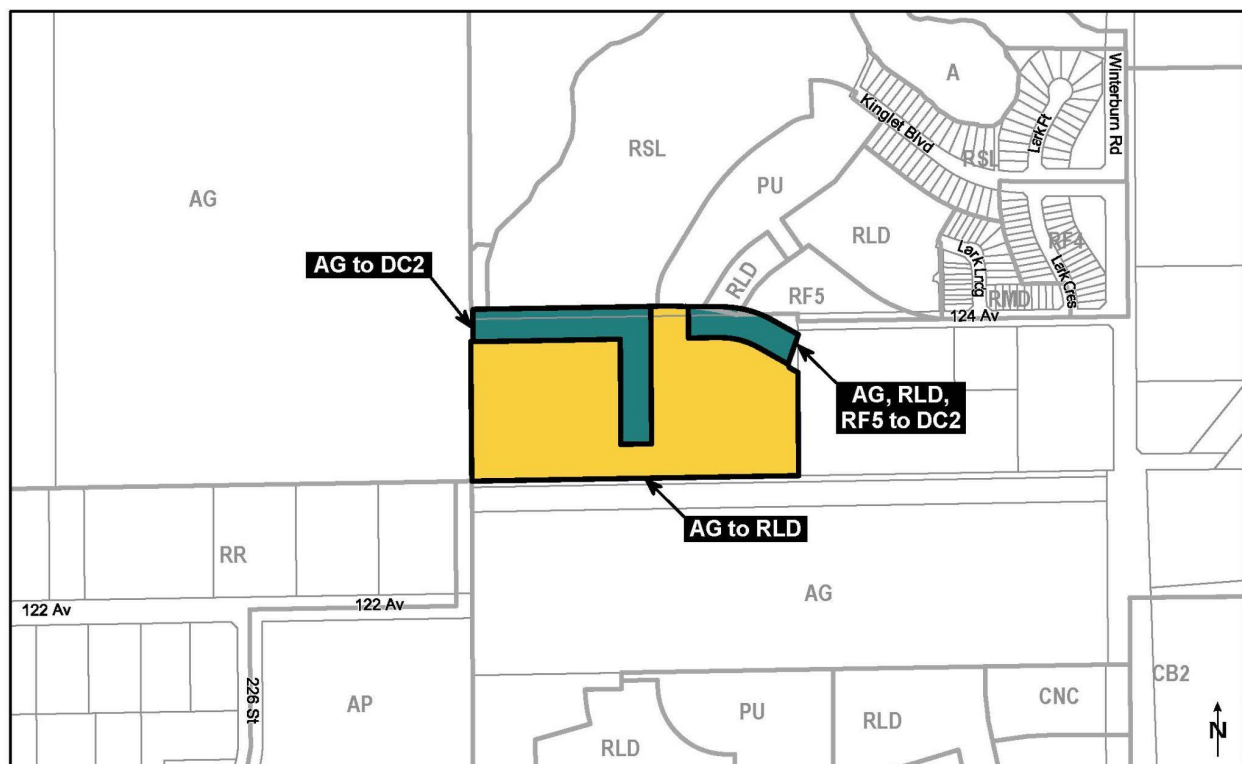




ADMINISTRATION REPORT **REZONING** KINGLET GARDENS

12410 - Winterburn Road NW, 12510 - Winterburn Road NW, and 21651 - 124 Avenue NW

To allow for the development of a variety of low density residential uses and multi-unit housing in the form of row housing.



Recommendation: That Charter Bylaw 19991 to amend the Zoning Bylaw from (AG) Agricultural Zone, (RF5) Row Housing Zone, and (RLD) Residential Low Density Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone be **APPROVED**.

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

- the proposed rezoning is compatible with surrounding land uses; and
- the proposal facilitates the development of a range of housing forms in the Kinglet Gardens neighbourhood.

The Application

CHARTER BYLAW 19991 proposes to rezone the site from (AG) Agricultural Zone, (RF5) Row Housing Zone, and (RLD) Residential Low Density Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone.

The proposed DC2 zone will allow for Multi-unit Housing in the form of row housing with reduced site area, site width, and landscaping, and increased height and site coverage. The proposed RLD Zone will allow for a range of low density housing forms.

Site and Surrounding Area

The site is approximately 8.31 ha and is located to the south of 124 Avenue NW and to the west of Winterburn Road NW. The site is currently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RF5) Row Housing Zone • (RLD) Residential Low Density Zone 	<ul style="list-style-type: none"> • Undeveloped land / Rural Residential
CONTEXT		
North	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RF5) Row Housing Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land

	<ul style="list-style-type: none"> • (PU) Public Utility Zone 	
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Country Residential
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land

Planning Analysis

LAND USE COMPATIBILITY

The subject site is located in the southeast portion of the Kinglet Gardens neighbourhood. The proposed (DC2) Site Specific Development Control Provision will allow for the development of row housing with increased site coverage and height and the proposed (RLD) Residential Low Density Zone will allow for a range of low-density housing and lot sizes to accommodate a mix of housing types. This application would allow for continued development of the Kinglet Gardens neighbourhood.

RF5 & DC2 COMPARISON SUMMARY

In comparison to the current (RF5) Row Housing Zone, the (DC2) Provision would allow for a decrease in minimum site area, site width, as well as an increase to allowed height and site coverage. The table below provides a comparison between the proposed (DC2) Provision and the (RF5) Zone. A majority of the site is zoned AG; only a sliver of the site is currently zoned RLD and RF5.

	RF5 <i>Current</i>	DC2 <i>Proposed</i>
Principal Building	Multi-unit Housing	Multi-unit Housing
Site Depth	30.0 m	25.0 m
Site Coverage	50%	Internal dwelling - 55% End dwelling - 45% Flanking corner - 40%

Site Width		Internal dwelling - 3.6 m End dwelling - 4.5 m Flanking corner - 6.7 m
Site Area	125 m	90 m ²
Vehicular Access	Dwellings may have front attached garages or access the lan	Lane access
Height	10.0 m	13.0 m
Front Setback	4.5 m (min 5.5 m for front attached garage & min 4.5 m with a treed boulevard)	4.5 m
Interior Side Setback	min 1.2 m	min 1.2 m
Flanking Side Setback	min 3.0 m	min 2.4 m
Rear Setback	min 7.5 m (5.5 m for rear attached garage or 1.2 m when individual building is less than 6.5 m in Height)	min 5.5 m

PLANS IN EFFECT

The proposed rezoning from AG, RF5 and RLD to RLD and DC2 conforms to the Kinglet Gardens Neighbourhood Structure Plan (NSP) which designates the site for Low Density Residential uses and Medium Density Residential uses. The proposed DC2 Provision meets the objectives of the Kinglet Gardens NSP which encourages a variety of housing forms with the use of site specific Direct Control Provisions in forms such as narrow width row housing.

It should be noted that 124 Avenue NW is being realigned to conform to the Development Concept Plan as designated by the Kinglet Gardens Neighbourhood Structure Plan (NSP).

THE CITY PLAN

This proposal aligns with the applicable policies of The City Plan (MDP) by accommodating future growth for a population of 1.25 million within Edmonton's existing boundaries. The application will allow for the development of a range of low density residential uses and multi-unit housing to support Edmonton's growing population, utilize land and infrastructure efficiently, and continue the sequential development of the Kinglet Gardens neighbourhood.

The site falls within the West Henday District.

Technical Review

TRANSPORTATION

Improvements to 215 Street NW in the Big Lake area are currently under construction and anticipated to be completed in 2022. These improvements include widening 215 Street NW between 118A Avenue NW and 120 Avenue NW, active mode connections to 124 Avenue NW, new traffic signals at the 215 Street NW Yellowhead Trail (Highway 16) ramp intersections, and reconfiguration of the travel lanes on the highway overpass.

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

Community Insights

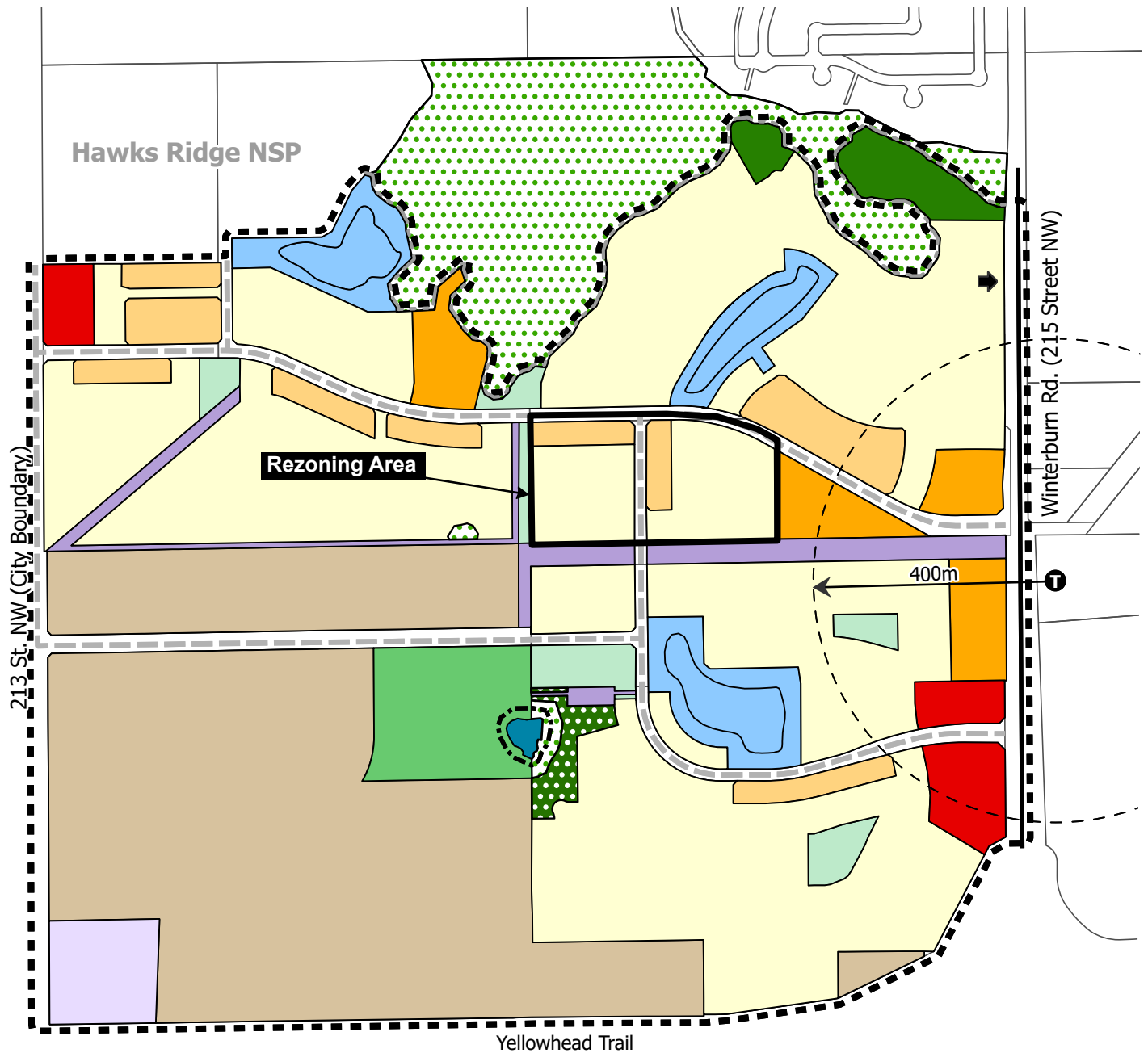
ADVANCE NOTICE November 18, 2021	<ul style="list-style-type: none">• Number of recipients: 55• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/kingletgardensplanningapplication

Conclusion

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






















APPENDICES

- 1 Context Map
- 2 Application Summary



**BYLAW 19288
APPROVED
KINGLET GARDENS
Area Structure Plan
(as amended)**



	Low Density Residential		Pocket Park		Natural Area Buffer
	Street Oriented Residential (Row Housing)		Stormwater Management Facility		Upland Setback
	Medium Density Residential		Public Utility Corridor		Arterial Roadway
	Existing Residential		Wetland (ER)		Collector Roadway
	Commercial		Natural Area (ER)		N.S.P. Boundary
	Existing Business Industrial		Natural Area (MR)		Enhanced Local Entrance
	School / Park		Natural Area - Tree Stand (MR)		Transit 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19991
Location:	North of 118A Avenue NW and west of Winterburn Road NW
Address(es):	12410 - Winterburn Road NW, 12510 - Winterburn Road NW, and 21651 - 124 Avenue NW
Legal Description(s):	Portions of NE-13-53-26-4, a portion of Lot 5, Block A, Plan 0729717 and Lot 2, Block A, Plan 4636MC
Site Area:	8.31 ha
Neighbourhood:	Kinglet Gardens
Ward:	Nakota Isga
Notified Community Organization(s):	Big Lake Community League; & Big Lake Estates Homeowners Association Area Council
Applicant:	Stantec Consulting LTD

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone (RF5) Row Housing Zone (RLD) Residential Low Density Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision (RLD) Residential Low Density Zone
Plan(s) in Effect:	Big Lake Area Structure Plan (ASP) & Kinglet Gardens Neighbourhood Structure Plan (NSP)
Historic Status:	None

Written By:	Luke Cormier/Courtney Nguyen
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination