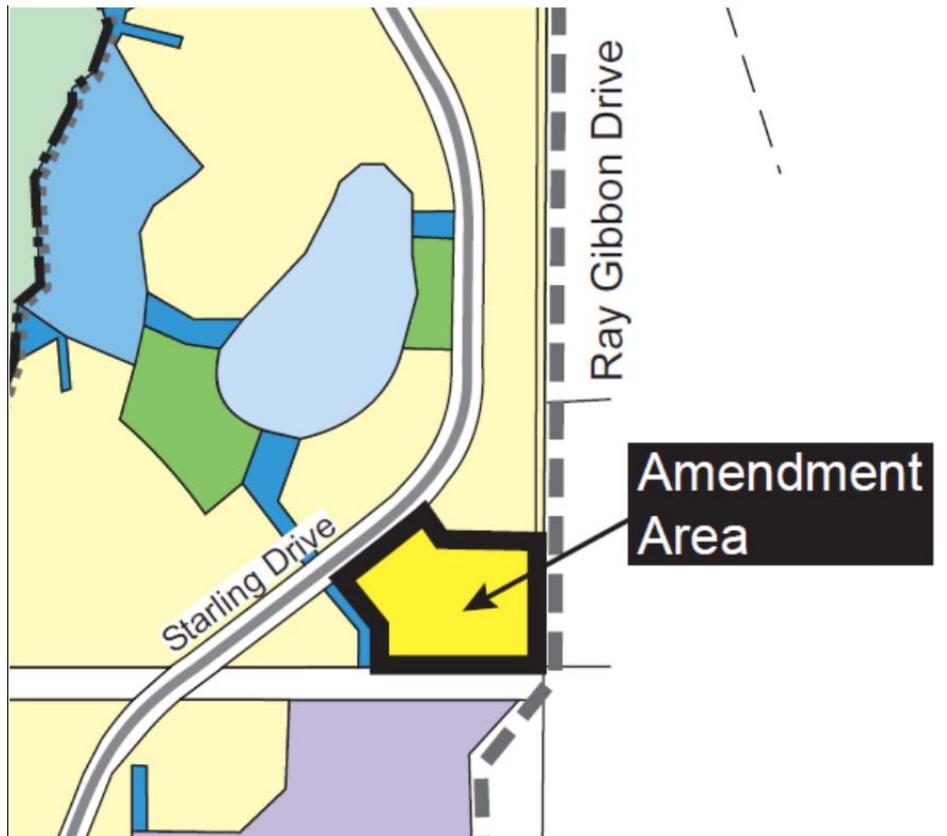




PLAN AMENDMENT APPLICATION STARLING

To allow for low density residential uses that will support the development of semi-detached houses and row-housing. This plan amendment will accommodate the uses in the existing RF5 (Row Housing Zone).



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT this application because:

- *It provides the opportunity for a variety of housing choices;*
- *Is compatible with surrounding residential land uses,*
- *Allows for development within the current (RF5) zoning, and*
- *Allows for the orderly development of the Starling Neighbourhood.*

THE APPLICATION

BYLAW 17941 to amend the Starling Neighbourhood Structure Plan (NSP) to re-designate approximately 1.34 ha of medium density land uses to low density residential land uses.

The Starling NSP Land Use and Population Statistics will be revised to reflect the Bylaw, as will relevant text and figures.

Summary of Main Changes to the NSP Statistics

Land Use Designation	Existing (ha)	Proposed Area (ha)	Total Change (ha)
<i>Low Density (LDR) Single/ Semi-detached</i>	46.23	47.55	1.325*

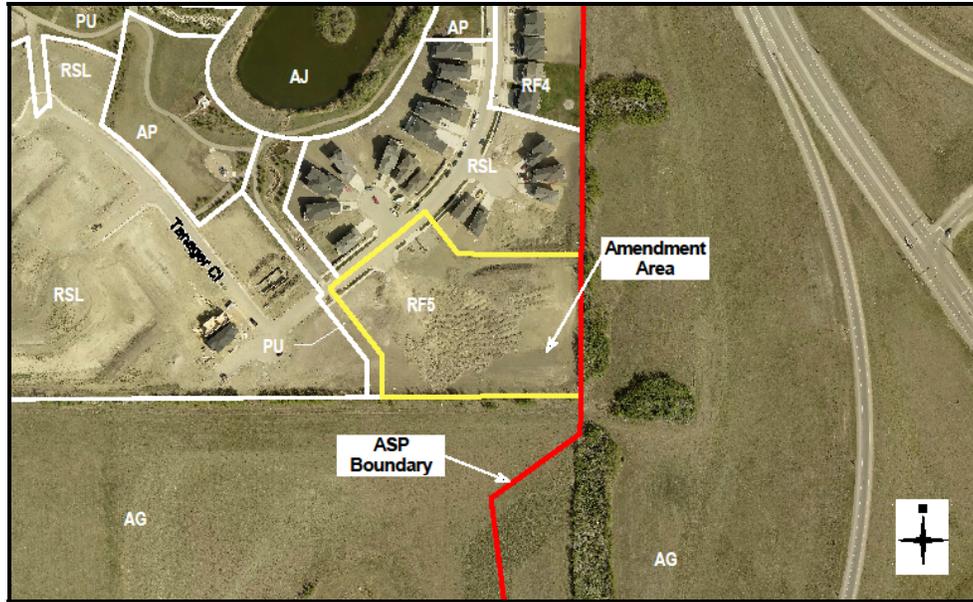
Land Use Designation	Existing (ha)	Proposed Area (ha)	Total Changes (ha)
<i>Medium Density Residential (MDR)</i>			
<i>Row Housing</i>	6.5	5.15	-1.35*
<i>Low Rise/Medium Density Housing</i>	2.94	2.94	NA
<i>Future Res. & Assoc. Uses (Low Rise)</i>	2.75	2.75	NA

**There was an error in the existing Starling NSP statistics that this amendment proposes to correct. In the current statistics, under the heading 'Gross Developable Area' the Net Residential Area (NRA) is listed as 58.39 ha; however, under the heading 'Residential Land Use Area, Unit & Population Count' the Total Residential area is listed as 58.42 ha.*

Overall, there is a slight decrease from 33.6 upnrha to 33.1 upnrha (Units Per Net Residential Hectare) in the proposed amendment.

SITE AND SURROUNDING AREA

The subject site is located west of Ray Gibbon Drive NW and south of 137 Street NW, and is currently a vacant lot. The subject site is currently zoned (RF5) Row Housing Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF5) Row Housing Zone	Vacant lot
CONTEXT		
North	(RSL) Residential Small Lot Zone	Single Detached Houses and vacant lots
East	(AG) Agricultural Zone	Vacant land abutting Ray Gibbons Drive NW
South	(AG) Agricultural Zone	Vacant Lot
West	(PU) Public Utility Zone	Vacant Lot

PLANNING ANALYSIS

This site is within the boundary of the Starling Neighbourhood and is designated for medium density residential uses. This amendment is intended to provide for the development of semi-detached housing choices under the existing RF5 (Row Housing Zone).

The applicants stated intent is to develop semi-detached housing which is allowed under the existing RF5 (Row Housing Zone). However, the Starling NSP specifically designates the subject site for Medium Density Residential 1 (Row Housing). This created a unique situation where a proposed subdivision for 32 semi-detached lots complied with the current RF5 Zone, but did not comply with the medium density row housing designation within the statutory plan. As all subdivisions must comply with the plan in effect (Section 654 (1) (b) of the MGA), the Subdivision Authority could not approve the application of subdivision unless the proposed subdivision conformed to the statutory plan.

Dual Nature of RF5 Zone

The stated purpose of the (RF5) Row Housing Zone is "... to provide for relatively low to medium density housing, generally referred to as Row Housing". In this way the RF5 Zone itself allows for both low and medium density housing uses, although it is usually designated as a medium density zone within neighbourhood plans. The nature of the RF5 zone allows it to be developed as both low and/or medium density residential housing simultaneously, assuming the development complies with both the zone as well as with the plan in effect. Shown below is a comparison of the number of units that could be developed on the site.

<i>RF5 (Row Housing Zone) Land Uses</i>	<i>RF5 Density (Dwellings per hectare)</i>	<i>Units allowed on a 1.3 ha site</i>
<i>Row Housing, surface parking</i>	<i>42 / ha</i>	<i>55 /ha</i>
<i>Row Housing, underground parking</i>	<i>54 /ha</i>	<i>71/ha</i>
<i>Semi-detached housing</i>	<i>na</i>	<i>Approximately 32</i>

Overall, there is a slight decrease from 33.6 upnrha to 33.1 upnrha (Dwelling Units Per Net Residential Hectare) in the proposed amendment. The decrease will not have a significant effect as 33.1 upnrha is in keeping with the Capital Region Boards target densities (30 - 45/upnrha). This marginal change from medium density to low density housing reflects the current market conditions and associated consumer preferences. The increase in development of semi-detached housing reflects a current trend within the City of Edmonton.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE February 14, 2017	<ul style="list-style-type: none"> • Number of recipients: 403 • One response received • Number of responses with concerns: 1
February 24, 2017 (with map correction)	<ul style="list-style-type: none"> • Number of recipients: 403 • Two responses were received • Number of responses with concerns: 1
PUBLIC MEETING Not required	<ul style="list-style-type: none"> • Not held

One resident expressed concern that the site was being amended to medium density; it was explained that the site was actually currently designated as medium density residential housing and was proposed to be low density residential housing. A second resident expressed that they presently had parking and traffic concerns with the existing Starling Drive near the subject site,

and suggested enforcement was not monitoring infractions in the evening. The resident was directed to 311 to comment on the perceived traffic enforcement issue. A third resident sought confirmation the site was being amended to allow semi-detached residential development; upon confirmation of this the resident expressed no concerns about the proposed amendment.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 16068
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 17941
- 3 Approved NSP – Bylaw 16068
- 4 Proposed NSP – Bylaw 17941
- 5 Application Summary

STARLING NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16068

	Area (ha)	% of GA
GROSS AREA	132.07	100.0%
Environmental Reserve	14.84	11.24%
Transportation Utility Corridor (TUC)	14.59	11.05%
AltaLink Management R/W	2.20	1.67%
Sewer Pipeline	1.97	1.49%
199 Street Road Widening 24m	0.19	0.14%
199 Street Realignment Dedication	0.55	0.42%
Retained Natural Wetlands (2)	2.90	2.19%
Subtotal	37.24	28.20%
GROSS DEVELOPABLE AREA	94.83	100.0%
Parkland, Recreation, School (Municipal Reserve)		
School Site	8.00	8.4%
Parks/Municipal reserve *	2.04	2.2%
Registered Municipal Reserve	2.38	2.5%
Transportation		
Circulation	13.91	14.7%
Infrastructure / Servicing		
Stormwater Management Facilities (5)	5.97	6.3%
PUL/Water Quality Sediment Ponds	1.76	1.9%
Special Use (Natural Maintenance)	2.38	2.5%
TOTAL Non-Residential Area	36.44	38.5%
Net Residential Area (NRA)	58.39	61.5%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	46.23	25	1,156	2.8	3,237	79.17%
Medium Density Residential (MDR)						
Row Housing	6.5	45	293	2.8	820	11.13%
Low-rise/Medium Density Housing	2.94	90	265	1.8	476	5.03%
Future Res. & Assoc. Uses (Low Rise)	2.75	90	248	1.8	446	4.71%
Total Residential	58.42		1,962		4,979	100.0%

*The total area of the Future Residential and Associated Uses site is 3.43 ha. An estimated land use breakdown of this designation is 10% municipal reserve, 10% public utilities, and 80% medium density residential (low rise apartments) until such time as a future NSP amendment plans this site in greater detail.

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	85.27
Units Per Net Residential Hectare (upnrha)	33.6
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	59% / 41%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit service	100.0%
Population (%) within 600m of Commercial service	68.0%

Presence/Loss of Natural Area Features=All existing natural features are retained.

Protected as Environmental Reserve (ha) =14.84 ha
Conserved as naturalized Municipal Reserve (ha) =7.66 ha (Retained Nat. Wetlands, Nat Maintenance, Exist MR)
Protected through other means (please specify) (ha) =32.36 (TUC, SWMF, multiple man-made SWMF adjacent to Top-of-bank, School, and Park)
Lost to Development (ha) =0 ha

***Note: For purposes of Municipal Reserve, Lot A, B, & C, Plan 1456RS has already given up their Municipal Reserve. Municipal Reserve required is 7.10 ha.**

For purposes of the Capital Region Board Net Density is 33.6 upnrha (based on 1,962 units divided by 58.39 hectares of Net Residential Area).

STUDENT GENERATION COUNT

Public School Board		380
Elementary School	190	
Junior / Senior High School	190	
Separate School Board		152
Elementary School	76	
Junior High School	38	
Senior High School	38	
Total Student Population		532

STARLING NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 17941

	Area (ha)	% of GA
GROSS AREA	132.07	100.0%
Environmental Reserve	14.84	11.24%
Transportation Utility Corridor (TUC)	14.59	11.05%
AltaLink Management R/W	2.20	1.67%
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RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	47.55	25	1,189	2.8	3,329	81.4%
Medium Density Residential (MDR)						
Row Housing	5.15	45	232	2.8	649	8.8%
Low-rise/Medium Density Housing	2.94	90	265	1.8	476	5.1%
Future Res. & Assoc. Uses (Low Rise)	2.75	90	248	1.8	446	4.7%
Total Residential	58.39		1,934		4,900	100.0%

*The total area of the Future Residential and Associated Uses site is 3.43 ha. An estimated land use breakdown of this designation is 10% municipal reserve, 10% public utilities, and 80% medium density residential (low rise apartments) until such time as a future NSP amendment plans this site in greater detail.

