

13045 - 199 Street NW

To allow for low density residential uses, the protection of natural area within the North Saskatchewan River Valley & Ravine System, the development of a stormwater management facility and the protection of the Capital Region Sewage Commission pipeline corridor.



Recommendation: That Charter Bylaw 20494 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (A) Metropolitan Recreation Zone and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Allows for the protection of the North Saskatchewan River Valley & Ravine System
- Allows for the development of a stormwater management facility
- Helps alleviate ongoing mobility and safety issues in the area
- Conforms with the Starling Neighbourhood Structure Plan (NSP)

Application Summary

CHARTER BYLAW 20494 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (A) Metropolitan Recreation Zone and (PU) Public Utility Zone. If approved, the proposed rezoning will allow for the continued development of the Starling Neighbourhood in conformance with the Starling Neighbourhood Structure Plan (NSP). The Charter Bylaw also proposes to amend the North Saskatchewan River Valley and Ravine System Protection Overlay by adjusting the boundary to include a portion of the subject site in alignment with the rezoning and approved subdivision, under LDA22-0363.

This application was accepted on December 9, 2021, from Chris Davis Group on behalf of Glendale Estates Ltd. and FourStone.

This application aligns with the goals and policies of The City Plan by accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries, preserves a system of natural areas, and provides the necessary infrastructure for surface water management.

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 the proposal 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;
- advance notice was sent to the affected community leagues and a neighbourhood notification within the Rosenthal neighbourhood. Further details of the advance notice and website are below.

Advance Notice, December 27, 2021

- Number of recipients: 118
- Number of responses with concerns: 0

Webpage

- edmonton.ca/planningapplications

No formal feedback or position was received from the Big Lake Community League and Big Lake Estates Homeowners Association Area Council at the time this report was written.

Site and Surrounding Area

This 16.18 ha subject site is undeveloped and located south of Blackbird Link NW and east of 199 Street NW in the central portion of the Starling NSP. North and west of the subject site is a mix of low and medium density residential development, while the remaining surrounding lands remain undeveloped.

The Horseshoe Creek runs north-south along the east side of the proposed rezoning area and provides both hydrological and terrestrial connections between Horseshoe Lake to the west, Kirk Lake to the south and Big Lake to the north. The Capital Region Sewage Commission pipeline corridor runs through the northern portion of the subject site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(RA7) Low Rise Apartment Zone (RF4) Semi-detached Residential Zone (A) Metropolitan Recreation Zone (RSL) Residential Small Lot Zone	Undeveloped Semi-detached housing North Saskatchewan River Valley & Ravine System Single detached housing
East	(AG) Agricultural Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(RSL) Residential Small Lot Zone	Single detached housing

	(RF5) Row Housing Zone	Row housing
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Planning Analysis

The City Plan

The proposed rezoning aligns with The City Plan. It will preserve a system of natural areas. In addition, the PU zone will ensure the management of stormwater runoff and improve water quality through the design and development of the built environment. The application continues to accommodate future growth within Edmonton's existing boundaries.

Plans in Effect

The rezoning area is located within the Starling (NSP) and designates the subject site for environmental reserve, a stormwater management facility, low density residential land uses and a sewer pipeline utility right-of-way. The proposed zones conform to the Starling NSP by allowing for the protection of natural area within the North Saskatchewan River Valley & Ravine System, the development of a stormwater management facility, of low density residential land uses and the protection of the Capitol Region Sewage Commission pipeline corridor.

If approved, the boundaries of the North Saskatchewan River Valley and Ravine System Protection Overlay will be amended to incorporate portions of the subject site, shown as (A) Metropolitan Recreation Zone.

Land Use Compatibility

The proposed A zone will allow for the preservation of the Horseshoe Creek natural area while the PU zone will protect the infrastructure (sewer pipeline and future active modes connection) to allow for the continued development of the Starling Neighbourhood. The proposed RLD zone allows for a range of low-density housing and lot sizes to accommodate a mix of housing types. This zone is typically used in new and developing neighbourhoods and provides flexibility in the form of various lot sizes and configurations including zero lot line development.

