

13045 - 199 Street NW and 1194 - Starling Drive NW Position of Administration: Support



Summary

Bylaw 20883 proposes a rezoning from the Agriculture Zone (AG) to the River Valley Zone (A), Parks and Services Zone (PS), Public Utility Zone (PU) and Small Scale Flex Residential Zone (RSF). The proposed Zones will allow for:

- The preservation of natural areas and water bodies, River Valley Zone (A).
- Larger scale parks and amenities, including the development of a school site, Parks and Services Zone (PS).
- Public utility infrastructure (sewer pipeline), Public Utility Zone (PU).
- A range of small-scale residential uses up to 12.0 m in height, Small Scale Flex Residential Zone (RSF).

Public engagement for this application included a mailed notice and information on the City's webpage. Five responses were received regarding traffic, the widening of 199 Street NW, overcrowding, tree loss and the RSF Zone's 12 m height.

Administration supports this application because it:

- Facilitates the assembly of a school and park site.
- Provides protection for Horseshoe Creek Ravine and natural areas.
- It conforms to the objectives of the Starling Neighbourhood Structure Plan (NSP).

Application Details

This application was submitted by Davis Consulting Group on behalf of Glendale Estates LTD.

Rezoning

The proposed River Valley Zone (A), Parks and Services Zone (PS), Public Utility Zone (PU), and Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- River Valley Zone (A):
 - To preserve natural areas along the creek and wetland
- Parks and Services Zone (PS)
 - Development of parkland for educational (e.g. schools and libraries), recreational and community uses (e.g. parks and natural areas)
 - Maximum height of 16 metres (approximately 4-5 storeys)
- Public Utility Zone (PU)
 - Public utility infrastructure (sewer pipeline)
- Small Scale Flex Residential Zone (RSF)
 - 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%

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	River Valley Zone (A)	Horseshoe Creek

	Public Utility Zone (PU) Small Scale Flex Residential Zone (RSF)	Undeveloped Single Detached Housing
East	Agriculture Zone (AG)	Transportation Utility Corridor
West	River Valley Zone (A) Small Scale Flex Residential Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h12.0) Public Utility Zone (PU)	Horseshoe Creek Undeveloped Row Housing Undeveloped
South	Agriculture Zone (AG)	Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. The basic approach was selected because the application facilitates the continued development of the site. The basic approach included:

Mailed Notice, October 11, 2023, and May 7, 2024

- Notification radius: 61 metres
- Recipients: 168
- Responses: 7
 - In support 0
 - In opposition 7 (90%)
 - Questions only: 1 (10%)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Big Lake Community League
- Big Lake Estates Homeowners Association Area Council
- Clareview and District Area Council Area Council

