

## 13104 - Winterburn Road NW

### Position of Administration: Support



## Summary

Charter Bylaw 20725 proposes a rezoning from the Agriculture (AG) Zone to the Small Scale Flex Residential (RSF) Zone, Neighbourhood Parks and Service (PSN) Zone, River Valley (A) Zone, and Public Utility (PU) Zone. Respectively, these zones allow for a range of small scale housing, parkland, a natural area, and a sewer line right-of-way.

Public engagement for this application included a mailed notice and site signage. Two people were heard from, one in support and one with questions only.

Administration supports this application because it:

- Is compatible with existing and surrounding land uses.
- Contributes to The City Plan's big city move, Greener as We Grow by expanding the natural area boundaries adjacent to Big Lake.

## **Application Details**

This application was submitted by Stantec Consulting Ltd. on behalf of the landowner.

## **Rezoning**

The proposed zones would allow development with the following key characteristics:

- Small Scale Flex Residential (RSF) Zone
  - Development up to 3 Storeys in Height.
  - Detached, attached, and multi-unit housing.
- Neighbourhood Parks and Service (PSN) Zone
  - Active or passive recreation opportunities and features like community league buildings and playgrounds.
  - Limited development to serve neighbourhood-level needs and users.
- River Valley (A) Zone
  - Preserves natural areas and parkland along the river, creeks, and ravines.
  - Passive and active park uses.
- Public Utility (PU) Zone
  - Development and protection of infrastructure.
  - Systems and facilities that provide a public benefit.

## **Big Lake Area Structure Plan (ASP) Amendment**

The proposed rezoning is supported by the current ASP, with the exception of the natural area in the proposed River Valley (A) Zone. The current ASP designates this land as a Special Study Area, and it has been determined that residential development cannot be accommodated at this location due to geotechnical instability. The proposed amendments to the ASP adjust the urban development line to reflect these findings and redesignate the land as a Natural Conservation Area. To facilitate this change, amendments are proposed to the development concept map, statistics table, Exhibit 11, and Special Study Area references in the text of the ASP.

## Hawks Ridge Neighbourhood Structure Plan (NSP) Amendment

Similar to the Big Lake ASP, the current Hawks Ridge NSP supports the proposed rezoning, with the exception of the area proposed as the River Valley (A) Zone. The Special Study Area at this location will also be redesignated as a Natural Conservation Area with identical boundaries to the Big Lake ASP amendment and proposed River Valley (A) Zone. The relevant components that will be amended in the Hawks Ridge NSP are:

- Development Concept Map
- Statistics Table
- Figures 10-17
- Text references to the Special Study Area in the NSP

## North Saskatchewan River Valley Area Redevelopment Plan (ARP)

In alignment with the Big Lake ASP and Hawks Ridge NSP amendments, the proposed amendment to the River Valley ARP expands the North Saskatchewan River Valley Boundary to replace the Special Study Area.

The area within the proposed Neighbourhood Parks and Service (PSN) Zone will be removed from the North Saskatchewan River Valley Boundary because this active park space is above the river valley top of bank.

An amendment to the Big Lake Area map in the ARP will implement both changes.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture (AG) Zone	Undeveloped
<b>North</b>	River Valley (A) Zone	Natural conservation area
<b>East</b>	Small Scale Flex Residential (RSF) Zone	Undeveloped
<b>South</b>	(DC1) Direct Development Control Provision	Undeveloped
<b>West</b>	Small Scale Flex Residential (RSF) Zone	Single detached housing





*View of the undeveloped site looking north from Hawks Ridge Boulevard NW. Big Lake and the existing residential development west of the site are visible in the background.*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the advance notifications raised limited responses and the proposed land uses are compatible with the surrounding area. The basic approach included:

### **Mailed Notice, July 25, 2022**

- Notification radius: Approximately 450 metres
- Recipients: 405
- Responses: 2
  - Support for expanding the natural area (1)
  - Questions only (1)

### **Site Signage, December 22, 2023**

- One rezoning information sign was placed on the property facing the intersection of Hawks Ridge Boulevard NW and Redtail Common NW.

### **Webpage**

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

### **Notified Community Organizations**

- Big Lake Community League
- Big Lake Estates Homeowners Association



## Comments heard

- Support for expanding the natural area around Big Lake and questions about the rezoning process

## Application Analysis



*Aerial image of site and surrounding context. Bus stops shown are served by On-demand Transit Service only.*

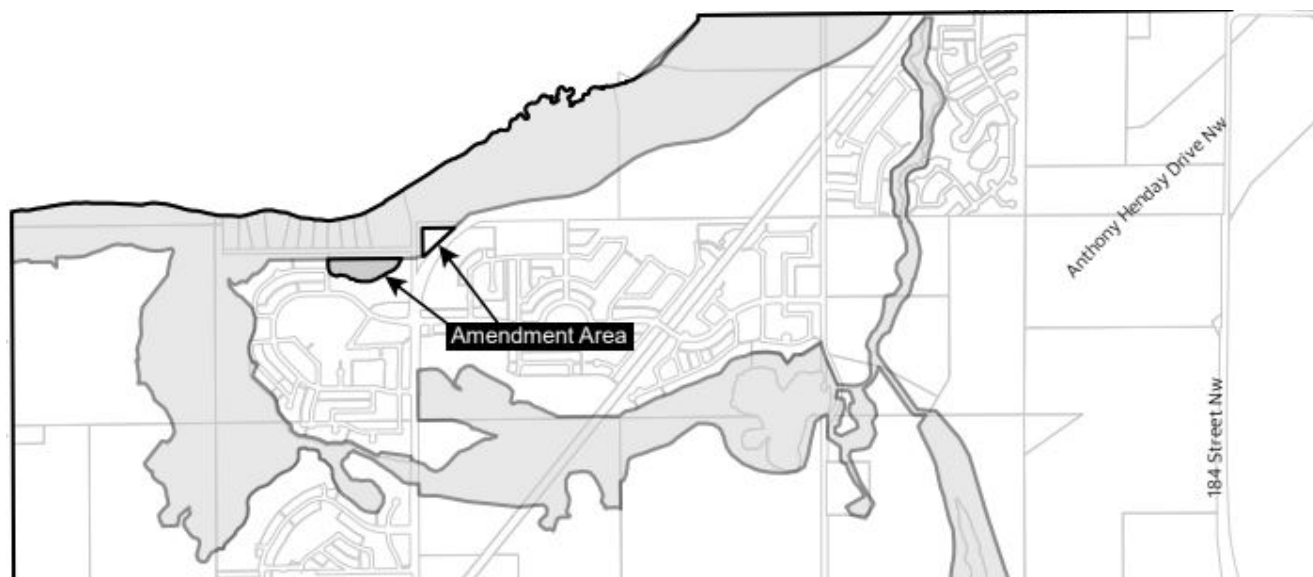
## The City Plan

The proposal supports the Big City Move, Greener as We Grow, by expanding the natural area boundaries adjacent to Big Lake.

### **Big Lake ASP, Hawks Ridge NSP, Trumpeter NSP, & North Saskatchewan River Valley ARP**

The site is located within the Big Lake ASP and straddles the boundary between the Hawks Ridge and Trumpeter NSPs. The proposed PSN, RSF, and PU zones comply with the existing land use concept in these plans. As such, the proposed amendments are limited to redesignation of the Special Study Area, which is a placeholder in the existing plans, and can now be removed because the technical investigations are complete. Redesignation of the Special Study Area to a Natural Conservation Area also precipitates an amendment to the river valley boundaries in the North Saskatchewan River Valley ARP to align with the other plans.

A second, separate amendment to the river valley boundary is required to correct a misalignment between the North Saskatchewan River Valley ARP and Trumpeter NSP. The proposed PSN zone will accommodate developable park space, and developable land is required to be outside the river valley boundary. As such these lands will be removed to align the ARP with the NSP.



*Proposed amendments to the North Saskatchewan River Valley ARP. The amendment area on the left is the resolved Special Study Area, and will be added to the North Saskatchewan River Valley Boundary. The one on the right is developable park space and will be removed from the boundary.*

## Mobility

Administration has reviewed a recent traffic study in support of this rezoning application. The intent of the study was to assess the cumulative impact of the current and future development in the Big Lake area. Given the recent roadway upgrades completed at 215 Street / HWY 16 interchange and planned improvements along 137 Avenue, the study reviewed available capacity of the improved network and assessed the level of development that can be supported with no further upgrades to the network.

The analysis estimates an increase in delays and queues at Ray Gibbon Drive / 137 Avenue intersection in the peak hours as a result of new development generated traffic. However, the 215 Street / HWY 16 interchange can accommodate additional traffic while maintaining acceptable traffic capacity thresholds.

Administration will continue to monitor traffic volumes in the area and collaborate with the area developers to strategize development priorities accordingly.

The various plan amendments were initiated to accommodate geotechnical considerations associated with the bank along the northern edge of the subject lands, as recommended in the Development Setback Assessment. As such, the top of bank pathway alignment has been adjusted accordingly.

Edmonton Transit Service (ETS) currently operates On-demand transit service to the Big Lake area. Future residents will be within 400 metres walking distance to in-use On-demand bus stops along Hawks Ridge Boulevard NW, Trumpeter Way NW and Winterburn Road NW. Residents using On-demand bus service are taken to either Westmount Transit Centre or Lewis Farms Transit Centre to connect to the citywide transit network. In the future, ETS plans to provide conventional bus service to Hawks Ridge, however there is no timeline for when this could occur.

## **Open Space**

The proposal to rezone from (AG) Agriculture Zone to (PSN) Neighbourhood Parks and Service Zone and (A) River Valley Zone conforms to the Trumpeter NSP. The (PSN) Neighbourhood Parks and Service Zone will designate a park west of Winterburn Road to provide public access to vistas along the Top Bank. The (A) River Valley Zone will preserve natural areas and parkland along the ravine system.

## **Utilities**

The proposed rezoning conforms to the Hawks Ridge Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. The systems in the NDR have been designed and constructed to accommodate development under the proposed rezoning. The proposed PU zone connects adjacent, existing PU parcels that currently accommodate a deep sanitary sewer line.

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

## **Appendices**

1. Big Lake ASP Land Use Map Comparison
2. Current Big Lake ASP Land Use and Population Statistics
3. Proposed Big Lake ASP Land Use and Population Statistics
4. Proposed Text Amendment to the Big Lake ASP
5. Hawks Ridge NSP Land Use Map Comparison
6. Current Hawks Ridge NSP Land Use and Population Statistics
7. Proposed Hawks Ridge NSP Land Use and Population Statistics
8. Proposed Text Amendment to the Hawks Ridge NSP



## 9. North Saskatchewan River Valley ARP Map Comparison

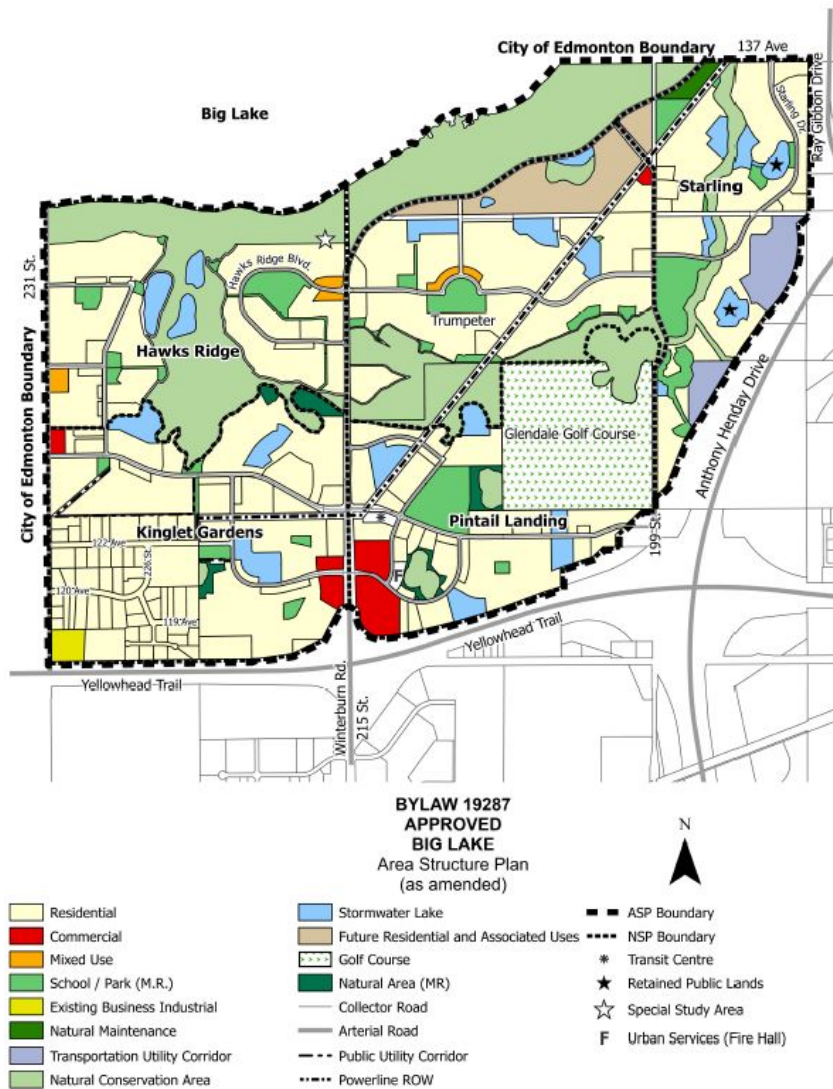
Written By: Tom Lippiatt

Approved By: Tim Ford

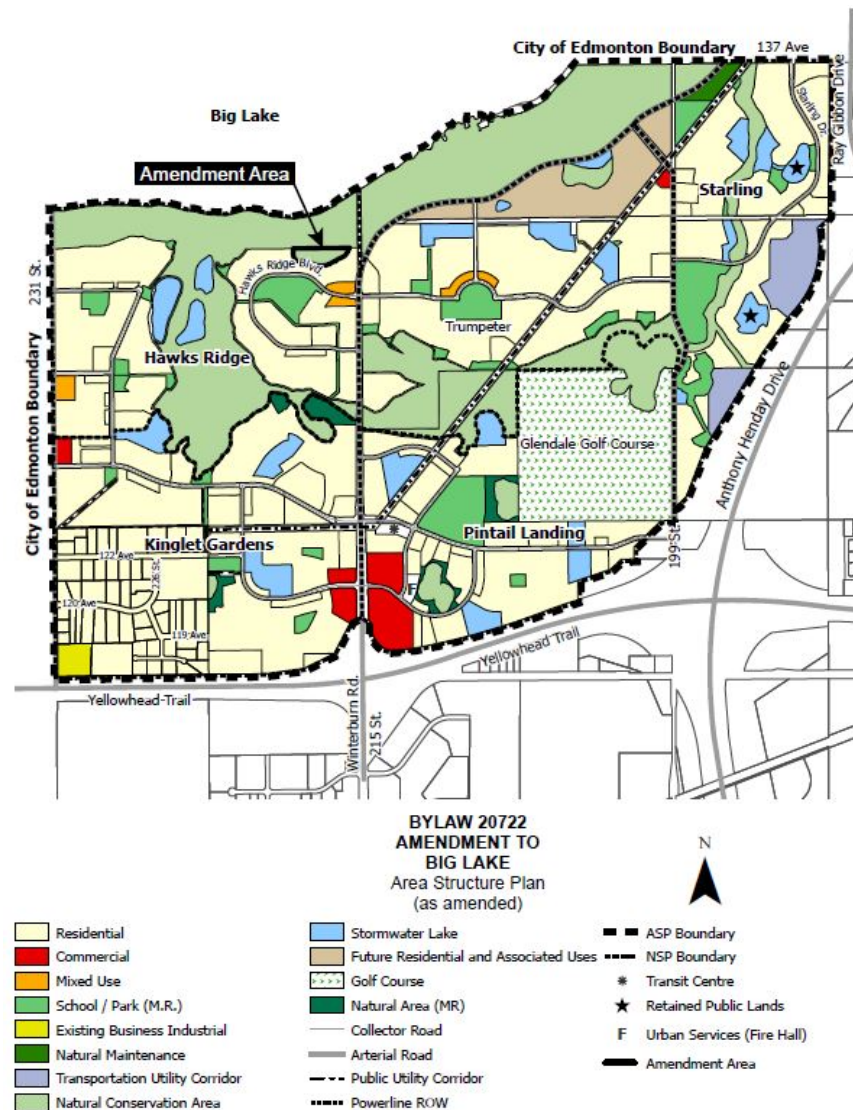
Branch: Development Services

Section: Planning Coordination

## Big Lake ASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

## Current ASP Land Use and Population Statistics – Bylaw 19287

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
<b>Gross Area</b>	<b>921.4</b>	<b>172.0</b>	<b>132.1</b>	<b>163.2</b>	<b>183.3</b>	<b>205.8</b>	<b>65.0</b>
Powerline & Utility ROW	15.00	5.0	2.2	2.0	2.1	3.7	
Sewer ROW	10.0	3.2	2.0	4.8			
ER (Natural Conservation)	167.7	27.1	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.3	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>691.7</b>	<b>129.7</b>	<b>97.7</b>	<b>104.2</b>	<b>164.2</b>	<b>195.9</b>	
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107.2	26.1	13.9	20.9	20.5	25.9	
Stormwater Management	51.7	12.1	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4.0	
School/ Park	43.8	8.9	12.4	8.8	9.8	3.9	
Commercial	10.6	0.5			9.6	4.3	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	1.0				1.0		
Special Study Area	1.00			1.0			
<b>Total Non-Residential</b>	<b>230.0</b>	<b>48.4</b>	<b>39.3</b>	<b>37.4</b>	<b>55.8</b>	<b>49.2</b>	
Low Density Residential	253.2	50.9	46.1	56.8	34.5	64.8	
Medium Density Residential	20.9	7.5		4.7	6.8		
Medium Density Residential (RF5 / RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	22.2	7.3		3.3	3.0	8.6	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
<b>Total Residential</b>	<b>334.0</b>	<b>81.4</b>	<b>58.5</b>	<b>66.8</b>	<b>47.0</b>	<b>80.2</b>	



## Proposed ASP Land Use and Population Statistics – Bylaw 20722

BIG LAKE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling	(3) Hawks Ridge	(4) Pintail Landing	(5) Kinglet Gardens	
<b>Gross Area</b>	<b>921.4</b>	<b>172.0</b>	<b>132.1</b>	<b>163.2</b>	<b>183.3</b>	<b>205.8</b>	<b>65.0</b>
Powerline & Utility ROW	15.8	5.0	2.2	2.8	2.1	3.7	
Sewer ROW	9.2	3.2	2.0	4.0			
ER (Natural Conservation)	169.6	27.1	14.8	50.9	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>689.7</b>	<b>129.7</b>	<b>97.7</b>	<b>102.2</b>	<b>164.2</b>	<b>195.9</b>	
Glendale Golf Course (Existing)	61.5				61.5		
Existing Uses	66.5					66.5	
<b>Circulation Total</b>	<b>106.8</b>	<b>26.1</b>	<b>13.9</b>	<b>20.4</b>	<b>20.5</b>	<b>25.9</b>	
Stormwater Management	50.4	12.1	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4.0	
School / Park	43.8	8.9	12.4	8.8	9.8	3.9	
Commercial	14.4	0.5			9.6	4.3	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service Area - Fire Station	1.0				1.0		
<b>Total Non-Residential</b>	<b>229.7</b>	<b>48.4</b>	<b>39.3</b>	<b>37.0</b>	<b>55.8</b>	<b>49.2</b>	
Low Density Residential	252.1	50.9	46.1	55.8	34.5	64.8	
Medium Density Residential	19.3	7.5		5.0	6.8		
Medium Density Residential (RF5RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	21.4	7.3		2.5	3.0	8.6	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
<b>Total Residential</b>	<b>332.4</b>	<b>81.4</b>	<b>58.5</b>	<b>65.3</b>	<b>47.0</b>	<b>80.2</b>	
<b>Total Residential Unit Count</b>	<b>11,233</b>	<b>2,597</b>	<b>1,963</b>	<b>2,205</b>	<b>1,846</b>	<b>2,622</b>	
<b>Total Population Count</b>	<b>28,159</b>	<b>5,847</b>	<b>5,847</b>	<b>5,413</b>	<b>4,322</b>	<b>6,730</b>	
<b>Total Student Generation</b>	<b>3,411</b>	<b>779</b>	<b>628</b>	<b>613</b>	<b>616</b>	<b>775</b>	

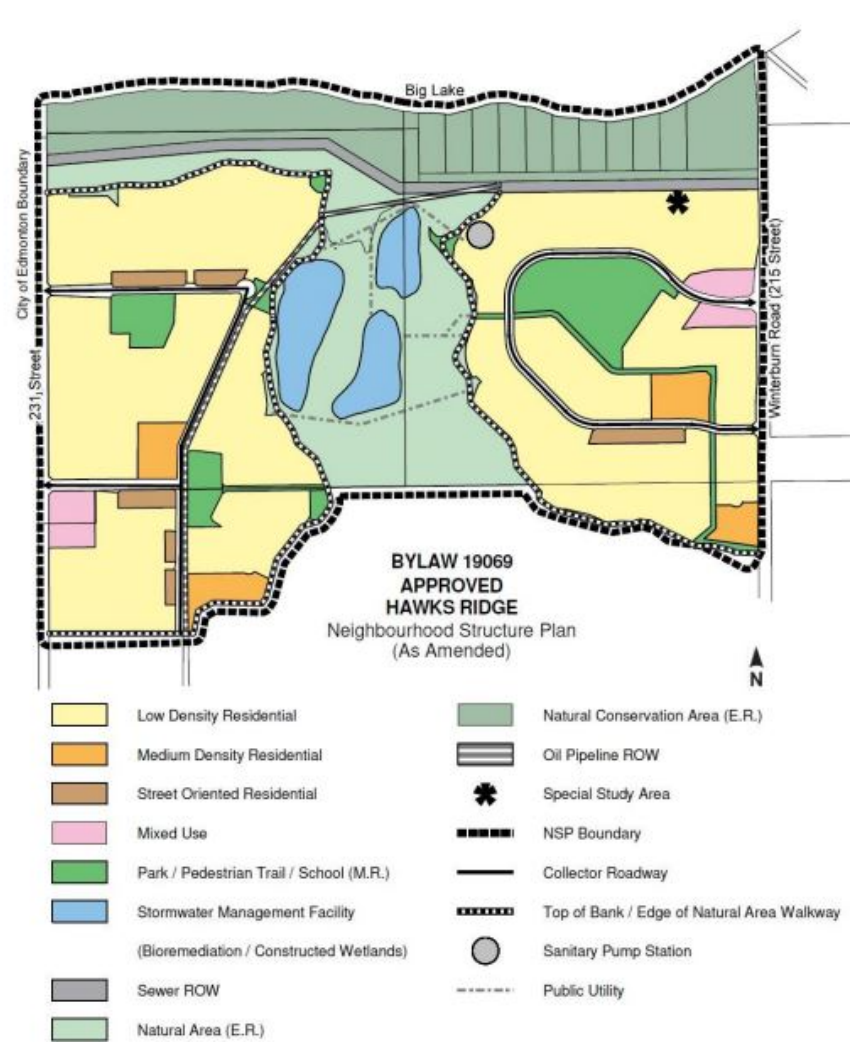
Proposed Text Amendment to the Big Lake ASP – Bylaw 20722

Red text represents Text proposed to be removed.

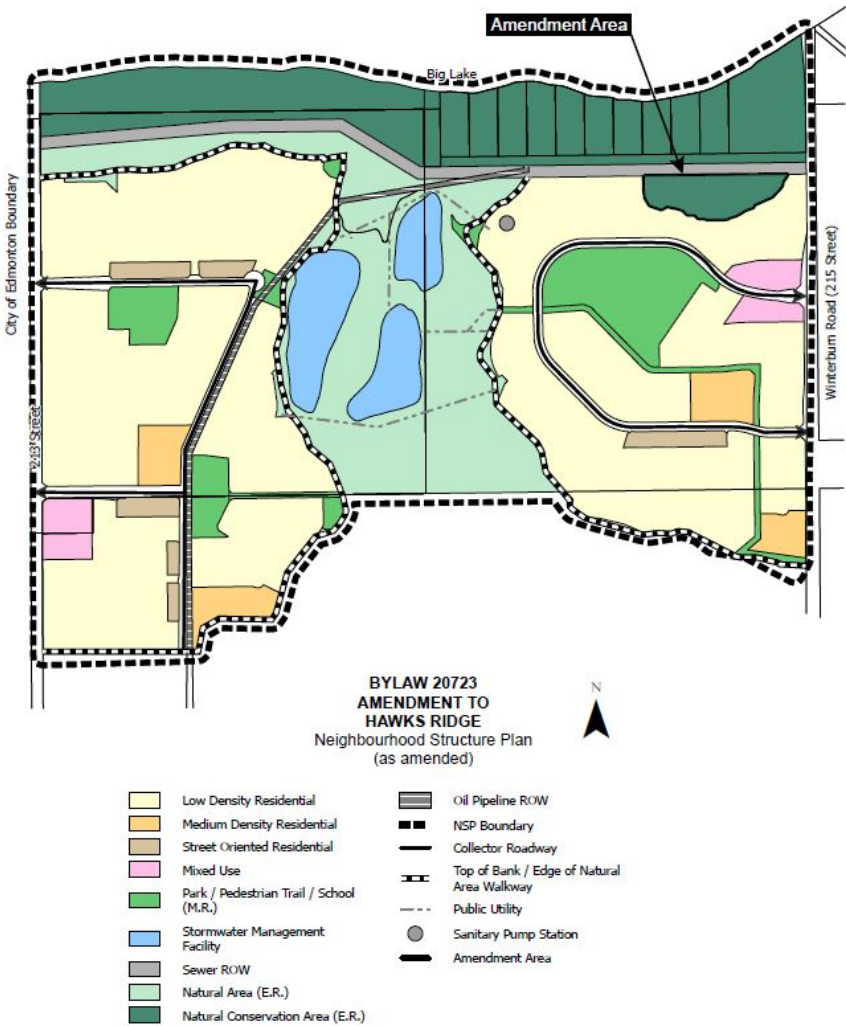
Red text represents Text proposed to be added.

Current	Proposed
6.2 Residential Land Use	6.2 Residential Land Use
<p>...is provided in Table 2 (Land Use Statistics).</p> <p><u>An area approximately 21.55 ha (53.25 ac) has been designated as a Special Study Area. A portion of this land is presently owned by a private corporation and utilized for parking. A portion of the Special Study Area (3.22 ha) is ravine lands covered by the North Saskatchewan River Valley Area Redevelopment Plan. These lands may consist of recreation and/or specialized residential uses. The parameters and details of this area will be further defined in the context of an Area Structure Plan Amendment in the future.</u></p> <p>Provision of social housing...</p>	<p>...is provided in Table 2 (Land Use Statistics).</p> <p>Provision of social housing...</p>

Hawks Ridge NSP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map



## Current NSP Land Use and Population Statistics – Bylaw 16736

LAND USE	Area (ha)		% of GA	
<b>Gross Area</b>	<b>163.18</b>			
Major Arterials / Road ROW	3.19			
Environmental Reserves	45.46			
Oil Pipeline ROW	0.80			
Sewer ROW	4.03			
Public Utility Lots	2.04			
Top-of-Bank 10m Buffer	2.01			
Natural Area 10m Buffer	1.50			
	<b>Area (ha)</b>		<b>% of GDA</b>	
<b>Gross Developable Area</b>	<b>104.15</b>		<b>100.0%</b>	
Municipal Reserve*	8.84		8.5%	% of MR
School / Park Site		5.05		4.85%
Parkse		3.51		3.37%
Greenways		0.28		0.27%
Mixed Use (commercial component)**	0.66		0.6%	
Bioremediation / Constructed Wetland SMF's	7.01		6.7%	
Special Study Area	1.00		1.0%	
Circulation @ 20%	20.83		20.0%	
<b>Total Non-Residential Area</b>	<b>38.34</b>		<b>36.8%</b>	
<b>Net Residential Area (NRA)</b>	<b>65.81</b>		<b>63.19%</b>	

### Residential Land Use, Unit Count and Population

Land Use	Area (ha)	Units/ha	Units	% of Total Units	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>							
Single/Semi-Detached	56.31	25	1,408	63%	2.80	3,942	86%
<b>Medium Density Residential (MDR)</b>							
Street-Oriented	2.51	45	113	5%	2.50	282	4%
Low-Rise/Medium Density Housing	5.00	90	450	20%	1.90	855	8%
<b>High Density Residential (HDR)</b>							
Mix Use (residential component)**s	1.99	125	249	11%	1.50	373	3%
<b>Total</b>	<b>65.81</b>		<b>2,219</b>	<b>100%</b>		<b>5,452</b>	<b>100%</b>
Population Density (GDA):	52		ppha				
Population Density (NRA):	83		ppnrha				
Unit Density (GDA):	21		upha				
Unit Density (NRA):	34		nruha				
LDR / MDR / HDR Ratio:	63% /	25%		/	11%		

### Student Generation Statistics

Level	Public	Separate
Elementary	208	83
Junior High School	104	42
Senior High School	104	42
<b>Total Student Population</b>	<b>416</b>	<b>58</b>

\* Areas dedicated to Municipal Reserves and Environmental Reserves to be confirmed by legal survey

\*\* Distribution of residential and non-residential mixed use in these statistics approximate (75%Residential / 25% Commercial)

## Proposed NSP Land Use and Population Statistics – Bylaw 20723

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>163.18</b>	<b>100%</b>
Major Arterials / Road ROW	3.19	2.0%
Environmental Reserve	47.41	29.1%
Oil Pipeline ROW	0.80	0.5%
Sewer ROW	4.03	2.5%
Public Utility Lots	2.04	1.3%
Top-of-Bank 10m Buffer	2.01	1.2%
Natural Area 10m Buffer	1.50	0.9%

	Area (ha)	% of GDA
<b>GROSS DEVELOPABLE AREA</b>	<b>102.20</b>	<b>100%</b>
Municipal Reserve*	8.84	8.6%
School / Park Site	5.05	
Parks	3.51	
Greenways	0.28	
Mixed Use (commercial component)**	0.66	0.6%
Bioremediation / Constructed Wetland SWMF's	7.01	6.9%
Circulation @ 20%	20.44	20.0%
<b>Total Non-Residential Area</b>	<b>36.95</b>	<b>36%</b>
<b>Net Residential Area</b>	<b>65.25</b>	<b>64%</b>

### RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units / ha	Units	People / Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
<i>Single / Semi-Detached</i>	55.75	25	1394	2.8	3903	85.4%
<b>Medium Density Residential (MDR)</b>						
<i>Street-Oriented</i>	2.51	45	113	2.5	282	3.8%
Low-Rise / Medium Density Housing	5.00	90	450	1.9	855	7.7%
<b>High Density Residential (HDR)</b>						
Mix Use (residential component)**	1.99	125	249	1.5	373	3.0%
<b>Total Residential</b>	<b>65.25</b>		<b>2205</b>		<b>5413</b>	<b>100%</b>

### SUSTAINABILITY MEASURES

Population Per Net Hectare p/nha)	83
Dwelling Units Per Net Residential Hectare (du/nrha)	34
Population (%) within 500m of Parkland	100%
Population (%) within 500m of Transit Service	100%
Population (%) within 600m of Commercial Service	

### STUDENT GENERATION COUNT

<b>Public School Board</b>	
Elementary School	204
Junior High	102
Senior High	102
<b>Separate School Board</b>	
Elementary School	102
Junior High	51
Senior High	51
<b>Total Student Population</b>	<b>613</b>

