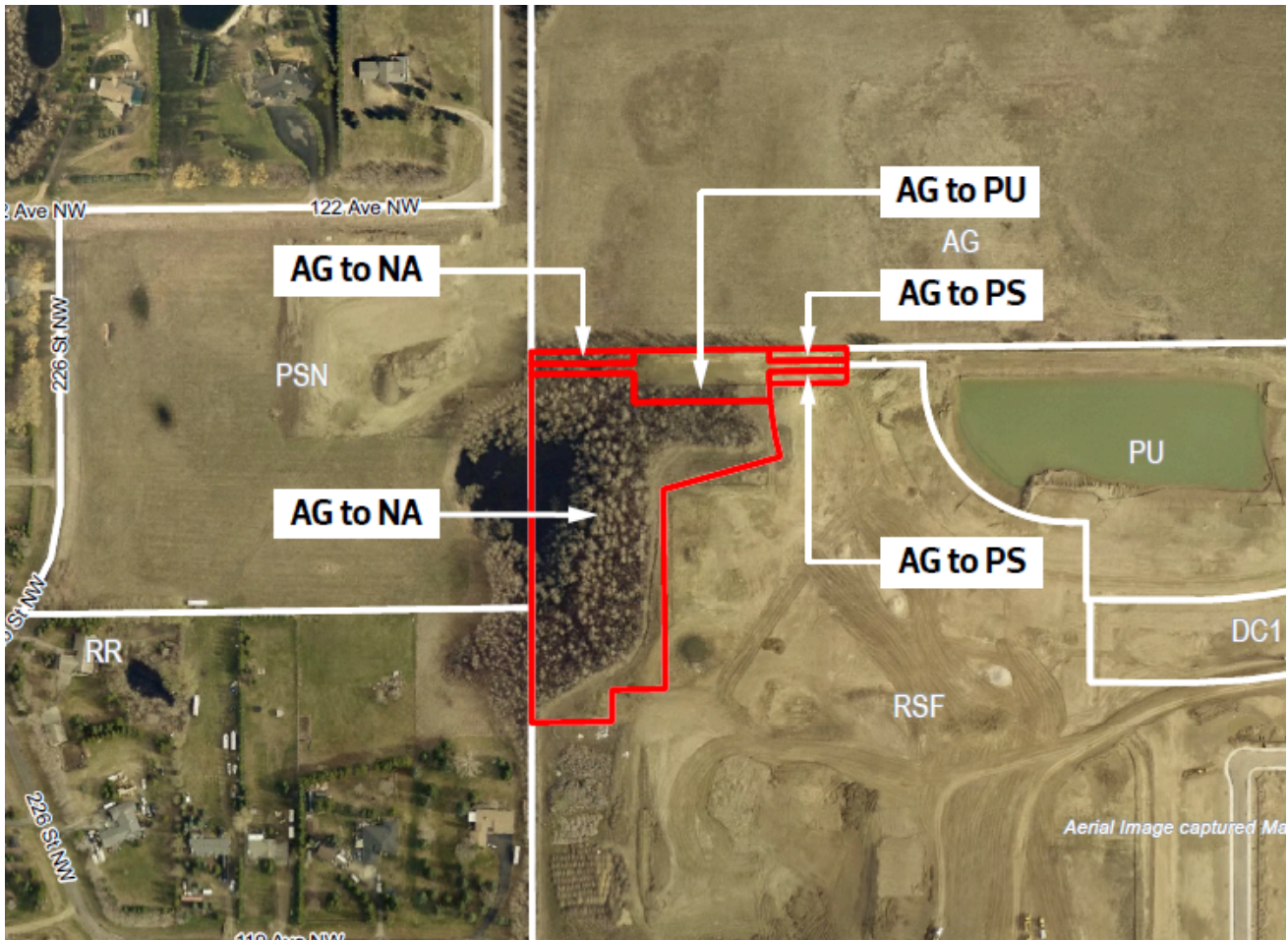


11870 - Winterburn Road NW

Position of Administration: Support



Summary

Bylaw 20720 proposes a rezoning from the Agriculture Zone (AG) to the Natural Area Zone (NA), Public Utility Zone (PU), and Parks and Services Zone (PS) respectively to conserve, preserve and restore natural areas, and allow for public utility and park uses in Kinglet Gardens.

Public engagement for this application included a mailed notice. No comments were received.

Administration supports this application because it:

- Aligns with The City Plan goal for Edmonton to be Greener As We Grow by preserving an existing wetland and aspen woodland.
- Accommodates necessary drainage infrastructure for this developing neighbourhood.
- Connects the local transportation network, a school site and natural area with planned park space.

Application Details

This application was submitted by Stantec on behalf of Rohit Group of Companies.

The proposed zones would allow development with the following characteristics:

- Preservation of natural areas in the Natural Area Zone (NA).
- Protection of infrastructure, systems and facilities in the Public Utility Zone (PU).
- Parkland that is intended to serve educational, recreational and community needs in the Parks and Services Zone (PS).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Agriculture Zone (AG)	Undeveloped
East	Small Scale Flex Residential Zone (RSF)	Undeveloped
South	Small Scale Flex Residential Zone (RSF)	Undeveloped
West	Neighbourhood Parks and Services Zone (PSN)	Undeveloped



Aerial view of the site looking north, showing the existing wetland, woodland, and surrounding area.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notifications raised no responses and the proposed land uses are supported by the Kinglet Gardens Neighbourhood Structure Plan (NSP). The basic approach included:

Mailed Notice, October 30, 2023

- Notification radius: 61 metres
- Recipients: 33
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Big Lake Community League
- Big Lake Estates Homeowners Association

Application Analysis



Aerial image of site and surrounding context.

The City Plan

This proposal aligns with The City Plan goal to be Greener As We Grow. It does so by preserving an existing wetland, aspen woodland, and the wildlife habitat these natural features provide. Together, this application supports the development of a healthy city where Edmonton's protect its land, air, water and biodiversity.

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.

This application falls within the West Henday District Plan where it is designated as Urban Mix. This application supports the District General Policy 2.6.1.4 by incorporating existing constraints and opportunities, such as utility right of ways and existing Natural Areas into the open space network.

Neighbourhood Structure Plan

The proposed rezoning aligns with the planned land use concept of the Kinglet Gardens Neighbourhood Structure Plan (NSP). The area is intended to be a natural area, utility corridor, and park space as provided by the proposed rezoning.

Land Use Compatibility

The purpose of the proposed NA, PU and PS zoning is to implement a portion of the planned land use concept in the Kinglet Gardens NSP. The natural area is a central feature, surrounded by a future school site to the west and future park site to the north. The proposed NA zone protects this natural area and provides a portion of the planned park space. The proposed PU zone accommodates a storm and sanitary sewer that services the community and will provide a walkable connection between the local transportation network and the park and school sites.

Open Space

The proposed zones conform with the Kinglet Gardens NSP. The PU portion of the rezoning site is part of the existing natural area that can be integrated with adjacent park space for functionality, and will be acquired by Open Space. An easement will be granted to EPCOR to access existing underground utilities.

Utilities

The proposed rezoning area conforms to the Kinglet Gardens Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are planned within the proposed PU zone, connecting to the larger neighbourhood system. This system has been designed to align with the proposed rezoning.

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

Appendices

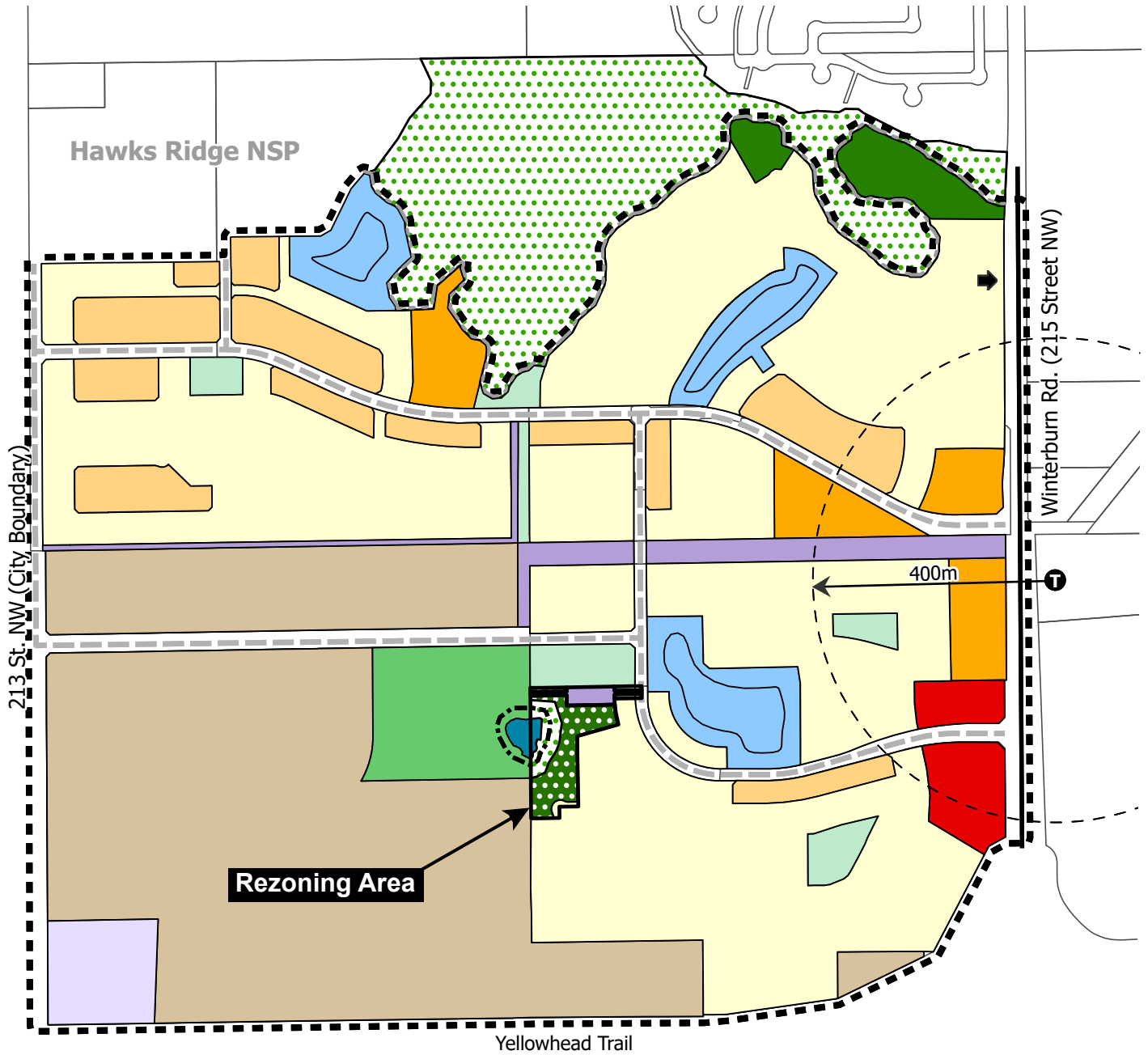
1. Context Map

Written By: Luke Cormier & Tom Lippiatt

Approved By: Tim Ford






















Branch: Development Services

Section: Planning Coordination



**BYLAW 20698
KINGLET GARDENS
Area Structure Plan
(as amended)**



- | | | | | | |
|---|------------------------------|---|--------------------------------|---|-------------------------|
|  | Low Density Residential |  | Stormwater Management Facility |  | Upland Setback |
|  | Street Oriented Residential |  | Public Utility Corridor |  | Arterial Roadway |
|  | Medium Density Residential |  | Wetland (ER) |  | Collector Roadway |
|  | Existing Residential |  | Natural Area (ER) |  | N.S.P. Boundary |
|  | Commercial |  | Natural Area (MR) |  | Enhanced Local Entrance |
|  | Existing Business Industrial |  | Natural Area - Tree Stand (MR) |  | Transit Centre |
|  | School / Park |  | Natural Area Buffer | | |
|  | Pocket Park | | | | |

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.