The proposed zones will be compatible with the existing and future uses and regulations surrounding them.

RLD Zoning Summary

	RLD Proposed
Principal Building	Single detached Semi-detached Duplex housing

Maximum Height	10.0 m
Minimum Front Setback	min 3.0 m
Minimum Interior Side Setback	ranges 0 m to min 1.2 m
Minimum Flanking Side Setback	min 2.4 m
Minimum Rear Setback	min 7.5 m (4.5 m on a corner site)

Technical Review

Transportation

The owner will be responsible for construction of the first two urbanized lanes of 199 Street between Blackbird Link and 137 Avenue; construction of the eastbound right turn bay at 137 Avenue and Ray Gibbon Drive; pedestrian crossings; and, various active mode connections on 137 Avenue, top of bank and within the public utility parcel of this rezoning.

These transportation network upgrades and the extension of collector network through the subject lands are anticipated to improve neighbourhood traffic, and more importantly, address some of the ongoing safety and mobility issues in the area. Prior to any additional development in the Big Lake area, future transportation studies that are required include a transportation analysis to review and recommend short-term infrastructure needs and a transportation infrastructure projection study to analyze the ultimate roadway network to support full build out. These transportation studies will provide the necessary guidance related to further transportation network improvements that will be required to support future development applications in the area.

Transit

There is currently no conventional bus service operating in either the Starling or Trumpeter neighbourhoods. ETS intends to provide service to these neighbourhoods in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

On-demand transit is currently provided to both Starling and Trumpeter neighbourhoods. Two bus stops used by on-demand transit in the vicinity of the rezoning site are located near the intersection of 199 Street NW and Trumpeter Way NW.

Open Space

The proposed rezoning from (AG) Agricultural Zone to (A) Metropolitan Zone will preserve natural areas and parkland along the ravine system for active and passive recreation and environmental protection.

Drainage

The proposed rezoning area conforms to the Starling Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sanitary services are available, via extension of mains, connecting to the existing system located within Chickadee Drive. This existing system has been designed and constructed to accommodate development under the proposed rezoning.

The proposed rezoning area includes a Stormwater Management Facility, which will store and attenuate stormwater flows for eventual discharge into Horseshoe Creek, in accordance with the Starling NSP and NDR.

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

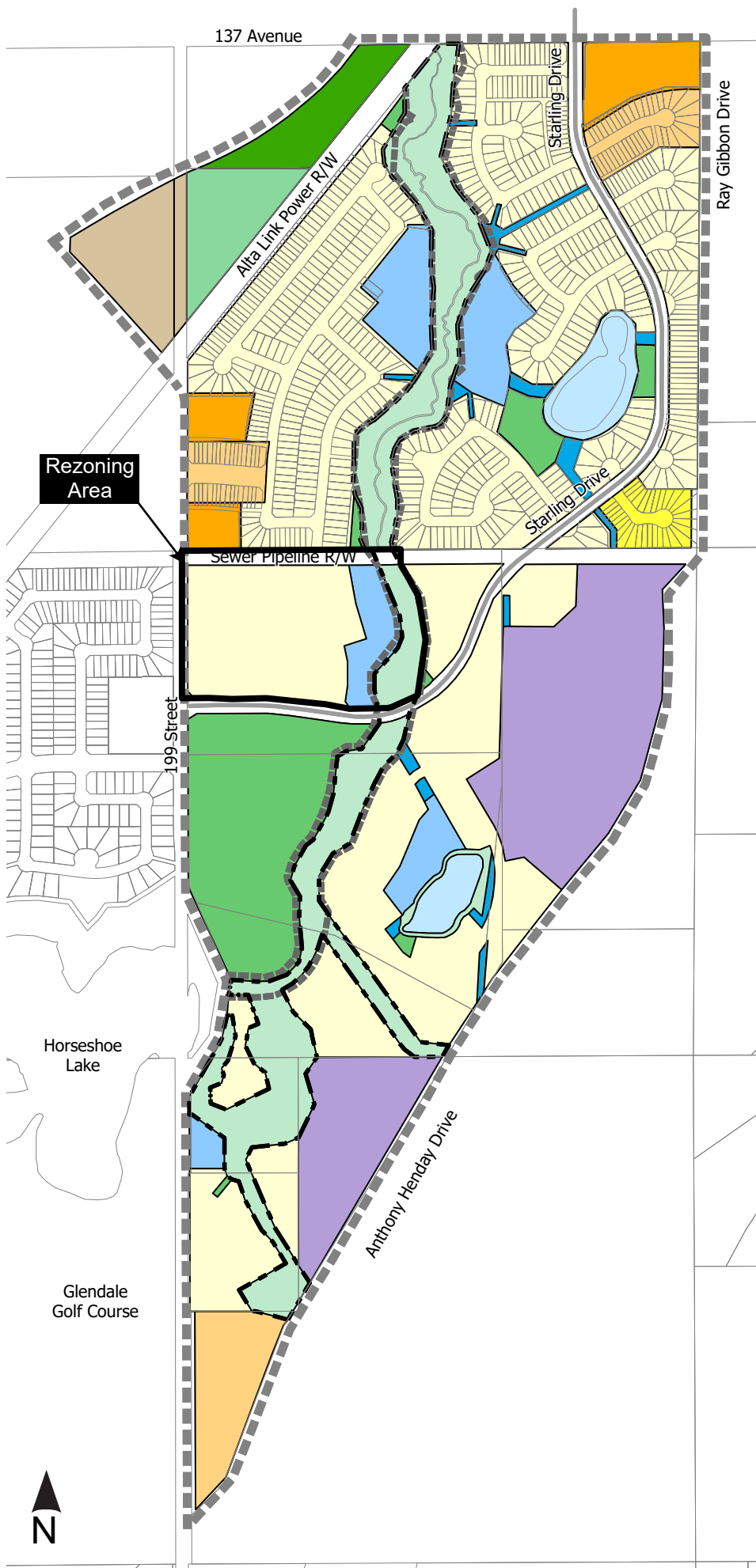
EPCOR Water

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



BYLAW 19069 APPROVED STARLING

Neighbourhood Structure Plan
(as amended)

- Low Density Residential 1
- Low Density Residential 2 (Semi-detached/Row Housing)
- Medium Density Residential 1 (Row Housing)
- Medium Density Residential 2 (Low Rise Apartment)
- Municipal Reserve / School Site
- Stormwater Management Facility
- Environmental Reserve
- Transportation Utility Corridor
- Claimed By Public Lands (ASRD)
- Natural Maintenance
- Existing & Registered Municipal Reserve Facility
- Future Residential & Associated Uses
- Public Utility Lots and Water Quality Sediment Ponds
- Horseshoe Creek Environmental Top of Bank
- NSP Boundary
- Collector Roadway
- Top of Bank Walkway

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:	20494
Location:	South of Blackbird Link NW and east of 199 Street NW
Address:	13045 - 199 Street NW
Legal Description:	A portion of Lot A, Plan 4291RS
Site Area:	16.18 ha
Neighbourhood:	Starling
Ward:	Nakota Isga
Notified Community Organization(s):	Big Lake Community League & Big Lake Estates Homeowners Association Area Council
Applicant:	Chris Davis Group

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone(s) & Overlay:	(A) Metropolitan Recreation Zone, (PU) Public Utility Zone & (RLD) Residential Low Density Zone North Saskatchewan River Valley and Ravine System Protection Overlay
Plan(s) in Effect:	Big Lake Area Structure Plan (ASP); & Starling Neighbourhood Structure Plan (NSP)
Historic Status:	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination