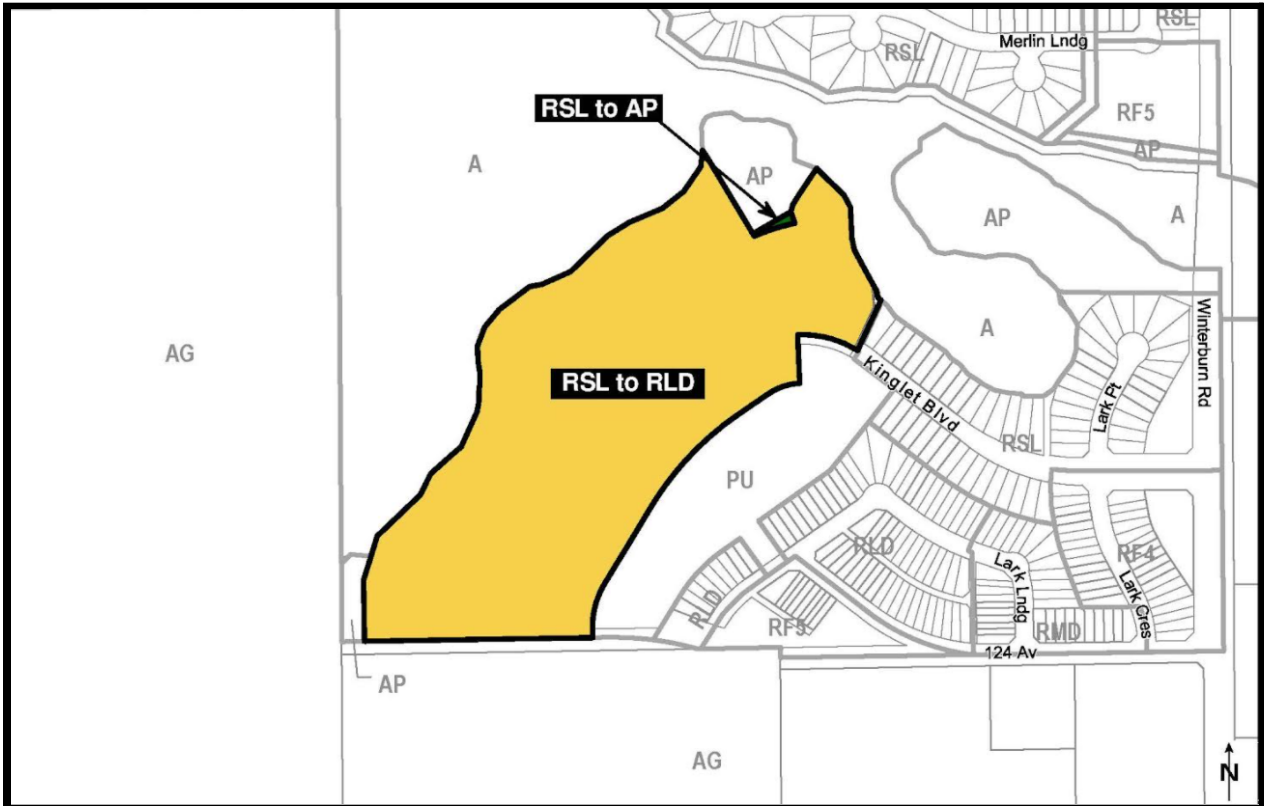




# ADMINISTRATION REPORT **REZONING** KINGLET GARDENS

## 12510 Winterburn Road NW

To allow for low density residential housing and a public park.



**Recommendation:** That Charter Bylaw 20019 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (AP) Public Parks Zone and (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

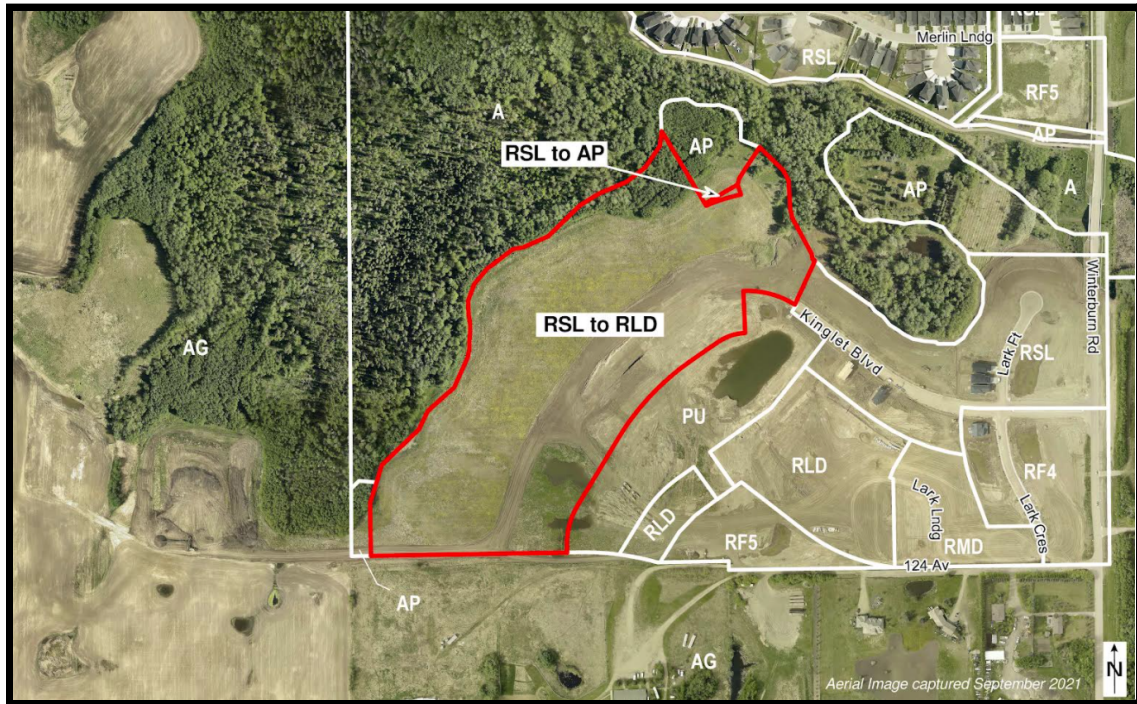
- be compatible with the surrounding and planned land uses; and
- conform with the *Kinglet Gardens Neighbourhood Structure Plan*.

## Application Summary

**CHARTER BYLAW 20019** will rezone the site from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone and (AP) Public Parks Zone, for the purpose of accommodating low density housing and adjusting a park zoning boundary to align with an associated subdivision that is currently under review by City Administration. The proposed zones conform to the Kinglet Gardens Neighbourhood Structure Plan and City Plan, and will be compatible with the surrounding land uses. This application was accepted on August 19, 2021 from Elise Shillington of Stantec Consulting Ltd., on behalf of United Big Lake Corp.

## Site and Surrounding Area

The subject site is approximately 12 ha in size and is undeveloped. It is located north of 124 Avenue NW and west of Winterburn Road NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RSL) Residential Small Lot Zone	Undeveloped
<b>CONTEXT</b>		
North	(A) Metropolitan Recreation Zone	Natural Area
East	(RSL) Residential Small Lot Zone (PU) Public Utility Zone	Undeveloped Stormwater Management Pond (developing)
South	(AG) Agricultural Zone	Undeveloped
West	(AG) Agricultural Zone	Natural Area / Undeveloped

## Planning Analysis

The **Kinglet Gardens Neighbourhood Structure Plan** (NSP) was adopted in 2016 and guides development within this neighbourhood. The Plan designates the subject site for low density residential and natural area land uses. The proposal conforms with the NSP.

The proposed rezoning aligns with **the City Plan** by accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

### LAND USE COMPATIBILITY

The RLD Zone allows a range of low-density housing built-forms in a relatively compact urban form. The height, scale, and permitted uses of the Zone will be compatible with the future surrounding development. The AP zone will allow for the development of a public park and will adjust the zoning boundary to align with an associated subdivision (LDA21-0595) that is currently under review by Administration.

## Technical Review

### TRANSPORTATION

Administration supports the application and advises that several requirements will be implemented at the subdivision stage, most notable of which are:

- construction of a 3 m wide, hard-surfaced, shared-use path along the interface of the Big Lake Natural Area; and
- construction of a 3 m wide, hard-surfaced, shared-use path along 123 Avenue NW.

### DRAINAGE

Administration supports the application and advises that the owner / applicant must provide sanitary and storm servicing for the rezoning area, in general conformance with the servicing schemes identified in the accepted Pintail Landing and Kinglet Gardens Neighbourhood Design Report.

### EPCOR WATER

EPCOR Water Services supports this application and advises that a Hydraulic Network Analysis (HNA) report will be required prior to the next stage of development.

