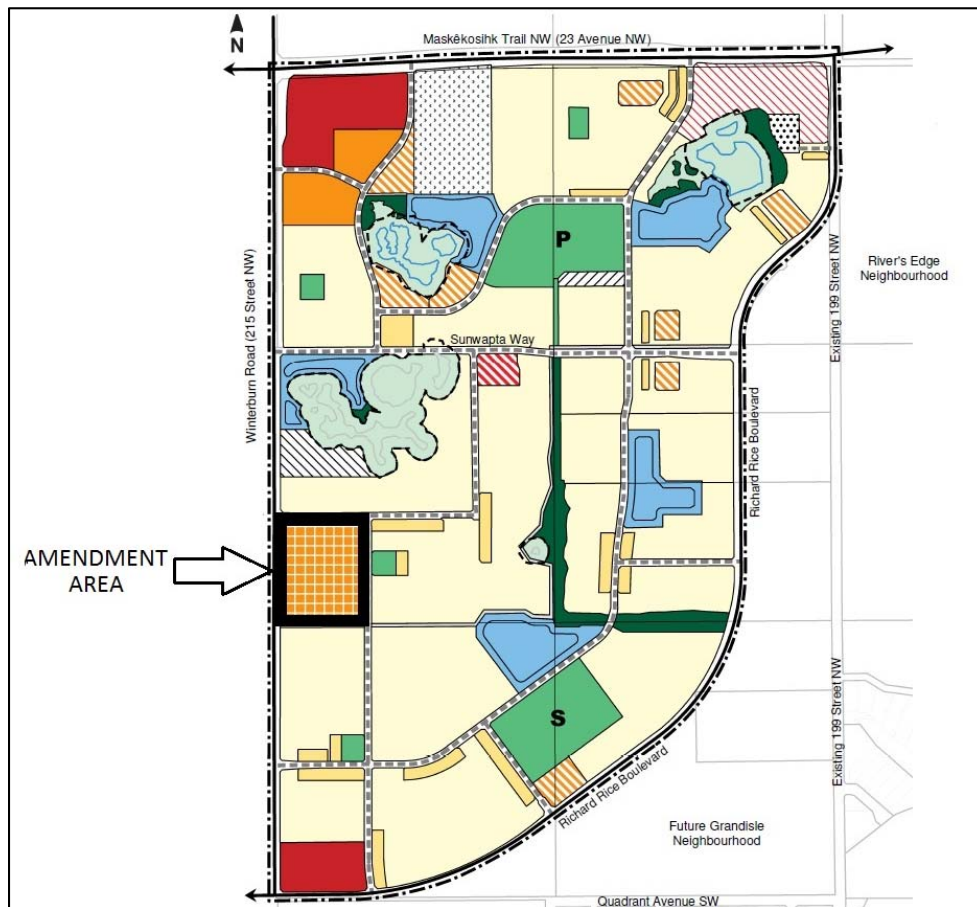




## PLAN AMENDMENT APPLICATION STILLWATER

### EAST OF WINTERBURN ROAD AND SOUTH OF MASKÊKOSIHK TRAIL NW

To allow for a religious assembly and medium density residential uses.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- provides the opportunity for a religious assembly and greater housing diversity;
- provides appropriate transitions between land uses;
- locates institutional and medium density residential uses near major roadways, and a future shared use path and pocket park; and
- meets the intent of the Riverview Area Structure Plan.

## THE APPLICATION

Bylaw 18498 proposes to amend the Stillwater Neighbourhood Structure Plan (NSP) to allow for a religious assembly and medium density residential housing on a 7.4 hectare site located east of Winterburn Road and south of Maskêkosihk Trail NW. The amendment proposes to redesignate the site from Row Housing and Single/Semi-detached Residential to Institutional/Residential Mixed Use.

The Institutional/Residential Mixed Use designation will allow for the development of a religious assembly and related accessory facilities on approximately 3.7 hectares of the site and medium density residential housing, which includes row housing, stacked row housing and low-rise apartment housing, on the remaining 3.7 hectares. The exact location of uses will be determined at the rezoning and subdivision stage where the site may be subdivided into separate properties to accommodate the different uses or developed as one mixed-use property.

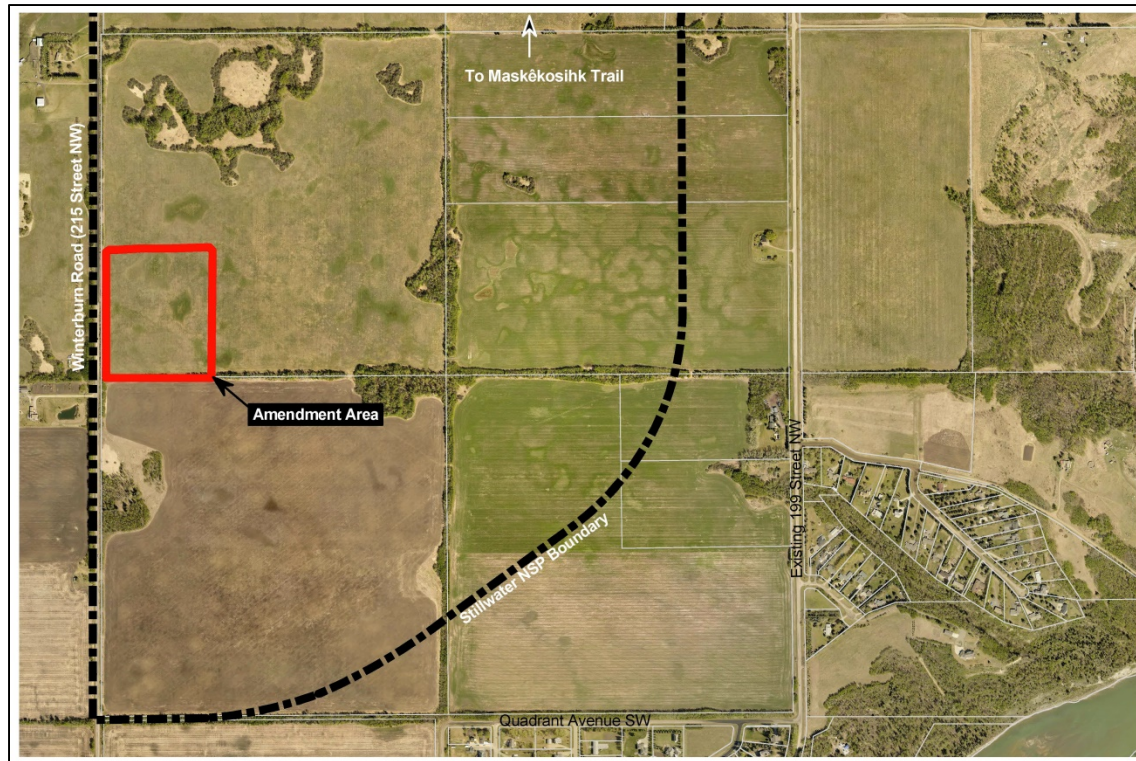
If approved, the amendment will increase the overall residential density of the neighbourhood from 34.1 dwelling units per net residential hectare to 35.9 dwelling units per net residential hectare, meeting the requirements of the Edmonton Metropolitan Region Board's 2017 Growth Plan.

Additional minor administrative changes are proposed to update road names and improve clarity.

An associated subdivision to accommodate the transfer of ownership of land for this parcel has been granted conditional approval by the City pending approval of the proposed NSP amendment.

## SITE AND SURROUNDING AREA

The 7.4 hectare plan amendment area is located east of Winterburn Road and south of Maskêkosihk Trail NW within the Stillwater Neighbourhood Structure Plan. Stillwater is one of five neighbourhoods located within the Riverview Area Structure Plan. The Uplands neighbourhood is located to the north, River's Edge is located to east and the future Grandisle and White Birch neighbourhoods are located to the south. Parkland County is located to the west of the proposed amendment area.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Agricultural land
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Agricultural land
East	(AG) Agricultural Zone	Agricultural land
South	(AG) Agricultural Zone	Agricultural land
West	Parkland County and Enoch Cree Nation are located west of Winterburn Road	Winterburn Road and agricultural land

## PLANNING ANALYSIS

The proposed amendment meets the intent of the Riverview Area Structure Plan which designates the site for residential uses and allows institutional uses throughout the plan area. It meets the goals of the Stillwater NSP to offer a variety of residential uses, support retail and employment uses, encourage opportunities for active and passive recreation and ensure a compact urban form.

The proposed amendment area is located at the edge of the neighbourhood and is buffered from surrounding low density development by collector roadways and a pipeline right of way. The site has access to major roads, a future public pocket park to the east and a planned

shared use path to the south. Residents will be within walking distance of future transit routes along the internal collector road network.

## TECHNICAL REVIEW

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

A Traffic Impact Assessment was submitted in support of the proposed amendment to the Stillwater NSP. The assessment estimates a minimal increase in traffic volumes and recommends no changes to the transportation network.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> April 12, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 66</li><li>• Number of responses requesting more information: 3</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/stillwater">Edmonton.ca/stillwater</a></li></ul>

Parkland County and Enoch Cree Nation were notified of the proposed plan amendment. They requested more information on the proposal which was provided.

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 17736
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 18498
- 3 Approved NSP – Bylaw 17736
- 4 Proposed NSP – Bylaw 18498
- 5 Application Summary

**STILLWATER NEIGHBOURHOOD STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 17736**

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>315.71</b>	<b>100%</b>	
Alternative Jurisdiction (Crown Claimed Wetland)	3.17	1.0%	
Environmental Reserve (Natural Area) <sup>1</sup>	16.66	5.3%	
Pipeline & Utility Right-of-Way	2.13	0.7%	
Communication Facility (Existing)	8.14		
Arterial Road Right-of-Way	16.14	5.1%	
<b>Gross Developable Area</b>	<b>269.47</b>		<b>100%</b>
<b>Commercial</b>			
Town Centre Commercial	6.94		2.6%
Community Commercial	10.57		3.9%
Neighbourhood Commercial	1.13		0.4%
<b>Parkland, Recreation, School (Municipal Reserve)<sup>1</sup></b>			
School/ Park Site	14.74	} 24.56	5.5%
Pocket Park	2.00		0.7%
Greenway	0.12		0.0%
Natural Area	7.70		2.9%
			} 9.1%
<b>Transportation</b>			
Circulation	53.89		20.0%
<b>Residents Association</b>	0.80		0.3%
<b>Infrastructure &amp; Servicing</b>			
Stormwater Management Facilities (SWMF)	19.43		7.2%
Special Study Area (SWMF/LDR)	2.73		1.0%
<b>Total Non-Residential Area</b>	<b>120.05</b>		<b>44.6%</b>
<b>Net Residential Area (NRA)</b>	<b>149.42</b>		<b>55.4%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ ha	Units	Ppl/U nit	Populat ion	% of NRA
Single / Semi-detached <sup>2</sup>	126.21	25	3,155	2.8	8,834	84%
Rowhousing	10.16	45	457	2.8	1,279	7%
Low Rise/Medium Density	7.81	90	702	1.8	1,263	5%

Mixed Use / Residential	5.24	150	786	1.5	1,179	4%
<b>Total</b>	<b>149.42</b>		<b>5,100</b>		<b>12,555</b>	<b>100%</b>

#### SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nha)						84.0
Dwelling Units Per Net Residential Hectare (du/nrha)						34.1
[Low Density Residential] / [Medium and High Density Residential] Unit Ratio				62%	/	38%
Population (%) within 500m of Parkland						100%
Population (%) within 400m of Transit Service						100%
Population (%) within 600m of Commercial Service						98%

Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	-	16.66
Conserved as Naturalized Municipal Reserve (ha)	7.70	-
Protected through other means (ha)	-	3.17
Lost to Development (ha)	19.47	-

#### STUDENT GENERATION STATISTICS

##### Public School

**Board** 1,077

Elementary / Junior High (K-9) 808

Senior High (10-12) 269

##### Separate School

**Board** 538

Elementary / Junior High (K-9) 404

Senior High (10-12) 134

**Total Student Population** 1,615

<sup>1</sup> Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

<sup>2</sup> The area (0.82 ha) designated as Special Study Area (Park/LDR) will be developed as Single/Semi-detached Housing, unless additional Municipal Reserve is deemed necessary prior to subdivision.

**Note:** Location and configuration of collector roads and land uses (e.g. stormwater management facilities, parkland and natural areas) are subject to minor revisions during rezoning and subdivision of the neighbourhood and may not be developed exactly as illustrated in this Plan.

**STILLWATER NEIGHBOURHOOD STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS**  
**Bylaw 18498**

	<b>Area (ha)</b>	<b>% of GA</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>315.71</b>	<b>100%</b>	
Alternative Jurisdiction (Crown Claimed Wetland)	3.17	1.0%	
Environmental Reserve (Natural Area) <sup>1</sup>	16.66	5.3%	
Pipeline & Utility Right-of-Way	2.13	0.7%	
Communication Facility (Existing)	8.14	-	
Arterial Road Right-of-Way	16.14	5.1%	
<b>Gross Developable Area</b>	<b>269.47</b>		<b>100%</b>
<b>Commercial</b>			
Town Centre Commercial	6.94		2.6%
Community Commercial	10.57		3.9%
Neighbourhood Commercial	1.13		0.4%
<b>Institutional/Residential Mixed Use (non-residential portion)</b>	<b>3.71</b>		<b>1.4%</b>
<b>Parkland, Recreation, School</b> (Municipal Reserve) <sup>1</sup>	<b>24.56</b>		<b>9.1%</b>
School/ Park Site	14.74		5.5%
Pocket Park	2.00		0.7%
Greenway	0.12		0.0%
Natural Area	7.70		2.9%
<b>Transportation</b>			
Circulation	53.89		20.0%
<b>Residents Association</b>	<b>0.80</b>		<b>0.3%</b>
<b>Infrastructure &amp; Servicing</b>			
Stormwater Management Facilities (SWMF)	19.43		7.2%
Special Study Area (SWMF/LDR)	2.73		1.0%
<b>Total Non-Residential Area</b>	<b>123.76</b>		<b>45.93%</b>
<b>Net Residential Area (NRA)</b>	<b>145.71</b>		<b>54.07%</b>

**Residential Land Use, Dwelling Unit & Population**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>Ppl/ Units</b>	<b>Population</b>	<b>% of NRA</b>
Single/ Semi-detached <sup>2</sup>	120.02	25	3,001	2.8	8,403	82%
Rowhousing	8.94	45	402	2.8	1,126	6%
Low Rise/Medium Density	7.81	90	703	1.8	1,265	5%
Institutional / Residential Mixed Use (residential portion)	3.70	90	333	1.8	599	3%
Mixed Use / Residential	5.24	150	786	1.5	1,179	4%
<b>Total</b>	<b>145.71</b>		<b>5,225</b>		<b>12,572</b>	<b>100%</b>

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**Sustainability Measures**

Population per Net Residential Hectare (p/nha)		86.3
Dwelling Units per Net Residential Hectare (du/nrha)		35.9
[Low Density Residential] / [Medium / High Density Residential] Unit Ratio		57% / 43%
Population (%) within 500m of Parkland		100%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		98%
Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	-	16.66
Conserved as Naturalized Municipal Reserve (ha)	7.7	-
Protected through other means (ha)	-	3.17
Lost to Development (ha)	19.47	-

**Student Generation Statistics****Public School Board** **1,077**

Elementary/ Junior High (K-9) 808

Senior High (10-12) 269

**Separate School Board** **538**

Elementary/ Junior High (K-9) 404

Senior High (10-12) 134

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**Total Student Population** **1,615**

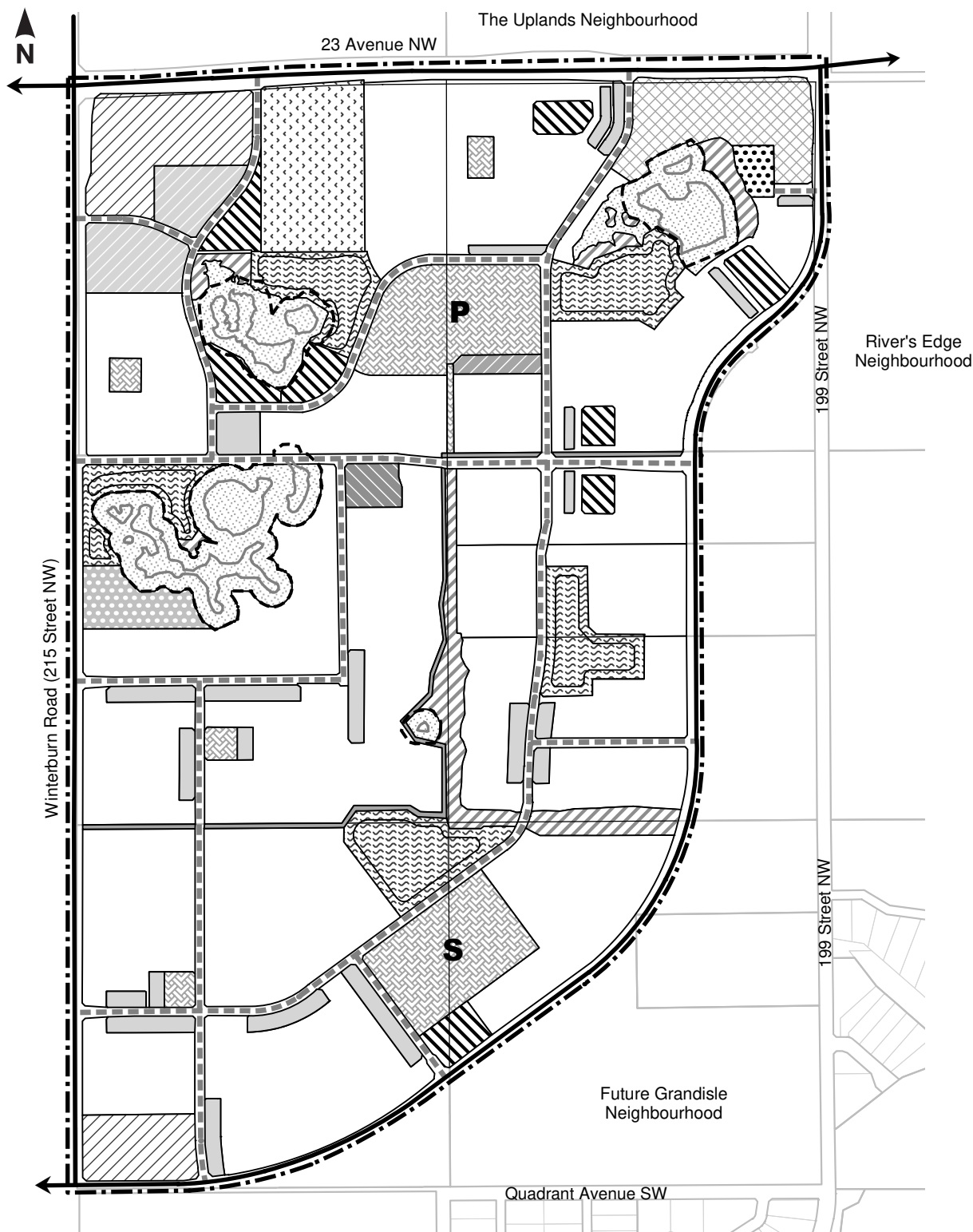
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<sup>1</sup>Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.























<sup>2</sup> The area (0.82 ha) designated as Special Study Area (Park/LDR) will be developed as Single/Semi-detached Housing, unless additional Municipal Reserve is deemed necessary prior to subdivision.

**Note:** Location and configuration of collector roads and land uses (e.g. stormwater management facilities, parkland and natural areas) are subject to minor revisions during rezoning and subdivision of the neighbourhood and may not be developed exactly as illustrated in this Plan.





# **BYLAW 17736** **APPROVED** **STILLWATER** Neighbourhood Structure Plan

	Single / Semi-detached Residential		Natural Area (MR)		Public Utility (Communication Facility)
	Row Housing		Public or Separate School / Park		Crown Claimed Bed and Shore
	Low Rise / Medium Density Housing		Pocket Park / Greenway		30m Wetland Boundary
	Residential / Mixed Use		Resident's Association		Collector Roadway
	Neighbourhood Commercial		Stormwater Management Facility		Arterial Roadway
	Town Centre Commercial with Main Street		Pipeline ROW		NSP Boundary
	Community Commercial		Special Study Area "Park/LDR"		
	Natural Area (ER)		Special Study Area "SWMF/LDR"		

**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.

The Uplands Neighbourhood

Maskêkosihk Trail NW (23 Avenue NW)

# **BYLAW 18498 AMENDMENT TO STILLWATER Neighbourhood Structure Plan**

River's Edge  
Neighbourhood

Winterburn Road (215 Street NW)

Sunwapta Way

Existing 199 Street NW

Richard Rice Boulevard

Existing 199 Street NW

























Amendment Area

S

Richard Rice Boulevard

Future Grandisle  
Neighbourhood

Quadrant Avenue SW

	Single / Semi-detached Residential		Natural Area (MR)		Institutional / Residential Mixed Use
	Row Housing		Public or Separate School / Park		Public Utility (Communication Facility)
	Low Rise / Medium Density Housing		Pocket Park / Greenway		Crown Claimed Bed and Shore
	Residential / Mixed Use		Resident's Association		30m Wetland Boundary
	Neighbourhood Commercial		Stormwater Management Facility		Collector Roadway
	Town Centre Commercial with Main Street		Public Utility (Pipeline ROW)		Arterial Roadway
	Community Commercial		Special Study Area "Park/LDR"		NSP Boundary
	Natural Area (ER)		Special Study Area "SWMF/LDR"		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
Bylaw:	18498
Location:	East of Winterburn Road and south of Maskêkosihk Trail NW
Address:	A portion of 903 Winterburn Road NW
Legal Descriptions:	A portion of SW-31-51-25-4
Site Area:	7.4 ha
Neighbourhood:	Stillwater
Ward - Councillor:	5 – Sarah Hamilton
Notified Community Organization:	West Edmonton Communities Council Area Council
Applicant:	WSP

### PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	N/A
Plans in Effect:	Stillwater Neighbourhood Structure Plan, Riverview Area Structure Plan
Historic Status:	None

Written By:	Michelle Neilson
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination