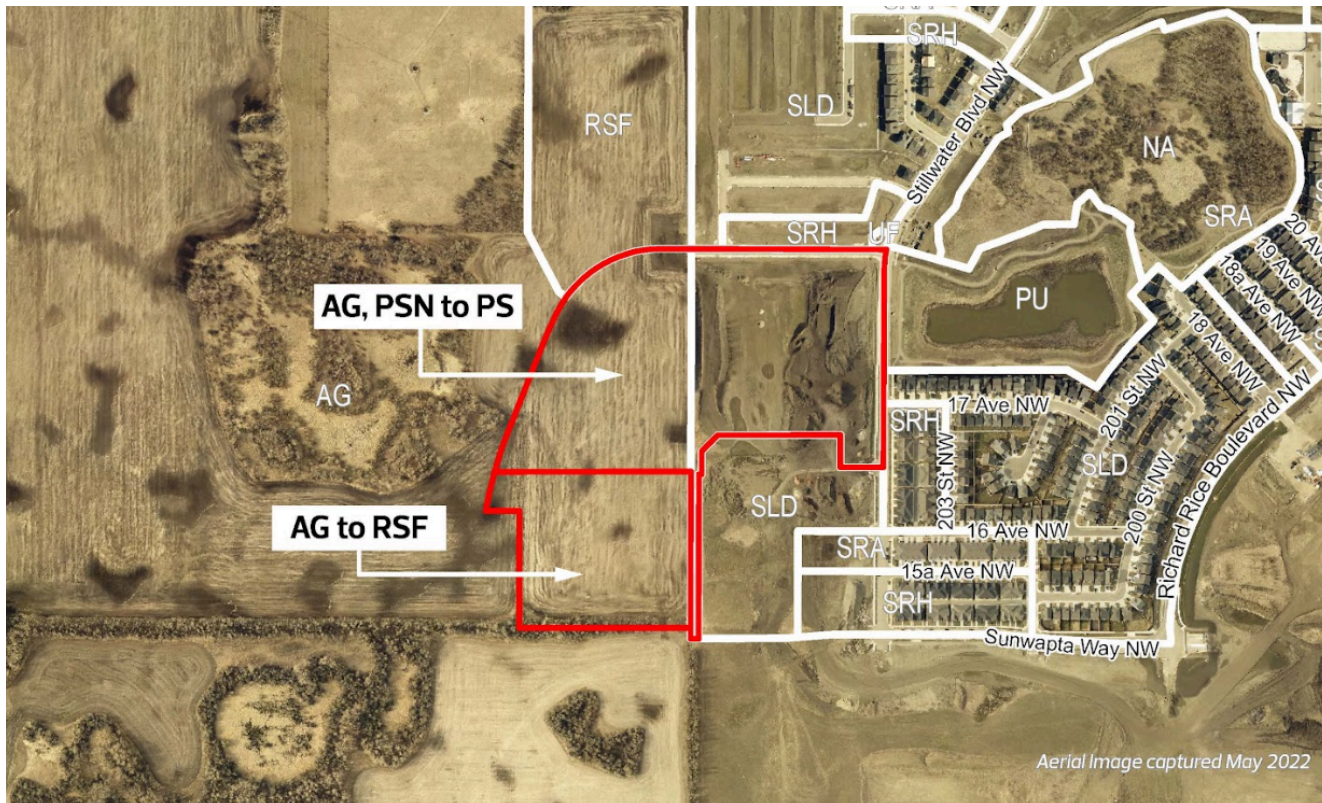


1504 and 2110 - 199 STREET NW and 1525 - Winterburn Road NW Position of Administration: Support



Summary

Charter Bylaw 20831 proposes to rezone from the Agricultural Zone (AG) and Neighbourhood Parks and Services (PSN) Zones to the Parks and Services (PS) and Small Scale Flex Residential (RSF) Zones to allow for small scale housing and larger scale parks and amenities.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

This application was submitted by Davis Consulting Group on behalf of Mattamy (Stillwater) Limited. Administration supports this application because it:

- Will continue the sequential development of the neighbourhood..
- Is compatible with the planned land uses.
- Conforms to the Starling Neighbourhood Structure Plan.

