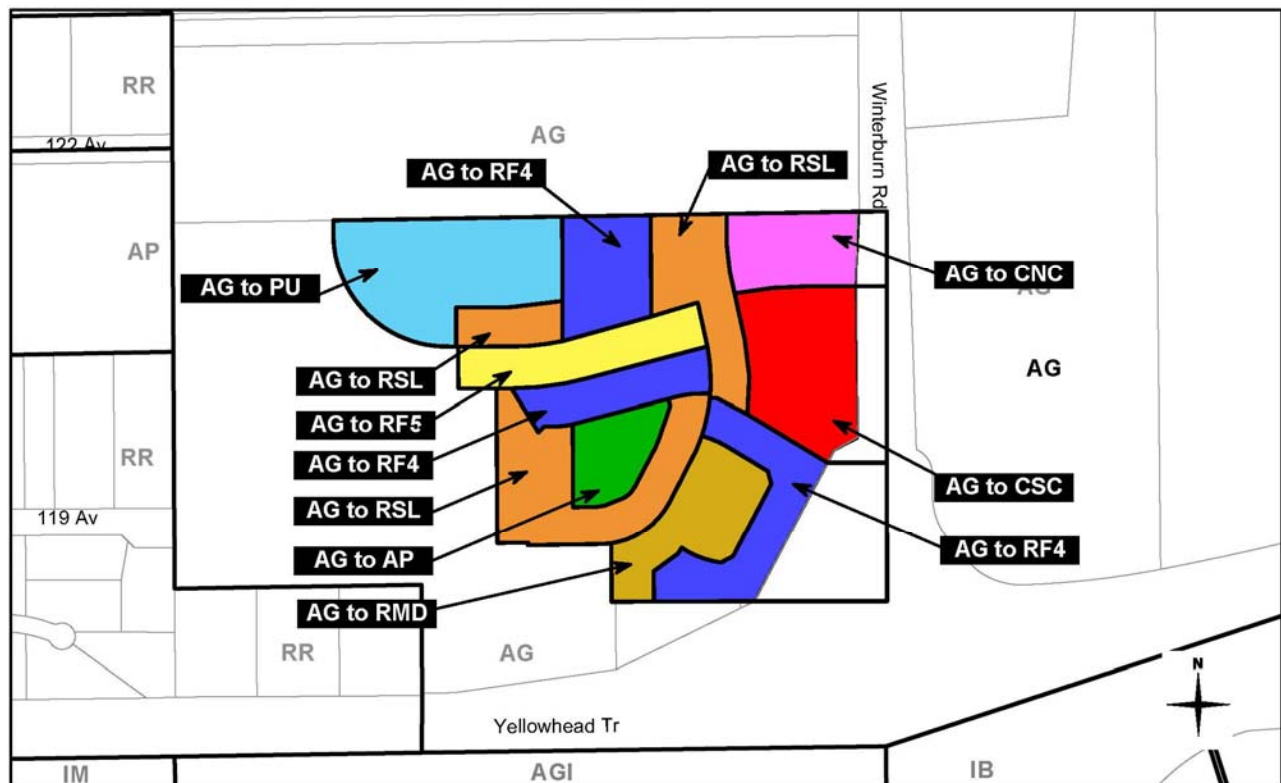




REZONING APPLICATION KINGLET GARDENS NEIGHBOURHOOD

11870 Winterburn Road NW

To allow for the development of a pocket park, a Stormwater Management Facility, a mix of commercial, 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

Sustainable Development is in SUPPORT of this application because:

- It allows for a diversity of low density residential housing forms to support development in conformance with the Kinglet Neighbourhood Structure Plan
- Provides the opportunity for a mix of small scale convenience commercial and shopping centre commercial to serve residents
- Creates amenities for future residents including a storm pond and a pocket park that are within walking distance of residential development

THE APPLICATION

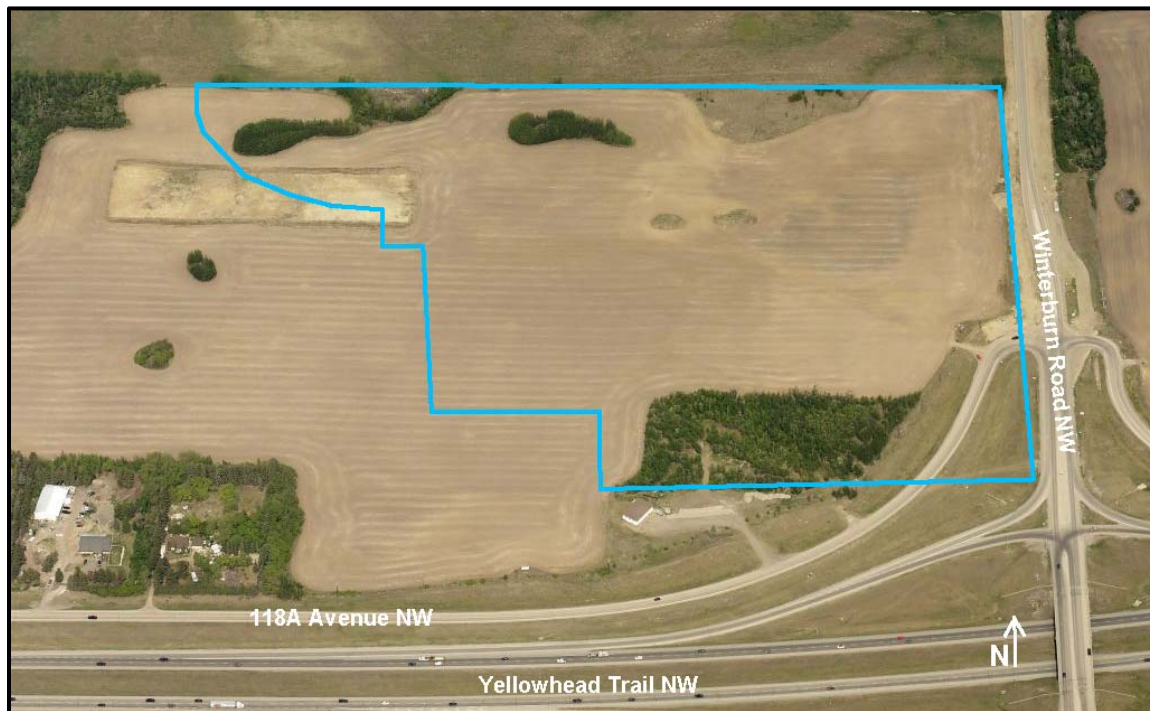
The applicant, through Bylaw 18043, proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to a range of zones that will permit development in conformance with the Kinglet Gardens Neighbourhood Structure Plan.

The proposed rezoning is to accommodate:

- A stormwater management facility under the (PU) Public Utility Zone
- A pocket park under the (AP) Public Parks Zone
- Small scale convenience commercial under the (CNC) Neighbourhood Convenience Zone, which could include for example a dentist office, a hair dresser, a convenience store or a coffee shop
- A shopping centre development under the (CSC) Shopping Centre Zone, which could include a wider range of more intensive commercial uses with buildings up to 16 meters in height
- Single and semi-detached housing under the (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone, and (RMD) Residential Mixed Dwelling Zone
- Row housing under the (RF5) Row housing Zone and potentially under the (RMD) Residential Mixed Dwelling Zone

