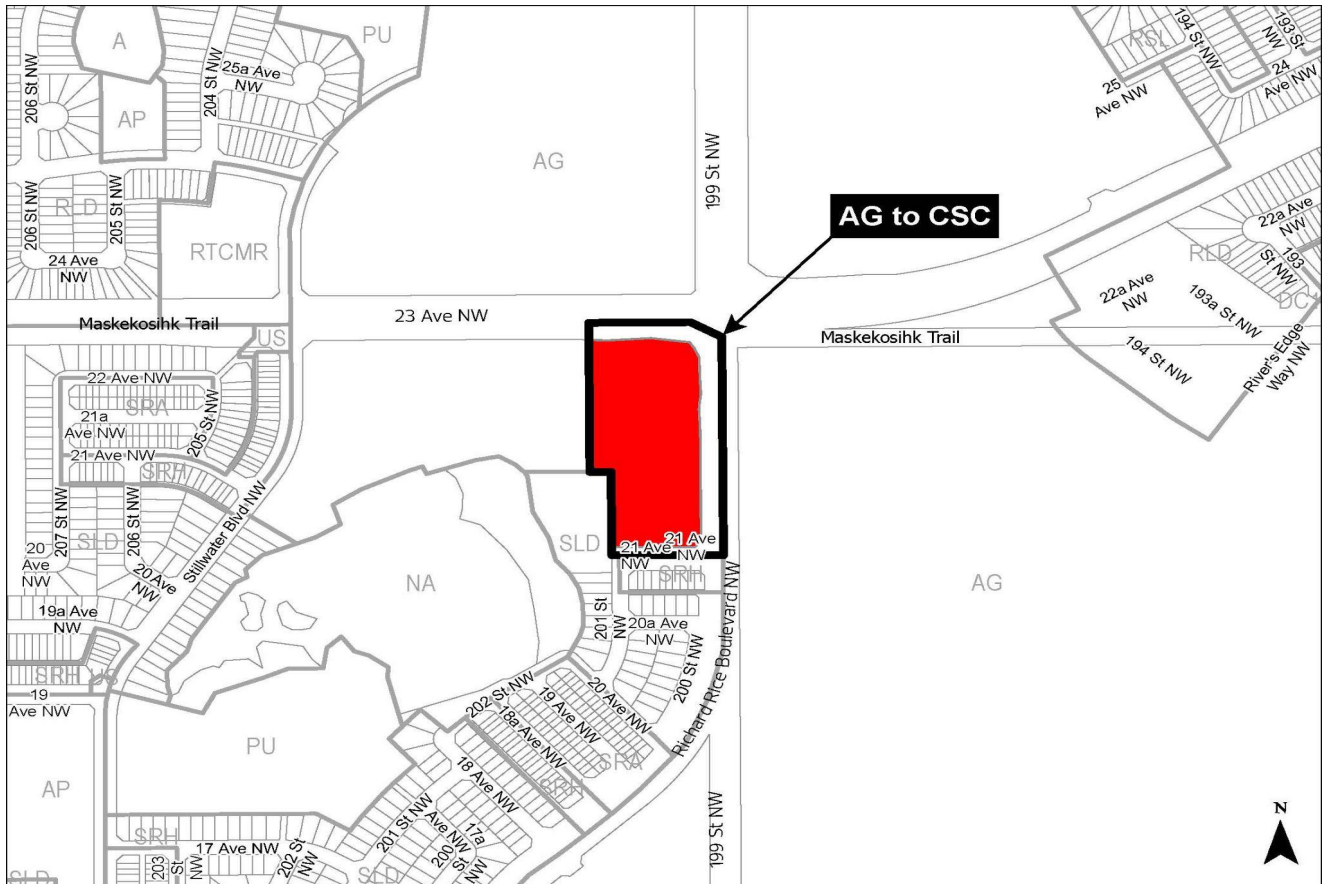


To allow for the development of commercial uses intended to serve the community.



Administration **SUPPORTS** this application because it:

- Attachment 2 | File: LDA22-0581 | Stillwater

## Application Summary

**CHARTER BYLAW 20431** will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (CSC) Shopping Centre Zone to allow for commercial uses intended to serve the community in conformance with the Stillwater Neighbourhood Structure Plan (NSP). The Main Streets Overlay (MSO) will apply to the site if rezoned to the CSC Zone to help ensure that the site character fits within the context of vision established within the Stillwater NSP.

This application was accepted on December 12, 2022, from Stantec Consulting Ltd. on behalf of Mattamy (Stillwater) Ltd.

This proposal aligns with the goals and policies of The City Plan by creating a new commercial node in a location which supports the development of 15-minute districts to allow people to complete their daily needs within their district by walking, rolling, biking or transit.

## 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 change is compatible with surrounding land uses, and conforms to The City Plan and planning policies. The basic approach included the following techniques:

- Information on the application was added to the City of Edmonton's website.
- Neighbourhood Advance notice postcards were sent to the affected community leagues and surrounding property owners within the Stillwater neighbourhood. Further details of the advance notice and website are below.

### **Advance Notice**, January 6, 2023

- Number of recipients: 337
- Number of responses with concerns: 0

### **Webpage**, January 10, 2023

- [edmonton.ca/stillwaterplanningapplications](https://edmonton.ca/stillwaterplanningapplications)

No formal feedback or position was received from the Wedgewood and Greater Windermere community leagues at the time this report was written.

## Site and Surrounding Area

The subject site is undeveloped, approximately 2.29 ha in size, and is located at the intersection of 199 Street NW and 23 Avenue NW within the Stillwater neighbourhood. Abutting the site to the southwest is a Community Recreation Services use building with a playground, water park, multi-functional sports field

and accessory maintenance building. Directly south of the subject site is a mix of low and medium residential density housing, while the remaining surrounding lands are currently undeveloped.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(SLD) Stillwater Low Density Residential Zone	Row Housing
West	(AG) Agricultural Zone (SLD) Stillwater Low Density Residential Zone	Undeveloped Community Recreation Services use



## Planning Analysis

### Land Use Compatibility

The site is appropriately located, has good visibility, access and connection to major roadways, including 23 Avenue NW and 199 Street NW which is also designated as a secondary corridor. When developed, the site will be compatible with the existing and planned neighbourhood and will be part of the Riverview District Node intended to serve the commercial needs of the neighbourhood and surrounding communities. The commercial node supports walking, cycling and transit, where people can live, work, shop, and access services nearby.

The CSC zone, in conjunction with the Main Streets Overlay (MSO) would help ensure that the site character fits within the context of vision established within the Stillwater NSP, strengthening the pedestrian-oriented character of the site by providing visual interest, transparent storefront displays, and amenities for pedestrians.

### Plans in Effect

The subject site is located within the Stillwater Neighbourhood Structure Plan (NSP), which designates the site as Town Centre Commercial with Main Street and part of the Pedestrian Zone. The NSP identifies this area to be a well designed commercial node that integrates with transit, has high regard for pedestrian circulation, and provides enhanced aesthetics and amenities, as well as offers a mix of small to large format retail/commercial uses.

### The City Plan

The subject site is located along a Secondary Corridor (199 Street NW) adjacent to the future Riverview Transit Centre and is part of a District Node. Typical building types within Secondary Corridors and District Nodes include low-rise and mid-rise built forms.

This proposal aligns with the goals and policies of The City Plan by:

- Providing local amenities within walking distance of surrounding residential areas, working towards the development of 15-minute districts.
- Providing Commercial development along major intersections and roadways with good access and accessibility to major arterial roads.

## Technical Review

### Transportation

The subject site falls within the Stillwater NSP Pedestrian Zone and will require attention to the design of streets and active mode connections to prioritize pedestrian travel as safe and accessible. At the

subdivision / development permit stage the owner/applicant will be required to register an easement through the site to facilitate the design and construction of a shared pathway, and connection to the surrounding active mode network along Maskêkosihk Trail, 199 Street, and Stillwater Boulevard. Interim pedestrian crossing control measures will be required at Priority Pedestrian Crossing locations if full traffic signalization is not immediately warranted.

### **Transit**

There is no conventional bus service operating in Stillwater or the Uplands, which is contingent on demand, neighbourhood build-out and available funding for transit. ETS intends to provide conventional service in the future, with bus stops already constructed along Rice Richard Boulevard, one of which is adjacent to the subject site. On-demand transit is currently provided to Stillwater, with bus stops available south of the subject site.

A future transit centre is planned immediately east of the rezoning site in the future River's Edge neighbourhood. Design of the facility and the construction timelines are to be determined. Due to the proximity to this future transit centre, the Main Streets Overlay (MSO) will apply to the rezoning site.

### **Drainage**

The proposed rezoning area conforms to the Riverview Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, connecting to the existing system located within 21 Avenue and Richard Rice Boulevard.. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with any infrastructure improvements required by this application.

### **EPCOR Water**

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

## **Appendices**

- 1 Context Map
- 2 Application Summary

## Rezoning Area

## 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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20431
<b>Location:</b>	South of 23 Avenue NW and west of 199 Street NW
<b>Address:</b>	2110 - 199 Street NW
<b>Legal Description:</b>	A portion of Lot 1, Block 1, Plan 1821976
<b>Site Area:</b>	2.29 ha
<b>Neighbourhood:</b>	Stillwater
<b>Ward:</b>	sipiwiyiniwak
<b>Notified Community Organizations:</b>	Wedgewood and Greater Windermere Community Leagues
<b>Applicant:</b>	Stantec Consulting Ltd

## Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zone:</b>	(CSC) Shopping Centre Zone
<b>Plans in Effect:</b>	Riverview Area Structure Plan Stillwater Neighbourhood Structure Plan
<b>Historic Status:</b>	None

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