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	83.9
Units Per Net Residential Hectare (upnrha)	33.1
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	61% / 39%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit service	100.0%
Population (%) within 600m of Commercial service	68.0%

Presence/Loss of Natural Area Features=All existing natural features are retained.

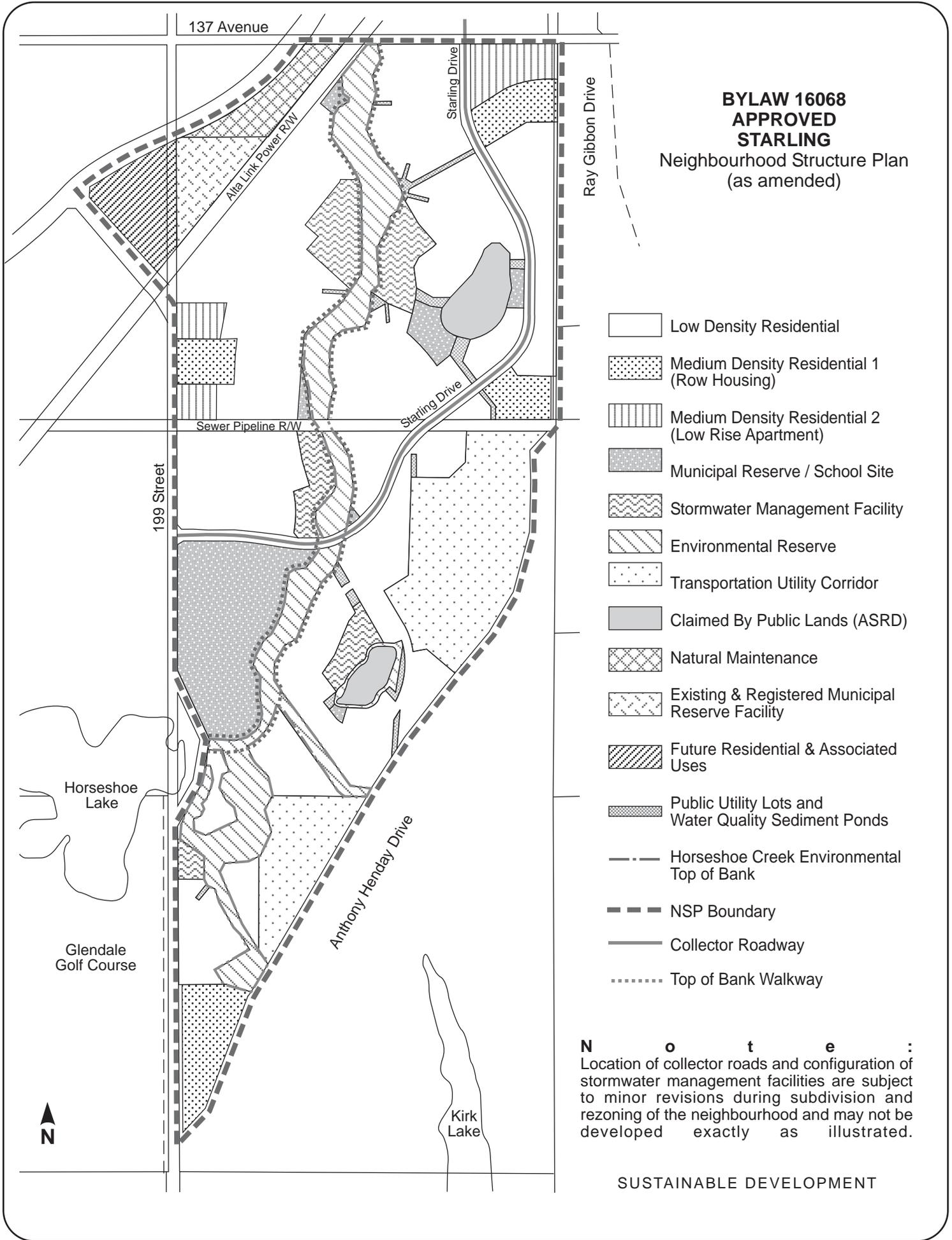
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Lost to Development (ha) =0 ha

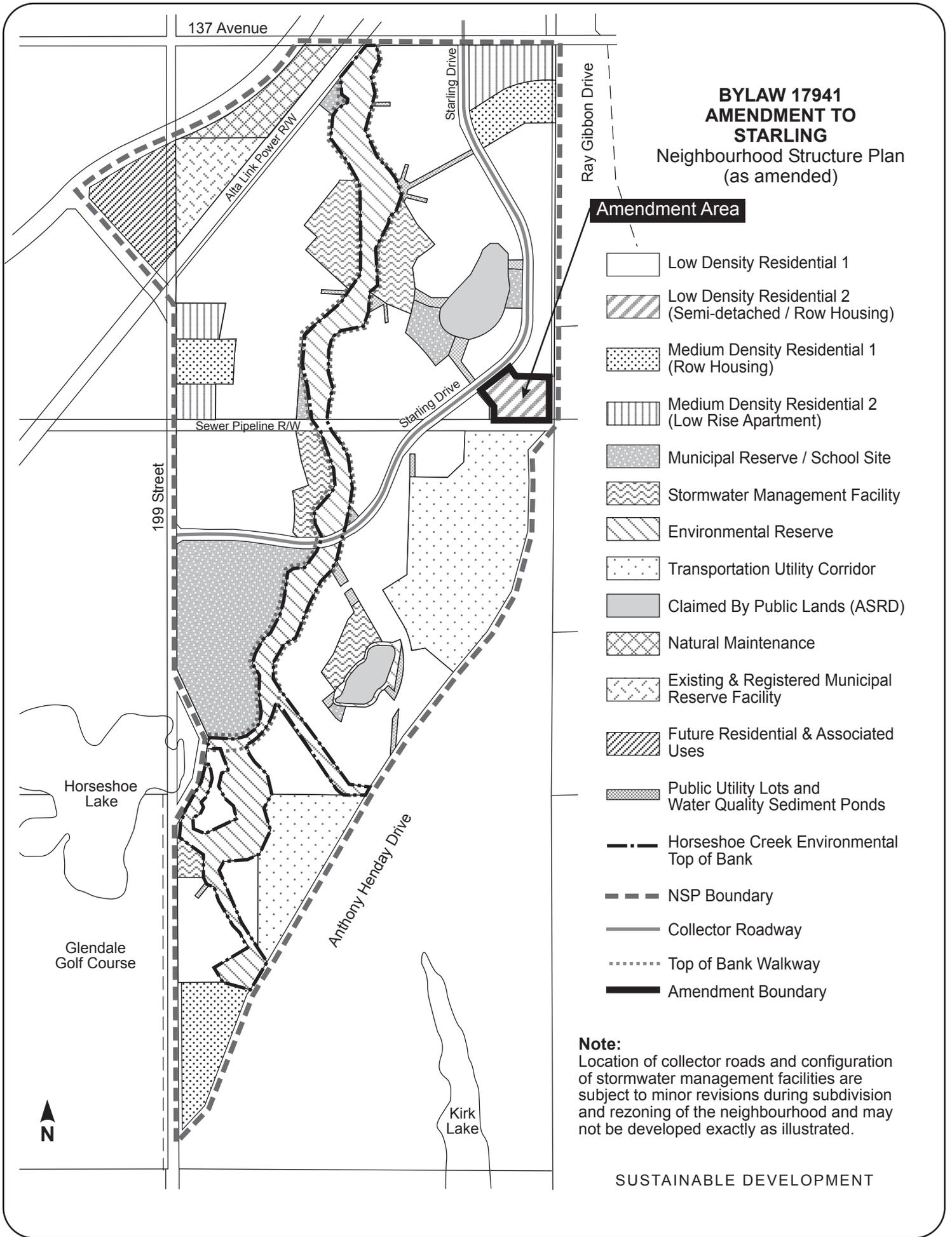
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Total Student Population		532





APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment (Starling Neighbourhood Structure Plan)
Bylaw:	17941
Location:	South of 137 Avenue NW and west of Ray Gibbons Drive NW
Address:	19355 – 137 Street NW
Legal Description:	Portions of NW20-53-25-W4M
Site Area:	1.34 Ha
Neighbourhood:	Starling
Ward - Councillor:	1 - Andrew Knack
Notified Community Organization(s):	Big Lake Estates Home Owners Association Area Council
Applicant:	Select Engineering Consultants Ltd.

PLANNING FRAMEWORK

Current Zone:	(RF5) Row Housing Zone
Proposed Zone:	NA
Plan(s) in Effect:	Starling Neighbourhood Structure Plan
Historic Status:	NA

Written By:	Kerry Girvan
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination