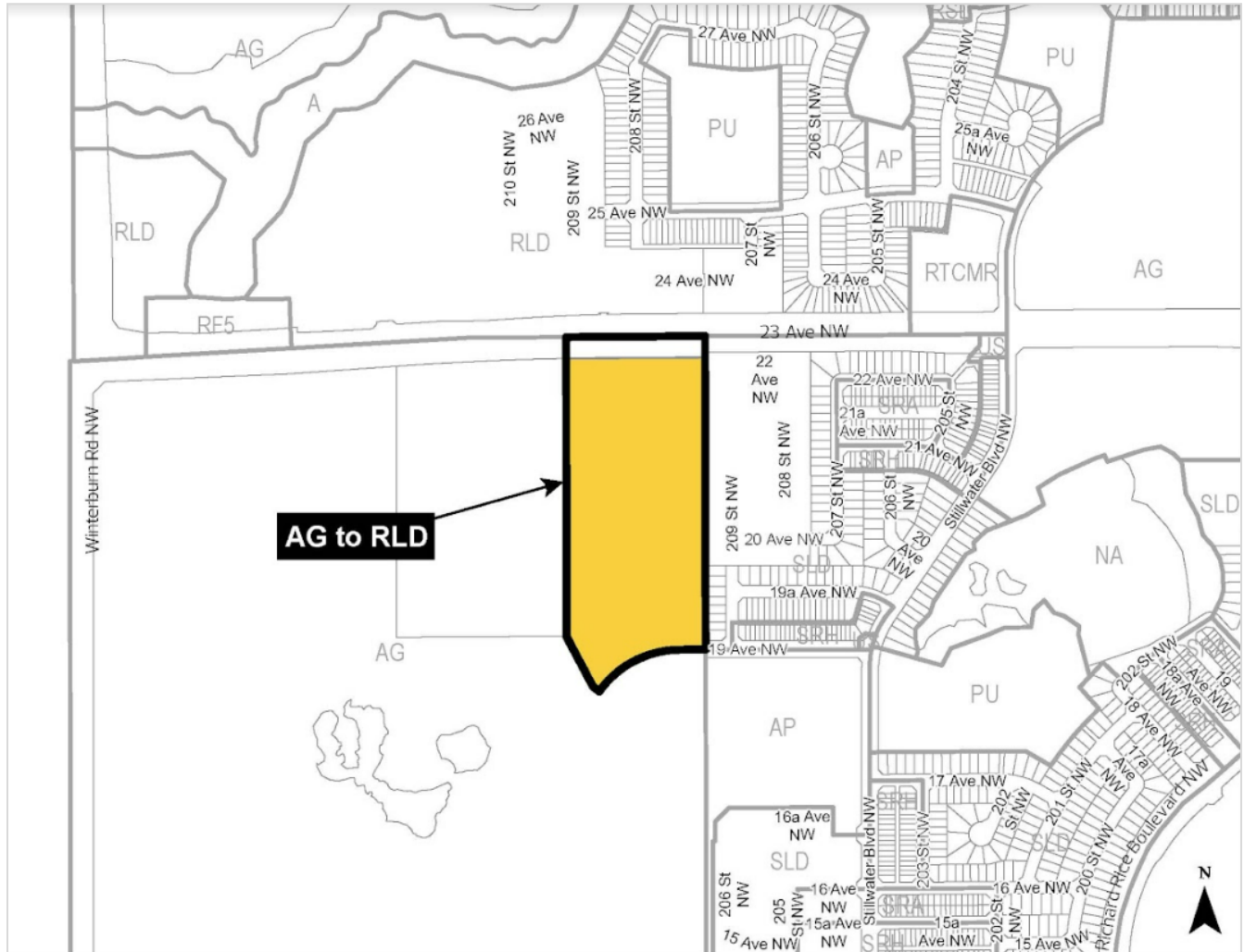


20703 - 23 Avenue NW

To allow for low density residential development.



Recommendation: That Charter Bylaw 20385 amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will facilitate the orderly development of the neighbourhood.
- Is compatible with existing and planned land uses.
- Conforms with the Stillwater Neighbourhood Structure Plan and aligns with The City Plan.