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

## Community Insights

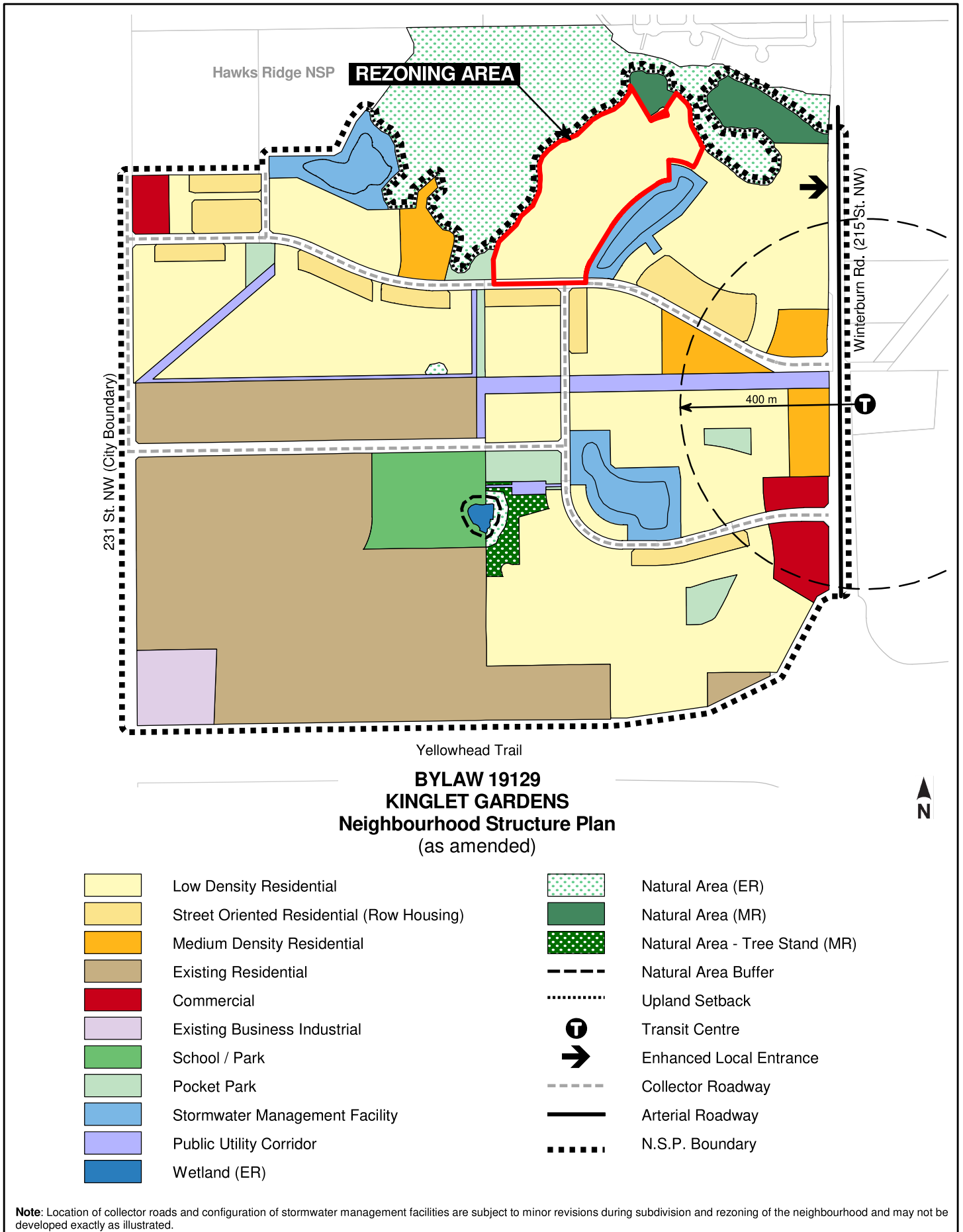
<b>ADVANCE NOTICE</b> Date: October 19, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 43</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/kingletgardensplanningapplications">edmonton.ca/kingletgardensplanningapplications</a></li></ul>

## Conclusion

Administration recommends that this application be **APPROVED**.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	20019
Location:	North of future 124 Avenue NW; and West of Winterburn Road NW
Address:	12510 Winterburn Road NW
Legal Description:	Portions of NE-13-53-26-4
Site Area:	12 ha
Neighbourhood:	Kinglet Gardens
Ward:	Nakota Isga
Notified Community Organizations:	Big Lake Community League, Big Lake Estates Homeowners Association Area Council
Applicant:	Elise Shillington, Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(RSL) Residential Small Lot Zone
Proposed Zones:	(AP) Public Parks Zone (RLD) Residential Low Density Zone
Plan(s) in Effect:	Kinglet Gardens Neighbourhood Structure Plan
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Vivian Gamache  
Tim Ford  
Development Services  
Planning Coordination