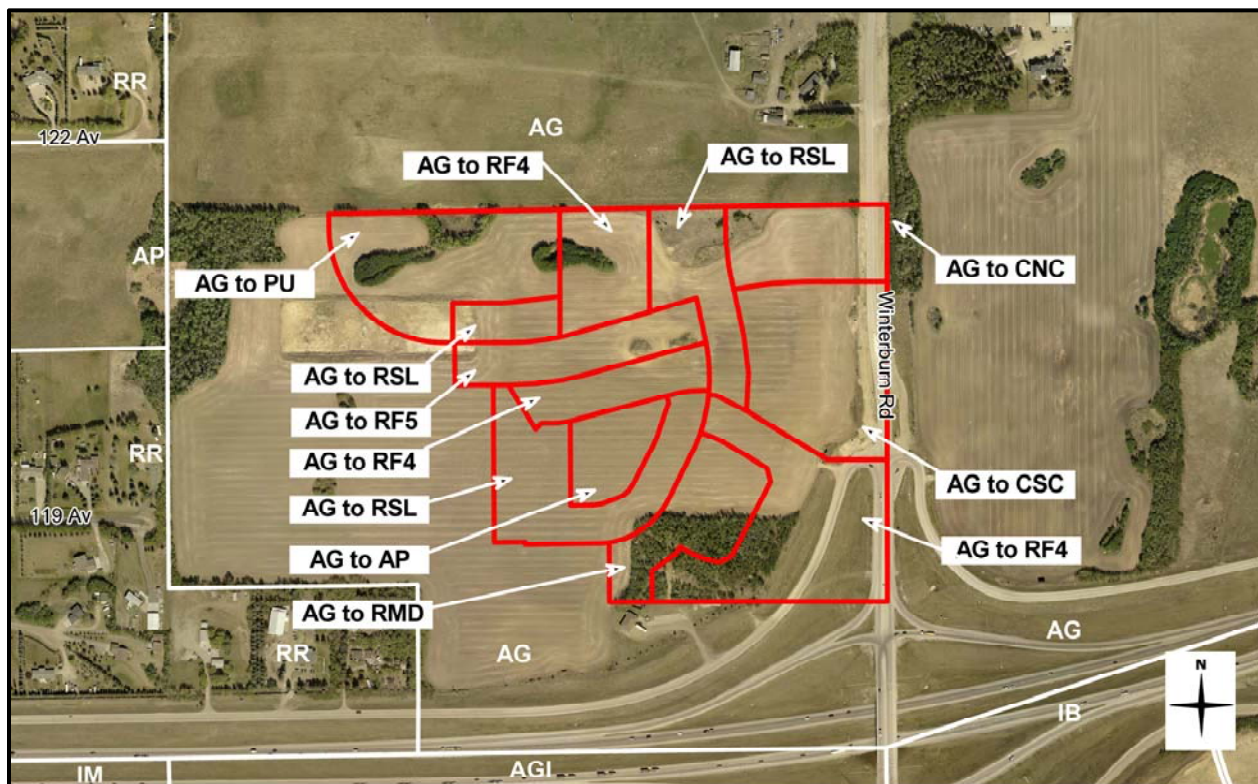
SITE AND SURROUNDING AREA

The subject site is in the southeast corner of the Kinglet Gardens neighbourhood, directly west of Winterburn Road and North of Yellowhead Trail. This is the first area of Kinglet Gardens to be rezoned, and surrounding properties are undeveloped.



AERIAL VIEW OF THE SITE

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped
East	Winterburn Road NW (AG) Agricultural Zone	Undeveloped
South	Yellowhead Trail (AGI) Industrial Reserve Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped



VIEW OF THE SITE AND SURROUNDING ZONES

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning aligns with the development concept of the Kinglet Gardens Neighbourhood Structure Plan (NSP), which was approved by City Council in Fall 2016. The

Kinglet Gardens NSP designates the land for a Stormwater Management Facility, a pocket park, commercial development and low density and street oriented residential uses.

In keeping with the vision of the Kinglet Gardens NSP, the proposed rezoning will help create a pedestrian friendly environment with residential uses within walking distance of commercial and open space amenities. The commercial zones allow for both small scale walkable commercial and larger scale shopping centre, which will draw residents from throughout the neighbourhood and surrounding areas. The mix of residential zones allows for a diversity of housing types.

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

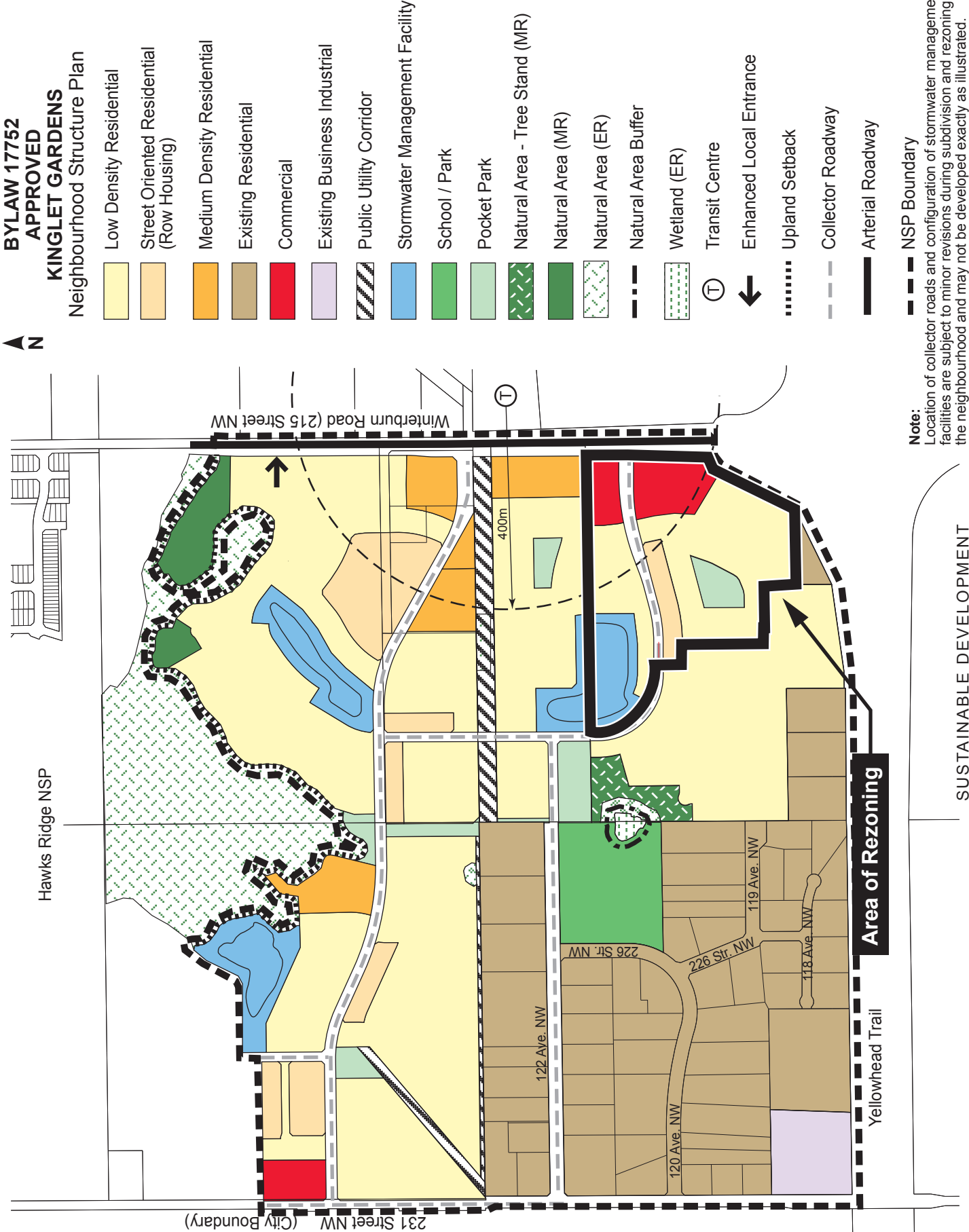
ADVANCE NOTICE November 4, 2014	<ul style="list-style-type: none">• Number of recipients: 25• Number of responses: 0
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
KINGLET GARDENS NSP (Associated application)	<ul style="list-style-type: none">• Advance Notification: February 10, 2014• Open House: March 5, 2014• Advance Notice: September 23, 2014• Open House: March 5, 2014• Public Hearing Notification: August 29, 2016

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18043
Location:	North of Yellowhead Trail and west of Winterburn Road NW
Address:	11870 – Winterburn Road NW
Legal Description:	Portion of SE-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:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(AP) Public Parks Zone (CNC) Neighbourhood Convenience Commercial Zone (CSC) Shopping Centre Zone (PU) Public Utility Zone (RF4) Semi-detached Residential Zone (RF5) Row Housing Zone (RMD) Residential Mixed Dwelling Zone (RSL) Residential Small Lot Zone
Plan in Effect:	Kinglet Gardens Neighbourhood Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Department:
Section:

Madeleine Baldwin
Tim Ford
Sustainable Development
Planning Coordination