- Aligns with The City Plan by providing for a school and park site and accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- Small scale residential development including detached, attached and multi-unit housing.
- A maximum height of 12.0 m (3 storeys).
- A maximum site coverage of 55%.

The proposed Parks and Services Zone (PS) would allow developments with the following key characteristics:

- Development on parkland for educational (e.g. schools and libraries), recreational and community uses (e.g. parks and natural areas).
- A maximum building height of 16.0 m.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agricultural Zone (AG) Neighbourhood Parks and Services Zone (PSN)	Undeveloped Undeveloped
North	Small Scale Flex Residential Zone (RSF) Stillwater Low Density Residential Zone (SLD) Stillwater Row Housing Zone (SRH)	Undeveloped Undeveloped Undeveloped
East	Public Utility Zone (PU) Stillwater Row Housing Zone (SRH) Stillwater Low Density Residential Zone (SLD)	Undeveloped
South	Stillwater Low Density Residential Zone (SLD) Agricultural Zone (AG)	Undeveloped Undeveloped
West	Agricultural Zone (AG)	Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilities anticipated development for the area in conformance with the Stillwater NSP. The basic approach included:

Mailed Notice, November 21, 2023

- Notification radius: 120 metres
- Recipients: 247
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Edgemont Community League
- West Edmonton Communities Council Area Council

Application Analysis

The site is undeveloped and located in the northwest portion of the Stillwater neighbourhood. The Stillwater neighbourhood is in the early stages of development, with most of the development existing east of the site with access to transit and bike paths along Richard Rice Boulevard NW and the natural areas.



Site analysis context

The City Plan

The site is located in a developing area, as identified in The City Plan. The proposed rezoning aligns with The City Plan by facilitating the assembly and development of a school and park site

to serve the student population and provide employment opportunities. It will also allow Edmontonians to live locally by accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Draft District Plans

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28 - 30, 2024. If the District Plans are given two readings at this time the following analysis is provided for Council's consideration.

The site is within the boundaries of the draft West Henday District Plan, which identifies it as an urban mix land use. The proposed rezoning conforms to the Urban Mix by providing opportunities for a mix of housing types close to businesses and services that meet residents' daily needs and supports small-scale housing in the interior of neighbourhoods.

Neighbourhood Structure Plan

The Starling Neighbourhood Structure Plan (NSP) guides the neighbourhood's development and designates the site for residential, park and school development. The application aligns with the NSP's land use policies and direction.

Land Use Compatibility

The proposed zones align with the NSP and are compatible with existing and proposed land uses. The RSF Zone provides for a range of small scale residential development, including single detached and semi-detached housing, while the PS Zone will allow for the development of a school and park site in conformance with the NSP.

An Administrative amendment proposes to rezone a portion of the site from the PSN Zone to the PS Zone and allow for the development of a school and park site in conformance with the NSP.

Mobility

A north-south shared pathway will be constructed along the east side of the rezoning area from 19 Avenue to Sunwapta Way. A shared pathway will also be constructed on 19 Avenue/210 Street between 209 Street and Sunwapta Way as part of the adjacent rezoning (LDA23-0314).

Edmonton Transit Service (ETS) launched conventional bus service to Stillwater and the Uplands in February 2024. Prior to this date, ETS operated On-demand Transit in the area. Like prior On-demand service, the new conventional bus route connects transit riders to Lewis Farms Transit Centre / future LRT stop. Due to the large size of the subject rezoning area, residents are anticipated to be between 250-700 metres walking distance from in-service bus stops.

Open Space

The proposed rezoning aligns with the Stillwater NSP. This rezoning will help to facilitate the future development of a public school and a potential community league. The size and layout of the site allow for sufficient field space and drop-off areas for students.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood 1, 2, & 3 Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by extension of mains connecting to the existing system located within 19 Avenue NW and to the stormwater management facility 3. 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 infrastructure improvements required by this application.

Appendices

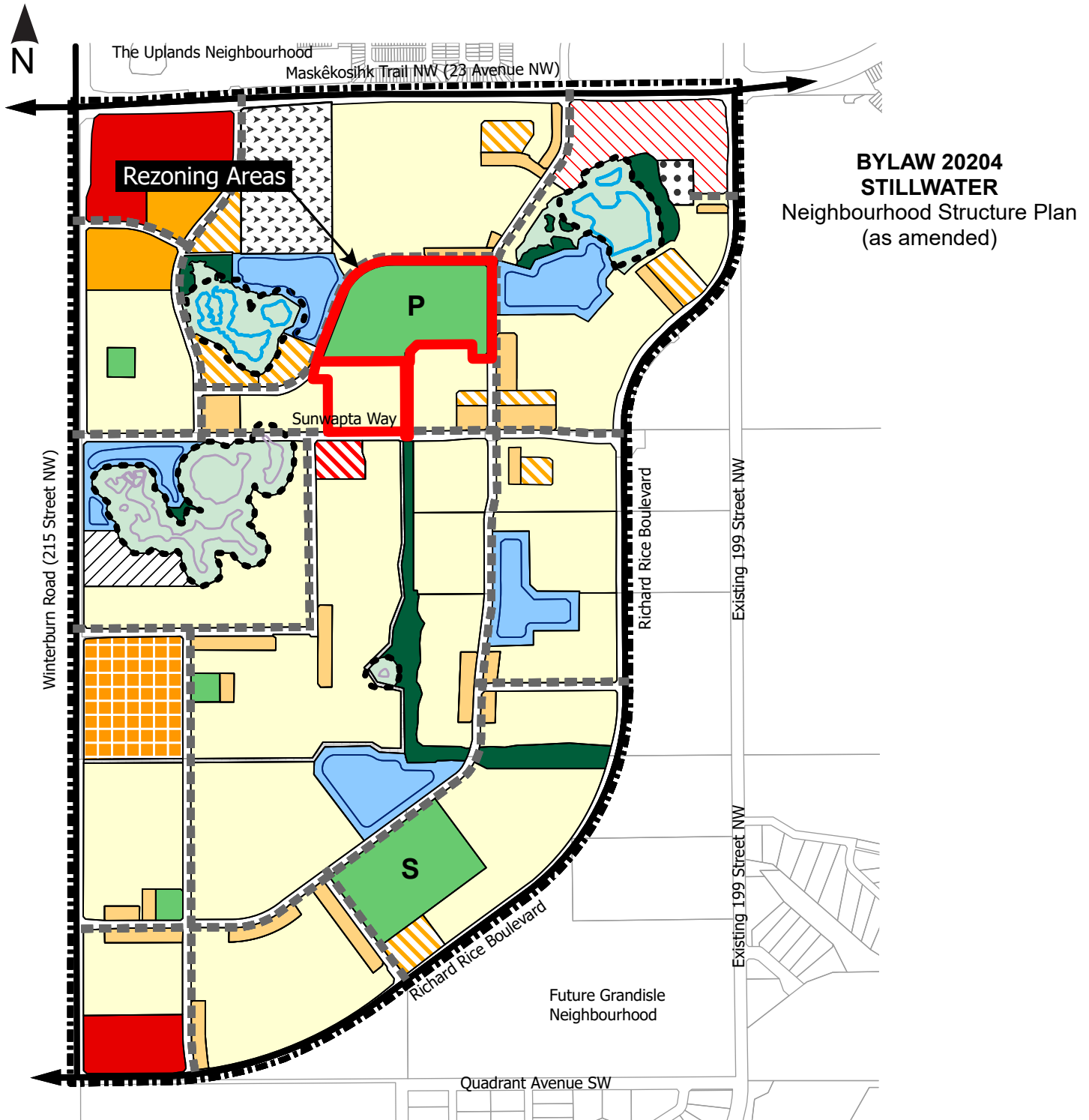
1. Context Plan Map

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**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.