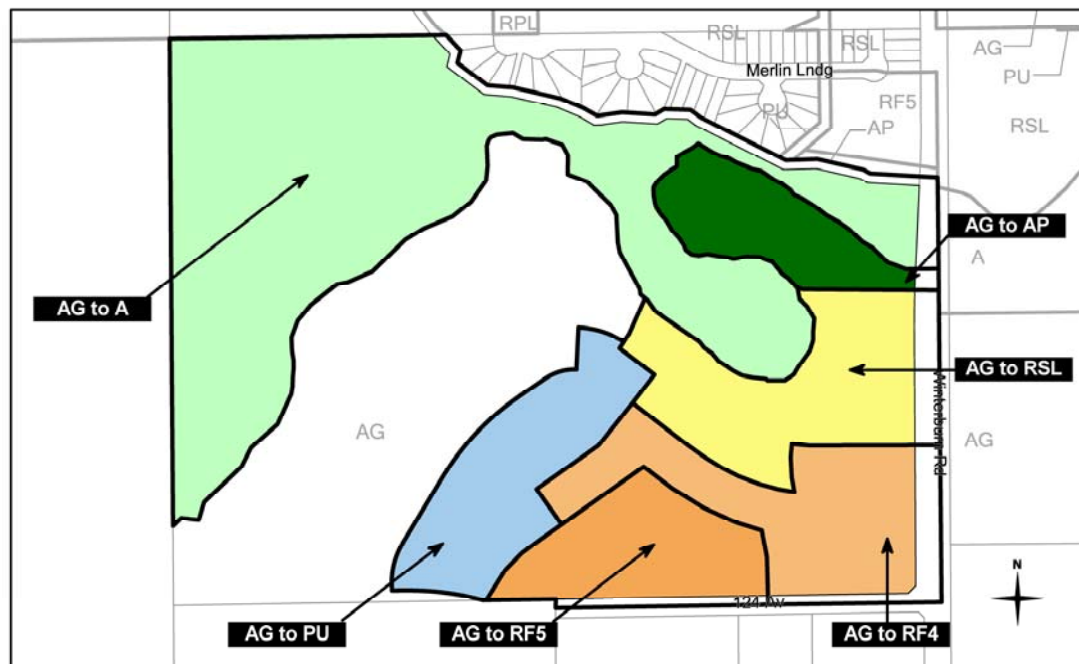




REZONING APPLICATION KINGLET GARDENS NEIGHBOURHOOD

12510 Winterburn Road NW

To allow for the preservation of natural areas and development of a Stormwater Management Facility and low and medium density residential development in the form of single, semi-detached and row housing.



VIEW OF THE REZONING AREA

RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Allows for a diversity of low and medium density residential housing forms in conformance with the Kinglet Gardens Neighbourhood Structure Plan
- Contributes to a connected, accessible open space system, including walking paths along the natural area and storm water management facility (SWMF)
- Protects an ecologically sensitive area and ensures the maintenance of a wildlife corridor

THE APPLICATION

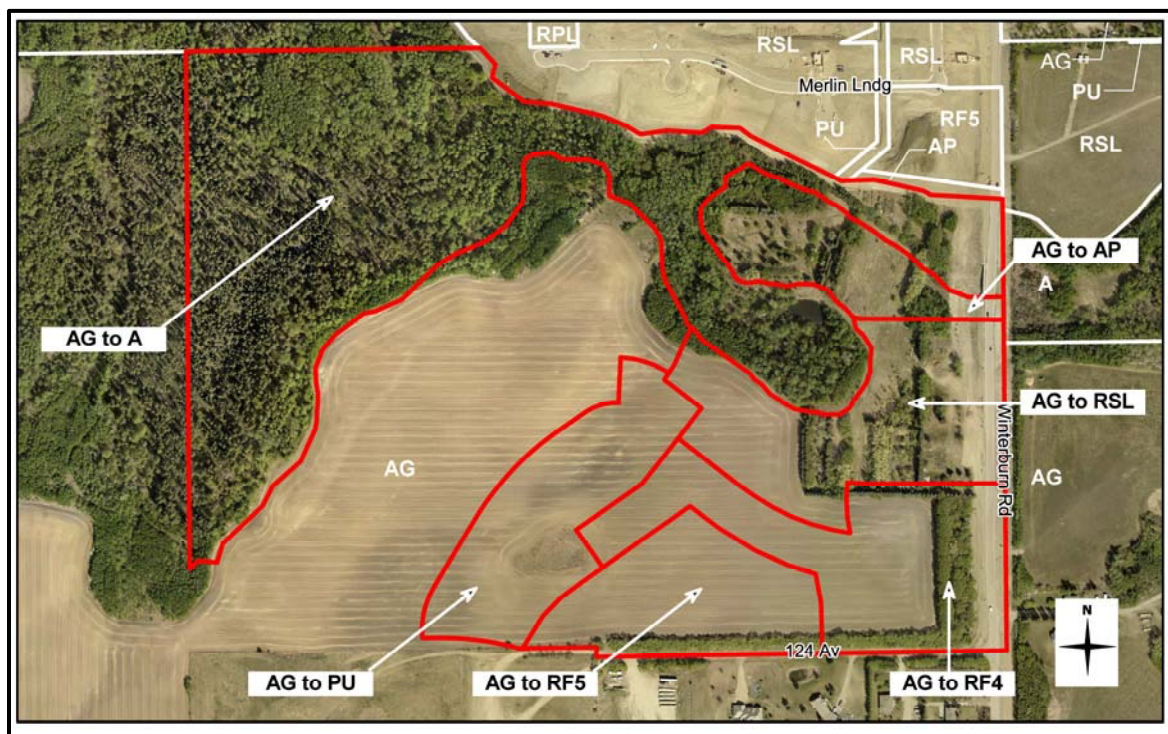
The applicant, through Bylaw 18207, proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to a range of zones that will permit development in conformance with the Kinglet Gardens Neighbourhood Structure Plan.

The proposed rezoning is to accommodate:

- A stormwater management facility under the (PU) Public Utility Zone
- Preservation of a natural area for both Environmental Reserve (ER) and Municipal Reserve (MR) under the (A) Metropolitan Recreation Zone and (AP) Public Parks Zone
- Single and semi-detached housing under the (RF4) Semi-detached Residential Zone and (RSL) Residential Small Lot Zone
- Row housing under the (RF5) Row Housing Zone

SITE AND SURROUNDING AREA

The subject site is in the northeast corner of the Kinglet Gardens neighbourhood, directly west of Winterburn Road and north of 124 Avenue NW. To the north, the Hawks Ridge neighbourhood is separated by a natural area and is being developed with low and medium density housing. There is a natural area that extends past the northwest corner and crosses the site to the east. The area to the south is zoned for agriculture with several existing homes and out buildings.



VIEW OF THE SITE AND SURROUNDING ZONES

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(RSL) Residential Small Lot Zone	Developing
East	Winterburn Road NW (AG) Agricultural Zone (A) Metropolitan Recreation Zone	Undeveloped Natural Area
South	(AG) Agricultural Zone	Existing rural residential
West	(AG) Agricultural Zone	Undeveloped Natural Area

PLANNING ANALYSIS

KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN (NSP)

The proposed rezoning aligns with the development concept of the Kinglet Gardens NSP, which was approved by City Council in December 2016. The application achieves the following plan elements:

- Establishes a variety of housing types and residential densities to meet consumer needs, encourage diversity and support public transit ridership
- Develop public spaces and stormwater management facilities (SWMF) which are visually and physically accessible
- Places higher density near the future transit centre to the southeast (as identified in the Big Lake ASP)
- Protect the North Saskatchewan River Valley and Ravine System
- Strengthen Edmonton's ecological network by restoring natural connections

NORTH SASKATCHEWAN RIVER VALLEY AREA REDEVELOPMENT PLAN (ARP)

The North Saskatchewan River Valley ARP designates portions of the River Valley and Ravine System for use as environmental protection areas and parks. The natural area included in this application is located within this protection overlay. The application achieves the goals of this ARP by:

- Protecting the natural habitat
- Allowing residents to interact with the less sensitive portions of the top of bank
- Providing protection guidelines for the more sensitive portions of the top of bank

TECHNICAL REVIEW

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

A transportation infrastructure review for the Big Lake area considered the current operations of the Yellowhead Trail/215 Street interchange. This review also looked at the potential impacts of the additional traffic generated by lands already zoned in the plan area. Based on the review, the existing interchange at Yellowhead Trail NW and 215 Street NW currently operates under congested conditions. Any future development will require traffic signals at the ramp intersections of the interchange. In the short term, installation of signals will provide additional capacity to accommodate further development.

Over the longer term, maintaining traffic movements within desired levels of service will require larger scale improvements to the interchange and to Yellowhead Trail. At this time, there is no funding in place by the City or the Province to upgrade this interchange.

PUBLIC ENGAGEMENT

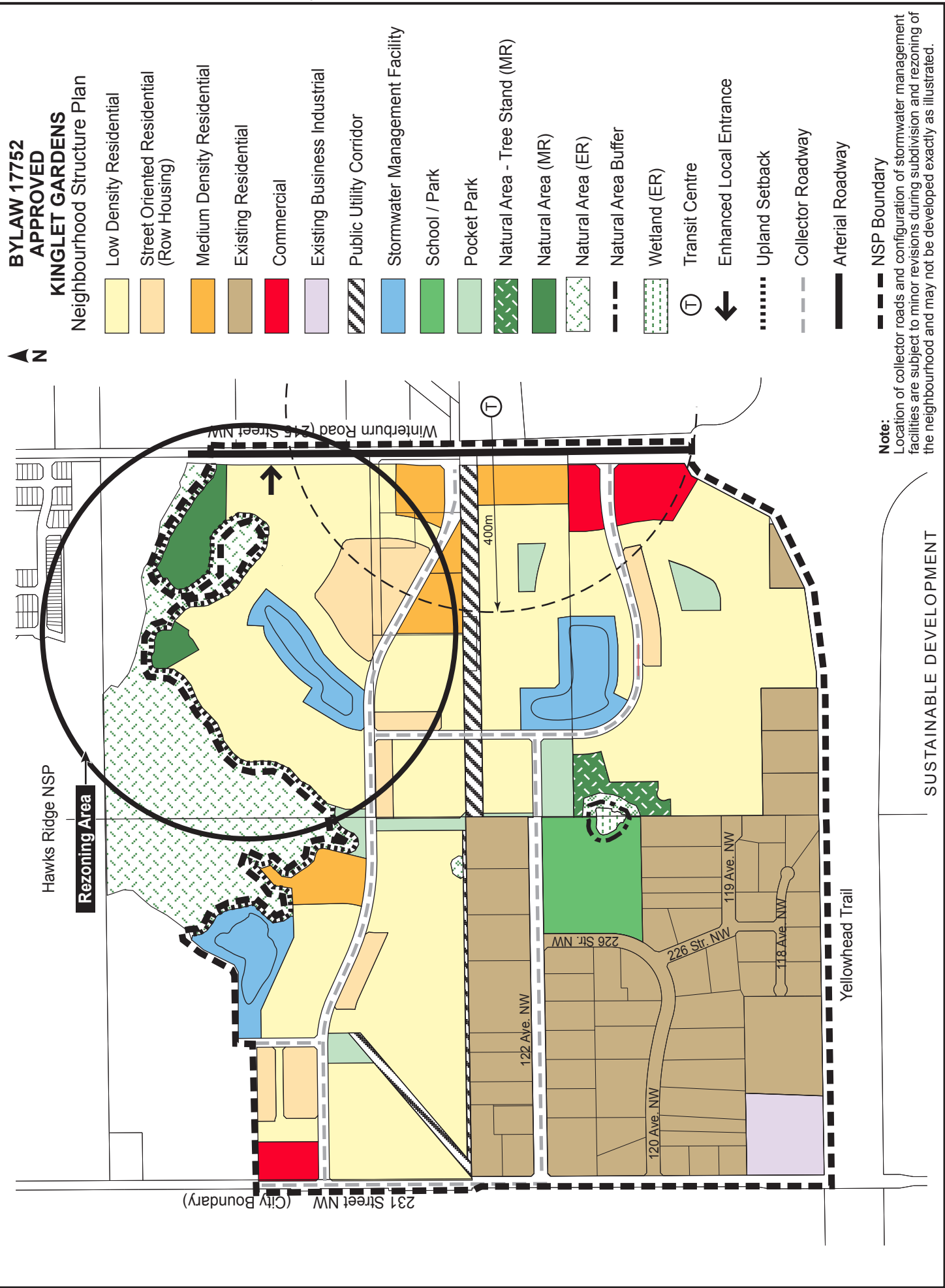
ADVANCE NOTICE February 18, 2015	<ul style="list-style-type: none">• Number of recipients: 16• Number of responses: 0
PUBLIC MEETING	<ul style="list-style-type: none">• Not held for this application• October 14, 2014 for the Kinglet Gardens NSP

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18207
Location:	North of Yellowhead Trail and west of Winterburn Road NW
Address:	12510 – Winterburn Road NW
Legal Description:	portion of NE-13-53-26-4
Site Area:	NA
Neighbourhood:	Kinglet Gardens
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	Westview Village Community Association Big Lake Estates Homeowners Association
Applicant:	IBI Group Inc.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(A) Metropolitan Recreation Zone (AP) Public Parks Zone (PU) Public Utility Zone (RF4) Semi-detached Residential Zone (RF5) Row Housing Zone (RSL) Residential Small Lot Zone
Plan in Effect:	Kinglet Gardens Neighbourhood Structure Plan
Historic Status:	N/A

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination