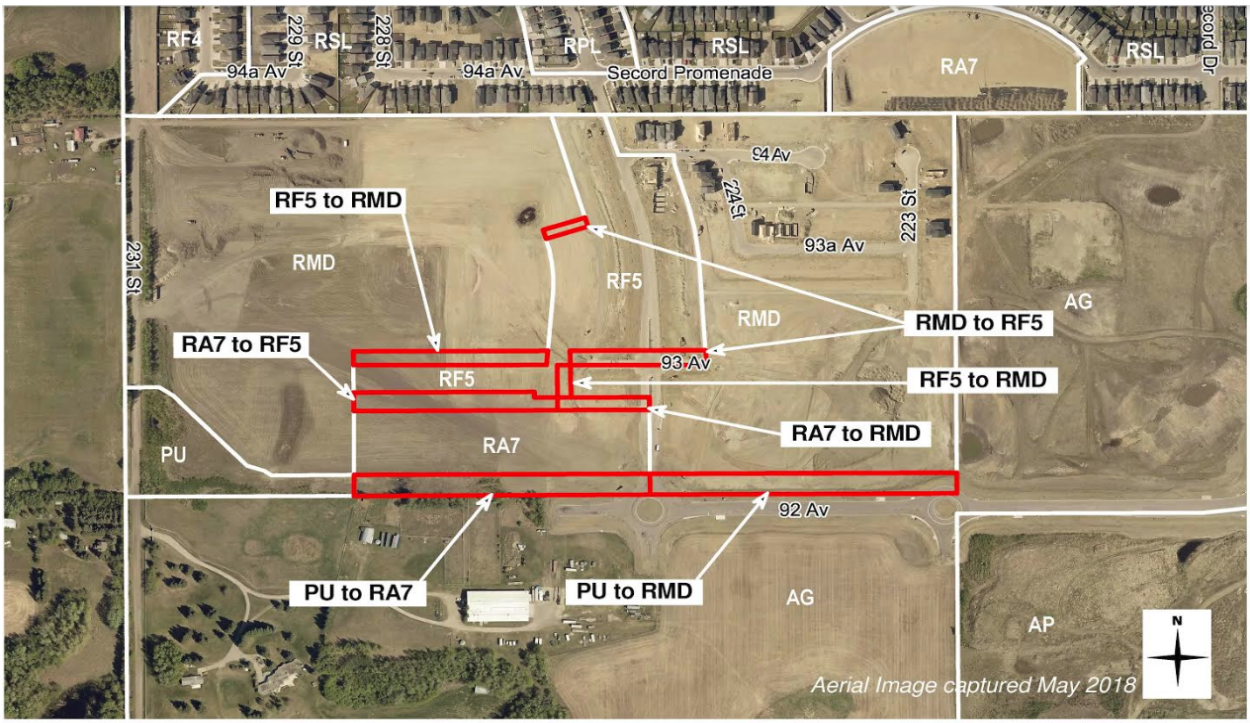
1. BYLAW 18818 proposes to amend the Secord Neighbourhood Structure Plan (NSP) to allow for the redistribution of low and medium density housing and to reduce the amount of land designated as Pipeline Right-of-Way. The proposed changes will result in a negligible increase in the planned residential density and will remain at 37 units per net residential hectare (upnrh) for statistical purposes in the NSP.

2. CHARTER BYLAW 18819 proposes to amend the Zoning Bylaw to change the subject land from Public Utility Zone (PU), Low Rise Apartment Zone (RA7), Residential Mixed Dwelling Zone (RMD) and Row Housing Zone (RF5) to Row Housing Zone (RF5), Residential Mixed Dwelling Zone (RMD) and Low Rise Apartment Zone (RA7).

NSP maps and statistics are proposed to be amended accordingly. The summary changes will result in overall proposed population density of 88 people per net residential hectare (ppnrh), a residential density of 37 upnrh, and a split between low to medium/high density residential land uses of 53% and 47% respectively, as shown in the proposed NSP land use and populations statistics.

SITE AND SURROUNDING AREA

The subject land is currently zoned for urban development but has yet to be developed. The rezoning area is bordered by undeveloped agricultural and vacant land.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	• (PU) Public Utility Zone • (RA7) Low Rise Apartment Zone • (RMD) Residential Mixed Dwelling Zone • (RF5) Row Housing Zone	• Undeveloped Land
CONTEXT		
North	• (RMD) Residential Mixed Dwelling Zone • (RF5) Row Housing Zone • (RA7) Low Rise Apartment Zone	• Some vacant, subdivided and developing residential lots
East	• (RMD) Residential Mixed Dwelling Zone • (AG) Agricultural Zone	• Some vacant, subdivided and developing residential lots
South	• (AG) Agricultural Zone	• Farmstead
West	• (PU) Public Utility Zone • (RMD) Residential Mixed Dwelling Zone	• Undeveloped Land

PLANNING ANALYSIS

Currently, portions of the subject land are split-zoned, resulting in zoning incompatible with previously subdivided land. This application proposes to amend the zoning to align with the approved subdivision affecting part of the subject land. Additionally, this application proposes to replace a portion of the (PU) Public Utility Zone applied on a decommissioned pipeline right-of-way along the southern edge of the neighbourhood with low and medium density residential zones. The Secord NSP is proposed to be amended accordingly.

The land use and population statistics of the NSP are amended to reflect the proposed rezoning that includes a portion of the PU zoned land to RA7 and RMD Zones. The application results in an increase in total developable land by 1.29 hectares and a negligible overall increase in NSP density. The administration's practice has been to round off sustainability measure statistics in older plans to the nearest whole number resulting in an overall proposed planned density of 37 upnrh in the Secord NSP.

The proposed rezoning will facilitate the orderly, sequential development of the neighbourhood.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. An environmental review of the decommissioned pipeline has been performed and has concluded that the land is suitable for the intended use.

The application will facilitate the orderly extension of services in the area as the neighbourhood continues to develop. Any future development to the west of Secord Boulevard will require the construction of 92 Avenue from Secord Boulevard to 231 Street.

PUBLIC ENGAGEMENT

ADVANCE NOTICE November 21, 2018	• Number of recipients: 1991 • No responses received
PUBLIC MEETING	• Not held
WEBPAGE	• *edmonton.ca/secord*

CONCLUSION

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

APPENDICES

1 Approved NSP Land Use and Population Statistics – Bylaw 18665
2 Proposed NSP Land Use and Population Statistics – Bylaw 18818
3 Approved NSP – Bylaw 18665
4 Proposed NSP – Bylaw 18818
5 Application Summary

SECORD NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE & POPULATION STATISTICS
BYLAW 18665

	Area (ha)	% of GDA
GROSS AREA	**244.7**	
Major Arterials / Road ROW	5.7	
Pipeline Right-of-Way	2.9	
GROSS DEVELOPABLE AREA	**236.1**	**100.0%**
Municipal Reserve	18.4	7.8%
School / Park	11.3	4.8%
Parks/Natural Areas/Walkways	1.0	0.4%
Lot 10, MSR, Plan 7823225	3.0	1.2%
Lot R, Plan 4714 R.S.	3.1	1.3%
Public Park - donated	0.3	0.1%
Park (Non-MR Credit)	0.2	0.1%
Commercial / Business	12.6	5.4%
Existing Commercial	1.9	0.8%
Stormwater Management Facilities	14.5	6.1%
Circulation at 15%	35.4	15.0%
TOTAL Non-Residential Area	**83.3**	**35.3%**
NET RESIDENTIAL AREA (NRA)	**152.8**	**64.7%**

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	121.1	25	3,028	2.8	8,478	53.6%
Medium Density Residential						
Rowhousing	5.0	45	225	2.8	630	4.0%
Town Centre Medium Density Residential	7.0	90	630	1.8	1,134	11.2%
Low Rise/Medium Density Residential	19.6	90	1,764	1.8	3,175	31.2%
TOTAL	**152.8**		**5,647**		**13,417**	**100.0%**

SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	**88**
Units Per net Residential Hectare (upnrha)	**37**
LDR/MDR Ratio	**54% / 46%**
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	489	489		978
Separate	245	245		490

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

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

SECORD NEIGHBOURHOOD STRUCTURE PLAN LAND USE & POPULATION STATISTICS
BYLAW 18818

	Area (ha)	% of GDA
GROSS AREA	**244.7**	
Arterial and Collector Roadways	5.8	
Utility/Pipeline Corridors	1.6	
GROSS DEVELOPABLE AREA	**236.1**	**100.0%**
Municipal Reserve	18.4	7.8%
School Park	11.3	4.8%
Parks/Natural Areas	1.0	0.4%
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RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

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Single/Semi-Detached	121.7	25	3,043	2.8	8,520	53.3%
Medium Density Residential						
Rowhousing	5.0	45	225	2.8	630	3.9%
Town Centre Medium Density Residential	7.0	90	630	1.8	1,134	11.0%
Low Rise/Medium Density Residential	20.2	90	1,816	1.8	3,269	31.8%
TOTAL	**153.9**		**5,714**		**13,553**	**100.0%**

SUSTAINABILITY MEASURES

Population Per net Hectare (ppnha)	**88**
Units Per net Residential Hectare (upnrha)	**37**
LDR/MDR Ratio	**53% / 47%**
Population (%) within 500 m of Parkland	**98%**
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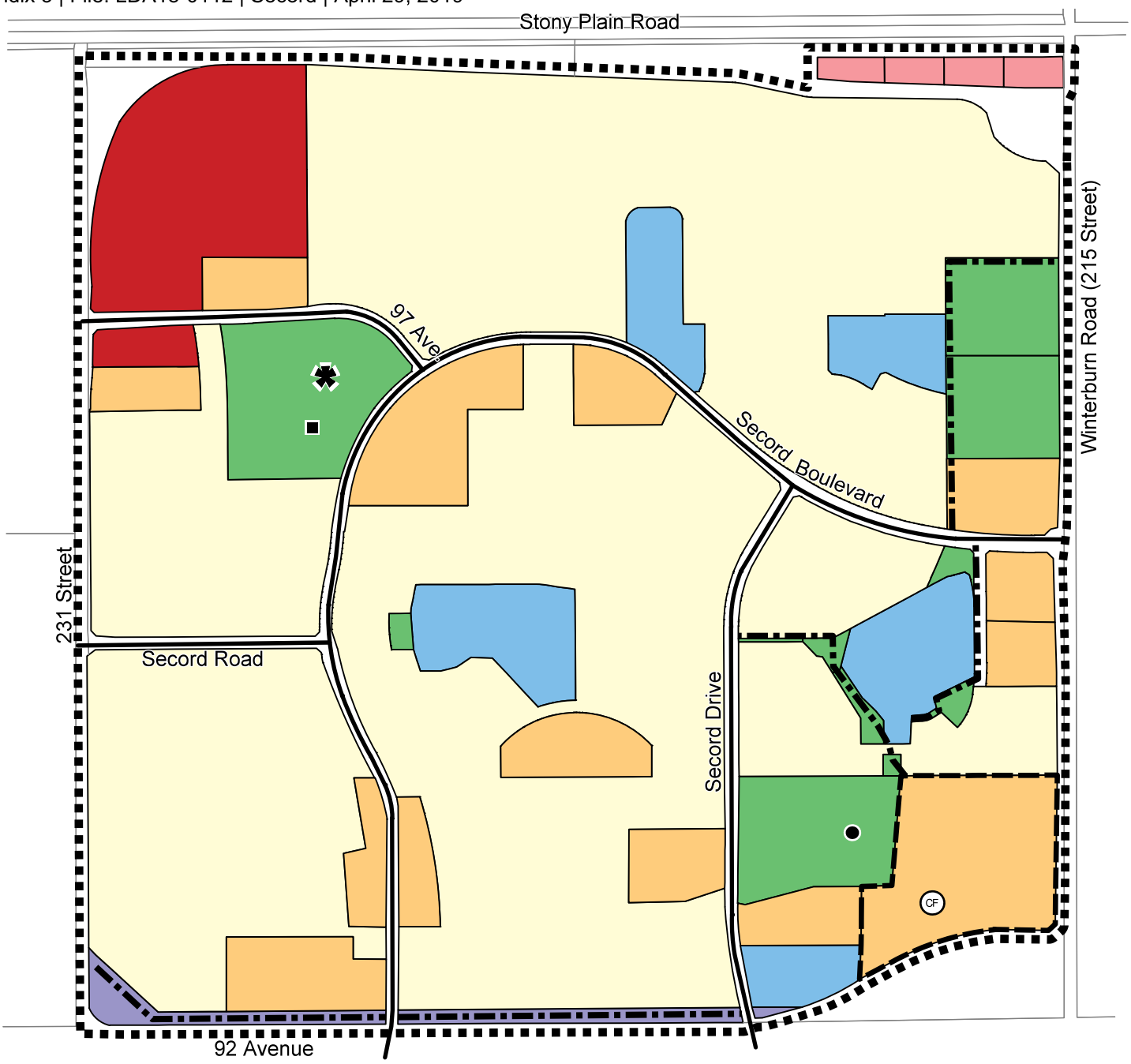
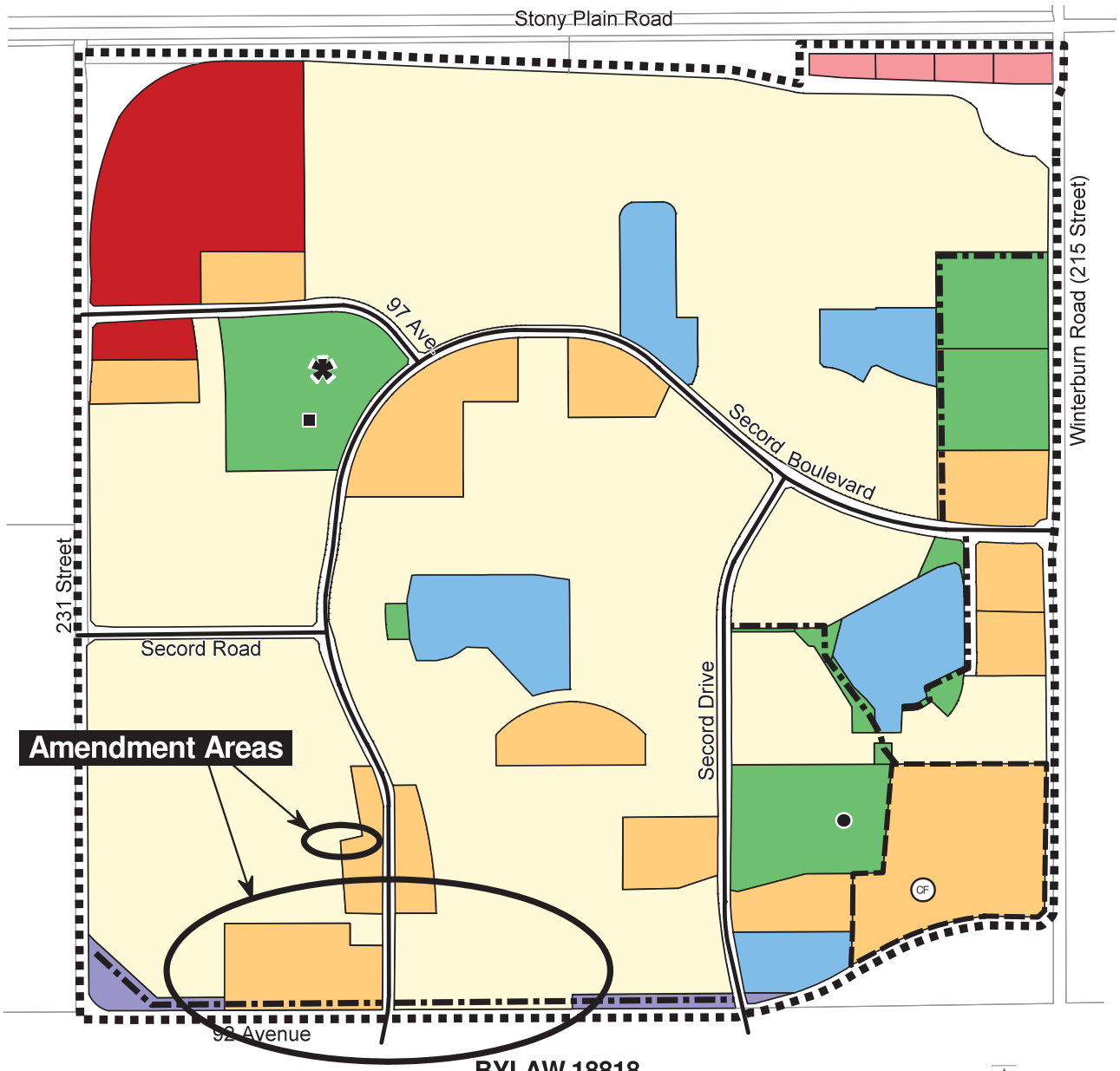


BYLAW 18665
APPROVED
SECORD
Neighbourhood Structure Plan
(as amended)

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

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 18818
AMENDMENT TO
SECORD
Neighbourhood Structure Plan
(as amended)

- Low Density Residential
- Medium Density Residential
- Existing Commercial / Business
- Commercial / Business
- Stormwater Management Facility
- MR - Park / School
- Pipeline ROW
- Separate Elementary / Junior High
- Public Elementary / Junior High
- Collector Roadway
- Multi-Use Corridor
- Potential Civic Facility
- Community League
- NSP Boundary
- Boundary of Town Centre
- 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(s)/Charter Bylaw(s):	Charter Bylaw 18819, Bylaw 18818
Date of Application Acceptance	February 26, 2018
Location:	North of 92 Avenue NW and East of 231 Street NW
Address(es):	• 9203 - 231 Street NW • 819, 824 Secord Boulevard NW • 22503/05/07/09 - 93 Avenue NW
Legal Description(s):	• SW-36-52-26-4 • Lot 107, Block 16, Plan 1723442 • Lot 1, Block 27, Plan 1723442 • Lot 1-4, Block 29, Plan 1723442
Site Area:	Approximately 2.41 ha
Neighbourhood:	Secord
Notified Community Organization(s):	• Lewis Estates Community League • Secord Community League • Westview Village Community Association • Thorncliffe-Greenview Community Association
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	RMD, RF5, RA7, PU
Proposed Zone(s) and Overlay(s):	RMD, RF5, RA7
Plan(s) in Effect:	Secord NSP, Lewis Farms ASP

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