Application Summary

CHARTER BYLAW 20385 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone to allow for a variety of low density housing types, including single detached and semi-detached houses in conformance with the Stillwater Neighbourhood Structure Plan.

This application was accepted on May 16, 2016, from DCGROUP (Chris Davis), on behalf of Sunwapta Holdings Corporation.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

An associated proposed subdivision is under review (LDA22-0555) to align with the proposed rezoning.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed zoning change follows the statutory plan in place and continues anticipated development for the area.

Advance Notice, June 19, 2019, October 13, 2021, and November 15, 2022

- Number of recipients: 249
- Number of responses with concerns: 0

Webpage

- edmonton.ca/stillwateraplanningapplications

No formal feedback or position was received from the Greater Windermere Community Wedgewood Ravine and Leagues at the time this report was written.

Site and Surrounding Area

The subject site is located east of Winterburn Road NW and south of 23 Avenue NW in the northwest portion of the Stillwater neighbourhood. The Stillwater neighbourhood is primarily residential, with commercial, school, park, natural areas and institutional uses creating a complete neighbourhood. The site is currently undeveloped and surrounded by undeveloped land to the north, east and south, intended for single/semi-detached residential uses. The land to the west contains a communication facility.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(RLD) Single Detached Residential Zone	Undeveloped
East	(SLD) Stillwater Low Density Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(AG) Agricultural Zone	Communication Facility

Planning Analysis

Land Use Compatibility

The proposed RLD Zone will allow for the development of a mix of housing forms and lot sizes including single detached, semi detached and duplex housing within the neighbourhood.

In regards to the height, scale, and uses, the proposed Zone will be compatible with the existing and surrounding area.

Plans in Effect

The subject site is within the Stillwater Neighbourhood Structure Plan, which designates the land for Single / Semi-detached Residential land use designation. This proposed rezoning conforms to the policies and objectives of The Stillwater Neighbourhood Structure Plan by providing various housing types, which contribute to a well-balanced and complete neighbourhood.

The City Plan

The proposed rezoning area aligns with the policies of The City Plan goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries.

Technical Review

Transportation

With the future development of the adjacent lands, arterial roadway construction is required for 215 Street and 23 Avenue. Upgrades to 215 Street include urbanising the first two lanes from 23 Avenue to the first collector access to the south of 23 Avenue. Upgrades to 23 Avenue include urbanising the first two lanes from 215 Street to Uplands Boulevard. With the subdivision of this land, construction of a 3.0 m shared use path on the north side of 19 Avenue and a 2.5 m monolithic walk on the south side of 19 Avenue are required to provide active mode connections.

Open Space

Open space has reviewed the Stillwater Neighborhood Site-Specific Natural Area Management Plan (SSNAMP) that was submitted with the proposed rezoning application. The Stillwater Neighborhood SSNAMP report should be updated once the development progresses to the subdivision stage. There are multiple ways the proposed development could impact the retained natural feature during and post construction. The conceptual design should be further evaluated once the proposed development's detailed design and grading plan are available. The updates should revisit the proposed pre and post development water balance to determine the required grading and contribution areas to sustain the hydrological requirements identified in the SSNAMP.

Drainage

The proposed rezoning application conforms to the Stillwater Neighbourhood Design Report (NDR), which outlines servicing plans for the neighbourhood. Sanitary and stormwater sewer systems are available for connection in the area via the existing adjacent developments to the east and to the north. These existing sewer systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with drainage infrastructure improvements required by the proposed development.

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

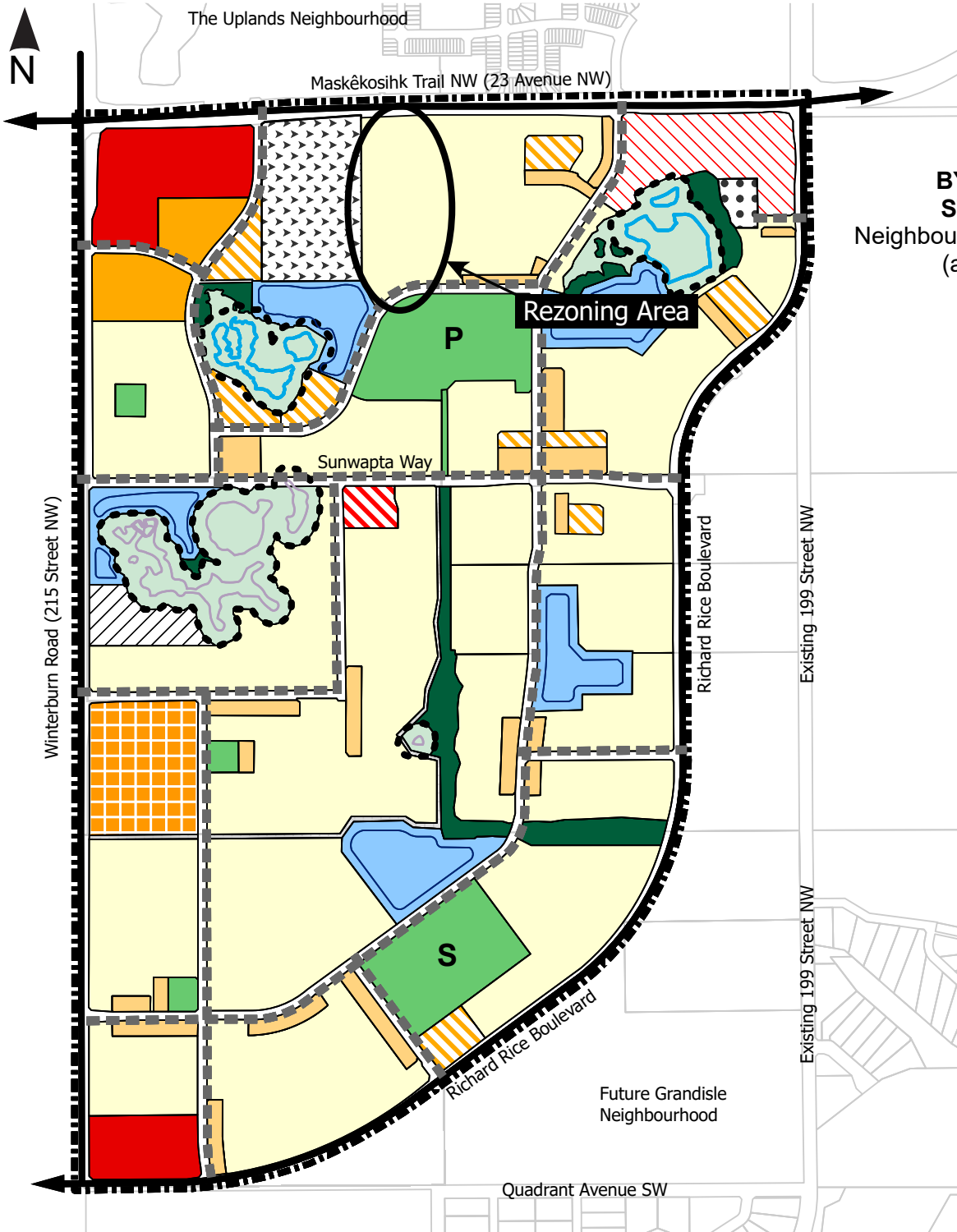
Appendices

- 1 Context Plan Map
- 2 Application Summary

The Uplands Neighbourhood

Maskêkosihk Trail NW (23 Avenue NW)

**BYLAW 20204
STILLWATER**
Neighbourhood Structure Plan
(as amended)



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

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:	20385
Location:	East of 215 Street NW and south of 23 Avenue NW
Address:	20703 - 23 Avenue NW
Legal Description:	Portions of Lot 1, Block 1, Plan 1521916
Site Area:	7.52 hectares
Neighbourhood:	Stillwater
Ward:	Sipiwiyiniwak
Notified Community Organizations:	Greater Windermere Community League Wedgewood Ravine Community League
Applicant:	Chris Davis, DCGROUP

Planning Framework

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Stillwater Neighbourhood Structure Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination