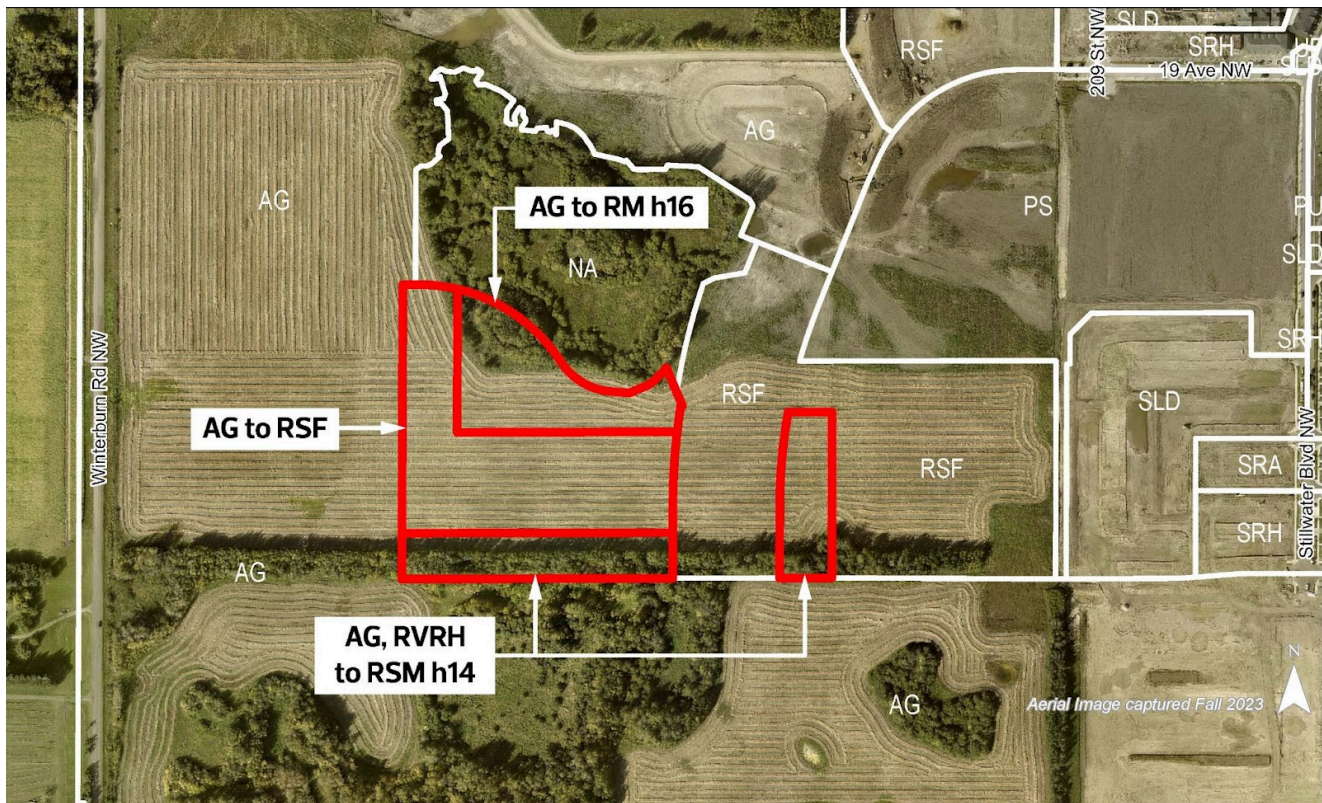


1525 - Winterburn Road NW Position of Administration: Support



Summary

Bylaw 21038 proposes a rezoning from the Agriculture (AG) and Riverview Row Housing (RVRH) Zones to the Small Scale Flex Residential (RSF), Small-Medium Transition Residential (RSM h14) and Medium Scale Residential (RM h16) Zones to allow for a range of small to medium scale housing.

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

Administration supports this application because it:

- Allows for the continued development of the Stillwater neighbourhood.
- Provides a variety of housing options.

- Is in conformance with the Stillwater Neighbourhood Structure Plan.

Application Details

This application was submitted by Davis Consulting Group on behalf of Qualico Stillwater Land Co. Ltd..

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

- Small Scale Flex Residential Zone (RSF) allows for:
 - A range of small scale housing.
 - A maximum building height of 12.0 m (approximately 3 storeys).
 - A maximum site coverage of 55%.
- Small-Medium Transition Residential Zone (RSM h14) allows for:
 - A range of small to medium scale housing.
 - A maximum building height of 14.0 m (approximately 3-4 storeys).
 - A medium density of 45 dwellings per net residential hectare.
- Medium Scale Residential Zone (RM h16) allows for:
 - Medium scale housing.
 - A maximum building height of 16.0 m (approximately 4 storeys).
 - A medium density of 45 dwellings per net residential hectare.

Site and Surrounding Area

The subject site is located south of 23 Avenue NW and east of Winterburn Road NW in the northwest portion of the Stillwater neighbourhood. The surrounding area is undeveloped, and is planned for a range of small to medium scale development including single/semi detached residential, low rise / medium density housing and row housing. North of the subject site is a natural area designated as environmental reserve. Transit Service is offered via Stillwater Boulevard NW.

| | Existing Zoning | Current Development |
|---------------------|---|----------------------------|
| Subject Site | Agriculture Zone (AG) Riverview Row Housing Zone (RVRH) | Undeveloped Undeveloped |
| North | Natural Area Zone (NA) Small Scale Flex Residential Zone (RSF) | Undeveloped Undeveloped |
| East | Small Scale Flex Residential Zone (RSF) | Undeveloped |
| South | Agriculture Zone (AG) | Undeveloped |
| West | Agriculture Zone (AG) Small Scale Flex Residential Zone (RSF) | Undeveloped Undeveloped |

Community Insights

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

Mailed Notice, November 3, 2024

- Notification radius: 60 metres
- Recipients: 125
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. The proposed rezoning is supported by policies in The City Plan, which continue to allow Edmontonians to live locally and support growth within existing approved neighbourhoods.

District Plans

This application falls within the West Henday District Plan where it is designated as Urban Mix. This application supports the District General Policy 2.5.2. providing opportunities for a mix of housing types that cater to a diverse range of household needs by allowing for a range of small to medium scale housing.

Neighbourhood Structure Plan

The subject site falls within the Stillwater Neighbourhood Structure Plan (NSP) which designates the area for single/semi detached residential, low rise / medium density housing and row housing. The proposed RSF, RSM h14 and RM h16 Zones conform to the Stillwater NSP by allowing for a range of small to medium scale housing.

Land Use Compatibility

The proposed RSF, RSM h14 and RM h16 Zones will provide an appropriate transition at a scale that is sensitive to the planned surrounding neighbourhood.

The table below summarizes the main regulations of each.

| | RSF Proposed | RSM h14 Proposed | RM h16 Proposed |
|--------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Typical Uses | Residential Limited commercial | Residential Limited commercial | Residential Limited commercial |
| Maximum Height | 12.0 m | 14.0 m | 16.0 m |
| Maximum Floor Area Ratio | N/A | N/A | 2.3 |
| Minimum Front Setback | 4.5 - 3.0 m | 4.5 - 3.0 m | 4.5 - 3.0 m |
| Minimum Interior Side Setback | 1.5 m - 1.2 m | 1.5 m - 1.2 m | 3.0 m |

| | | | |
|--------------------------------------|-------|-------|-------|
| Minimum Flanking Side Setback | 2.0 m | 2.0 m | 3.0 m |
| Minimum Rear Setback | 6.0 m | 5.5 m | 3.0 m |
| Maximum Site Coverage | 55% | 60% | N/A |

Mobility

The transportation network continues to expand as the neighbourhood develops. Upon development of the rezoning area and in conjunction with the recent adjacent subdivision, the owner will be required to construct collector roadways with shared pathways, and provisions for traffic calming at the two Sunwapta Way intersections with 213 Street NW and 210 Street NW. A publicly accessible walkway along the north property line of the RM h16 site will be required to provide pedestrian access to the dwellings while increasing east/west permeability through the neighbourhood.

Edmonton Transit Service (ETS) operates a local bus route in northeast portions of Stillwater that connects to Lewis Farms Transit Centre. This service is planned to expand bus operations further into Stillwater in the future, but this will depend on demand, neighbourhood build-out and available funding for transit. Future bus service will operate near the rezoning site on 19 Avenue NW, 212 Street NW and Sunwapta Way NW.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available via connection to the existing systems located within 210 Street NW. 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 providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

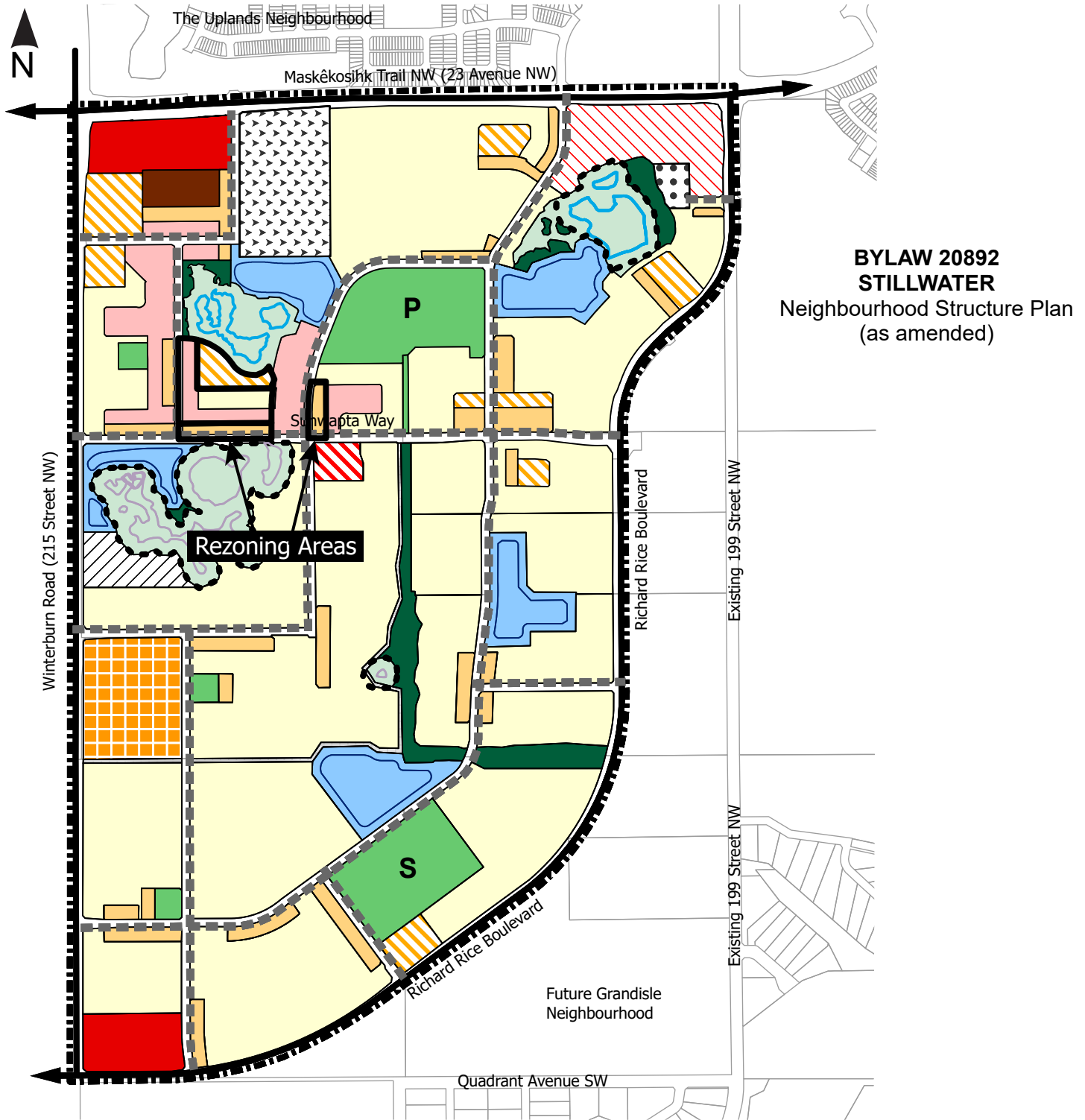
1. Context Plan Map

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 20892
STILLWATER
Neighbourhood Structure Plan
(as amended)**

- | | | |
|---|----------------------------------|---|
| Low Rise / Medium Density Housing | High Density Housing | Public Utility (Communication Facility) |
| Row Housing | Public or Separate School / Park | Street Oriented Residential |
| Single / Semi-detached Residential | Pocket Park / Greenway | Crown Claimed Bed and Shore |
| Residential / Mixed Use | Resident's Association | 30m Wetland Boundary |
| Neighbourhood Commercial | Stormwater Management Facility | Arterial Roadway |
| Town Centre Commercial with Main Street | Public Utility (Pipeline ROW) | Collector Roadway |
| Community Commercial | Special Study Area "Park/LDR" | NSP Boundary |
| Natural Area (ER) | Special Study Area "SWMF/LDR" | |
| Natural Area (MR) | Institutional / Mixed Use | |

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.