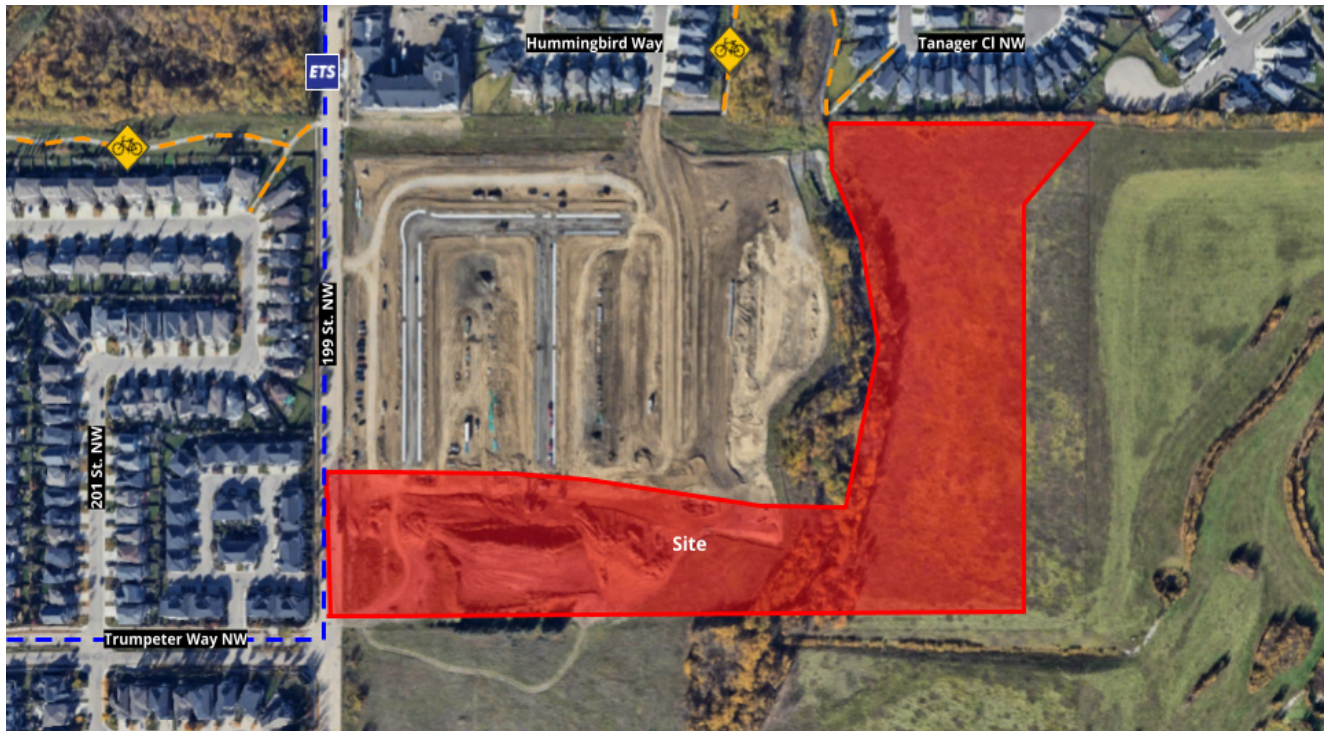
Common comments heard

- Concerned about how wide 199 Street and the amount of traffic it will generate

- Concerned that the trees will be removed
- Will change the character of the area
- Will add more density
- Will impact the wildlife
- Not enough infrastructure to support development

Application Analysis

The site is undeveloped and located in the central portion of the Starling neighbourhood. The Starling neighbourhood is developing, with most of the development existing north and west of the site with access to transit along 199 Street NW and bike paths north and west of the site.



Site analysis context

The City Plan

Starling is identified within The City Plan as a developing neighbourhood. The proposed rezoning is supported by policies in The City Plan, which allow Edmontonians to live locally and support growth within approved neighbourhoods.

In addition, the proposed rezoning aligns with The City Plan's Big City Move, Greener As We Grow, including:

- Protect, restore, and maintain a system of conserved natural areas within a functioning and interconnected ecological network.
- Expand and enhance a healthy and sustainable urban forest.

District Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is within the boundaries of the West Henday District Plan, which identifies it as an urban mix and open space land use, as well as the North Saskatchewan River Valley and Ravine System. The proposed rezoning conforms to the District Plan by providing opportunities for a mix of housing types, providing for schools and protection of the river valley.

Starling Neighbourhood Area Structure Plan

The Starling NSP designates the site for low-density residential, an environmental reserve, a municipal reserve/school, and a sewer pipeline right-of-way. This application complies with the objectives of the NSP by providing for appropriate land uses, the protection of natural areas and a sewer pipeline, which contributes to the development of a complete neighbourhood.

Land Use Compatibility

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. The proposed A Zone will protect Horseshoe Creek and natural areas, while the PU Zone will allow for the protection of a public utility infrastructure (sewer pipeline right-of-way). The proposed zones align with the policies and objectives of the NSP and are compatible with existing and proposed land uses.

Mobility

Upon development of the rezoning area and in conjunction with the recent adjacent subdivision, the owner will be required to construct shared pathways along the northern boundary of the subject lands and along the top-of-bank, and provisions for safe crossings at the interface of top-of-bank with Starling Drive and at 137 Avenue and 199 Street intersection.

A Short-Term Transportation Review (Jan 2024) was completed to assess the capacity of the arterial roadway network with a focus on 137 Avenue and 215 Street. The proposed rezoning was included in this study, and it was determined that 137 Avenue and 215 Street have sufficient capacity within the short-term horizon. Administration will continue to monitor traffic volumes in the area and collaborate with the area developers to strategize development roadway priorities accordingly.

On Demand Transit Service is available to residents of the Starling Neighbourhood, providing service to the Westmount Transit Centre or the Lewis Farms Transit Centre. ETS is currently reviewing several neighbourhoods that have high On Demand ridership that could now be eligible for transitioning the On Demand bus service to conventional bus service. ETS' ability to convert these neighbourhoods depends on available conventional buses and service hours.

Open Space

The proposed PS and A zoning was reviewed, and complies with the Plan. The school/park space and Horseshoe Creek will provide open space opportunities for residents, as well as environmental protection of the creek. The proposed rezoning will facilitate a portion of future development for two schools (Public and Separate).

Utilities

The proposed rezoning area conforms to the Starling Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sanitary servicing is available by extension of mains, connecting to the existing system located within Starling Drive. Storm servicing will be available through offsite sewers, construction of stormwater management facility 4 and an outfall that discharges to Horseshoe Creek. These 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. Starling Neighbourhood Structure Plan Context Map

Written By: Vivian Gamache

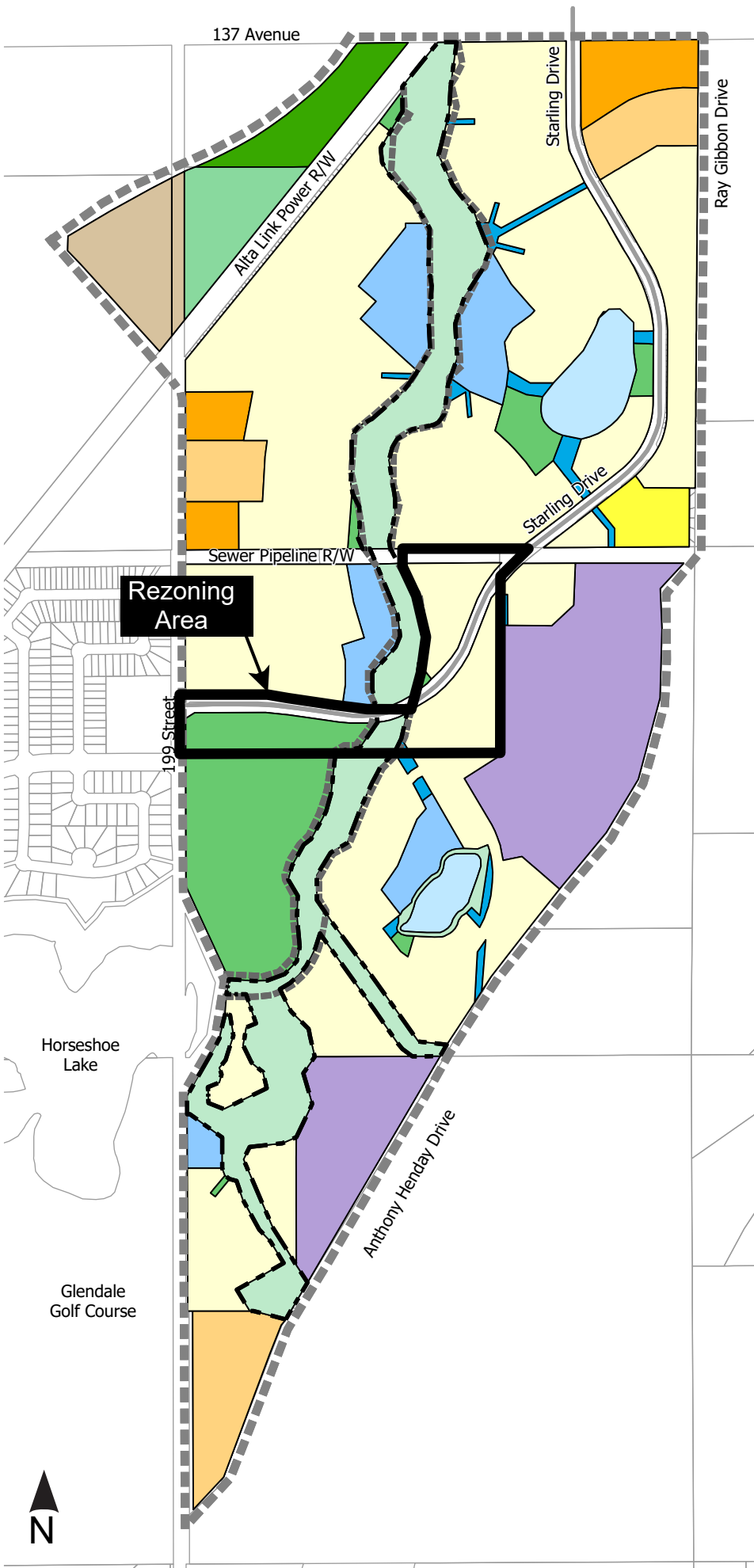
Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

**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.