Proposed Text Amendment to the Hawks Ridge NSP – Bylaw 20723

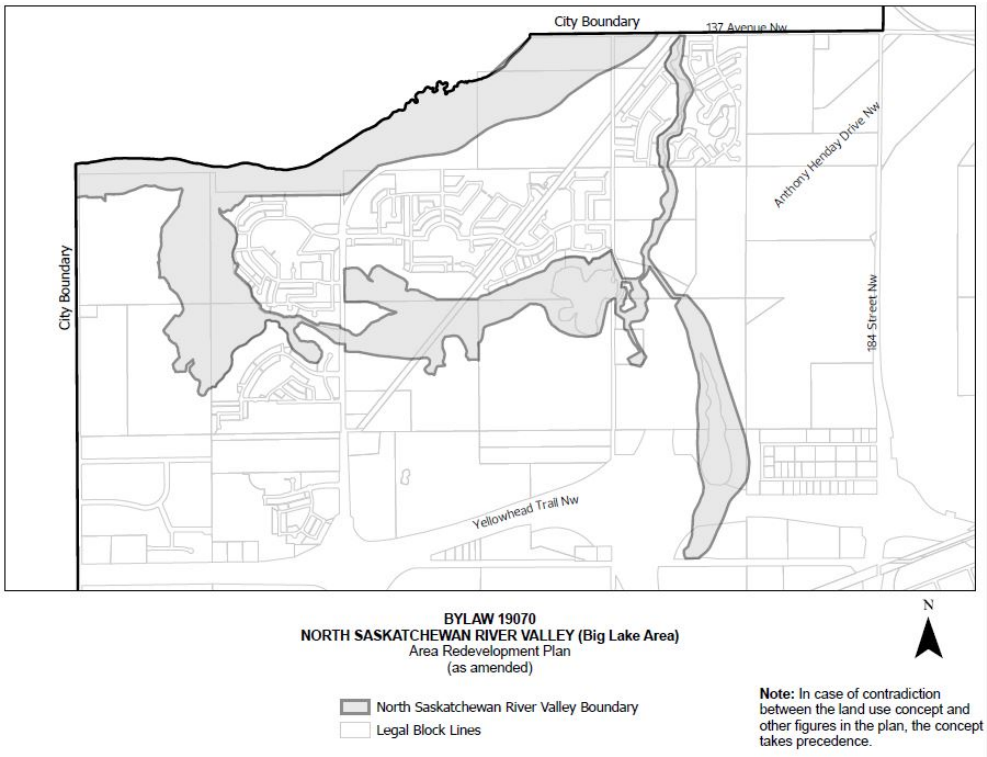
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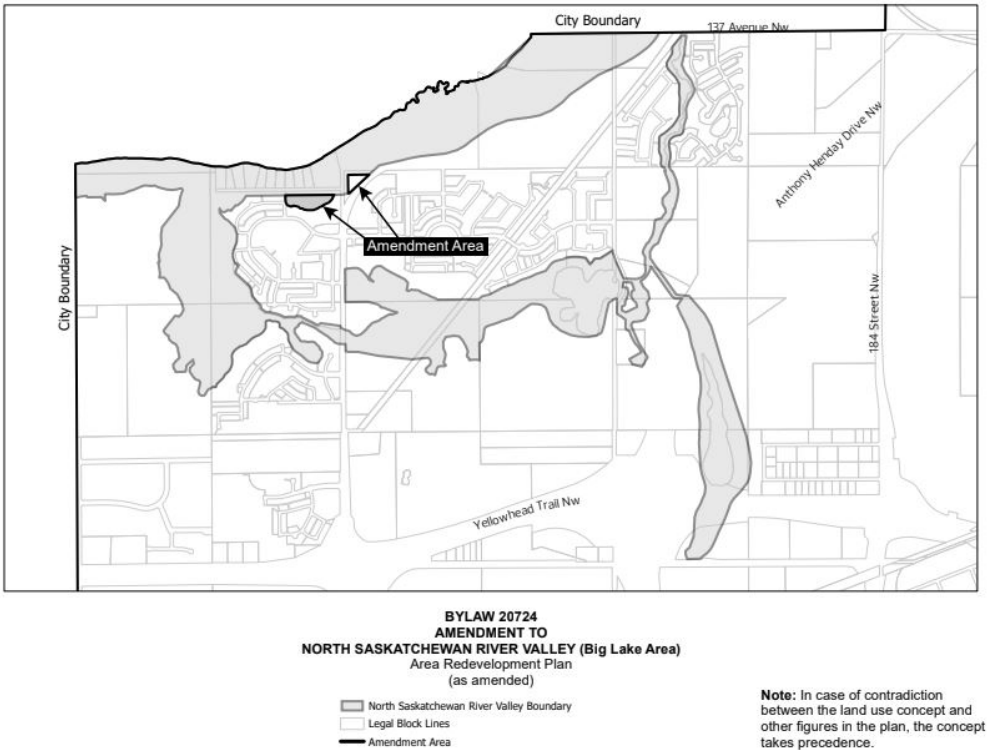
Current	Proposed
3.5.3 Ecology	3.5.3 Ecology
<p>...disturbance of the existing watercourse.</p> <p><b><u>Special Study Area</u></b></p> <p><u>A Special Study Area is designated within the northeast portion of the neighbourhood. An existing slope failure impacting the Alberta Capital Region Wastewater Commission (ACRWC) sewer line is situated within this area. A Special Study Area designation for this area will allow time for technical investigations and discussions of these lands with ACRWC and other applicable stakeholders.</u></p> <p><u>The result of these studies will form the basis of a future plan amendment addressing the Special Study Area lands to be presented for Council's consideration in the future.</u></p>	<p>...disturbance of the existing watercourse.</p>
3.5.6 Residential	3.5.6 Residential
<p>Approximately <b>67</b> ha of the plan area is designated for residential land uses.</p> <p>Approximately <b>57</b> ha of the plan area is designated as Low Density Residential (LDR) which will allow for the development of single detached, semi-detached and duplex housing at a density of approximately 25 units per ha.</p>	<p>Approximately <b>65</b> ha of the plan area is designated for residential land uses.</p> <p>Approximately <b>55</b> ha of the plan area is designated as Low Density Residential (LDR) which will allow for the development of single detached, semi-detached and duplex housing at a density of approximately 25 units per ha.</p>



## North Saskatchewan River Valley ARP Map Comparison



Current Big Lake Area Map



Proposed Big Lake Area Map