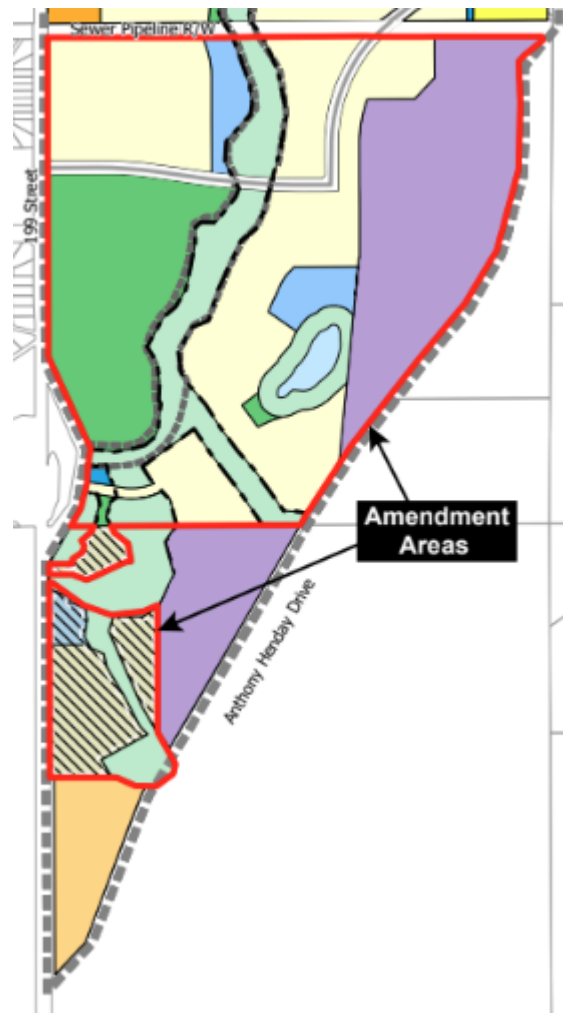


Located south of 137 Avenue NW and east of 199 Street NW

Position of Administration: Support



Summary

Bylaw 21081 proposes to amend the Big Lake Area Structure Plan (ASP) to align with the proposed Starling Neighbourhood Structure Plan amendment.

Bylaw 21082 proposes amending the Starling Neighbourhood Structure Plan (NSP) to modify the alignment of a collector road and reconfigure land uses. This will allow for the continued development of the neighbourhood while maintaining the overall vision, objectives, and policies of

the NSP. The Plan text, Figures 4 -12, and the Land Use and Population Statistics will be amended to align with the proposed changes.

Public engagement for this application included a mailed notice and information on the City's webpage. 1 person was heard regarding the retention of natural areas. Administration supports this application because it:

- Allows for the continued development of the neighbourhood.
- Creates a diversity of housing choices.
- Allows for the protection of Natural Areas.
- Maintains the overall neighbourhood density.
- Is compatible with surrounding land uses.
- Aligns with The City Plan by accommodating growth through the compact development of approved neighbourhoods.

Application Details

This application was submitted by Davis Consulting Group on behalf of His Majesty the King, Glendale Estates Ltd., and Michael Greschuk.

Plan Amendments

Bylaw 21081 proposes to amend Exhibit 11 and the Land Use and Population Statistics of the Big Lake Area Structure Plan (ASP) to reflect the amendment proposed in the Starling Neighbourhood Structure Plan (NSP).

Bylaw 21082 proposes to amend the Starling Neighbourhood Structure Plan (NSP) to modify the alignment of Starling Drive NW. The amendment will also reconfigure land uses, including schools, parks, natural areas, the transportation utility corridor and stormwater management facilities. The proposed amendments will continue to allow the development of an approved neighbourhood.

The proposed amendments will update the Starling NSP's text, Land Use and Population Statistics and figures to align with the proposed changes.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it received minimal response from the advance notice and is in general alignment with the overall vision, objectives and policies of the Starling NSP. The basic approach included:

Mailed Notice, March 28, 2024

- Notification radius: 120 metres
- Recipients: 303
- Responses: 1

- In support: 0 (0%)
- In opposition: 1 (100%)
- Mixed/Questions only: 0 (0%)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Big Lake Community League
- Big Lake Estates Homeowners Association Area Council

Site and Surrounding Area

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 to the north and west of the site.



Context Map

Application Analysis

The City Plan

Starling is located in a developing area, as identified in The City Plan, and is expected to contribute to Edmonton's growth in the population of 1 to 1.25 million. The proposed amendments are supported by policies in The City Plan that provide opportunities for Edmontonians to live locally and support growth within approved neighbourhoods.

In addition, the proposed amendments align with The City Plan's Big City Move, Greener As We Grow, by:

- Protecting, restoring, and maintaining a system of conserved natural areas within a functioning and interconnected ecological network.
- Expanding and enhancing a healthy and sustainable urban forest.

District Plan

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

Area Structure Plan

The site is located in the Big Lakes Area Structure Plan (ASP) and is designated as residential, school/park, natural area conservation, stormwater lake, Transportation Utility Corridor and retained public lands. The proposed amendment aligns with the objectives and policies by allowing for the continued development of a school and park site, residential development, and the protection of natural areas and public lands.

Neighbourhood Structure Plan

The proposed amendment to the Starling Neighbourhood Structure Plan (NSP) modifies the alignment of Starling Drive NW and reconfigures and adjusts land uses, including low density, schools, parks, natural areas, Transportation Utility Corridor (TUC), and stormwater management facilities (SWMFs).

The collector road has been slightly modified to facilitate development near the creek crossing. The modification has slightly decreased the school/park site, and a pocket park has been relocated south and adjacent to the stormwater management facility.

A portion of the TUC and low density residential land uses have been adjusted due to an oversight in the figures identifying low density within the TUC and vice versa. As a result, the gross developable area within the Plan area decreased. The Province of Alberta is aware of the proposed amendments and is amenable to the changes.

Upon reviewing the Parks Impact Assessment Memo, wetland surveys, and engineering studies, the size of the environmental reserve and retained natural wetlands areas was adjusted. A three

metre asphalt trail and pedestrian linkages along Horseshoe Creek will allow for connections to schools, SWMFs, and Horseshoe Lake and continue to provide active modes of transportation (see open space comments below for more details).

The amendment proposes to relocate and adjust the shape and size of the stormwater management facilities.

The reconfiguration of land uses slightly increased the residential density from 33.1 to 33.4 du/nrha within the neighbourhood.

The text amendments will revise and add objectives, policies, and implementation requirements to the plan to protect Horseshoe Creek, mitigate environmental hazards, ensure bank stability and wildlife movements. The proposed text will ensure all infrastructure reports are updated with each stage of development.

In addition, Figure 5 includes a new note, “additional studies required,” in the southern portion of the Plan. This will ensure that appropriate technical reports, including drainage and flood studies, support these lands' future development.

The most significant changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current ha	Proposed ha	Difference ha
Gross Developable Area	94.83	93.66	-1.17
Environmental Reserve	14.84	15.71	+0.57
Retained Natural Wetlands	2.90	2.51	-0.39
Transportation Utility Corridor (TUC)	14.59	15.58	+0.99
Dwelling units per net residential	33.1	33.4	+0.3

Overall, the proposed plan amendments conform to the policies and objectives of the Starling Neighbourhood Structure Plan and West Henday District Plan by providing residential housing, gathering destinations and natural areas that contribute to a well-balanced and complete neighbourhood.

Mobility

The proposed plan amendment is not anticipated to have a significant impact on the transportation network. The amendment includes a slight shift to the collector roadway alignment and refinement of the TUC Corridor (Anthony Henday Drive NW) and Ray Gibbon Drive NW through engagement with the Province of Alberta (Transportation and Economic Corridors).

Collaboration between Administration and area developers is ongoing to strategize the planning and staging of the transportation network within Big Lake. Administration will continue coordinating the interface between the City of St. Albert and City of Edmonton.

There is currently no conventional bus service operating in the Starling neighbourhood. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit. The nearest existing On Demand ETS bus route is operating in the Starling neighbourhood near the plan amendment area.

Open Space

A Parks Impact Assessment memo was submitted and reviewed to support this application. Multiple minor adjustments to park and natural area boundaries are proposed. These changes are primarily the result of updated technical information, including surveys and engineering work. In addition, a small park adjacent to Horsehill Creek and the collector road is being relocated south to an area east of 199 Street NW to protect an existing treestand. This increases the efficiency of development in the current location, and creates a contiguous natural area east of 199 Street NW. The proposed decrease in wetland area is the result of a survey that confirmed the wetland's boundaries. A 30 metre buffer is maintained around this boundary in alignment with the Natural Areas policy, Policy C531.

A Hydrotechnical Study was requested for the Horseshoe Creek and Kirk Lake drainage channels, to review flood risk and the associated setbacks for residential development. The approved Starling NSP provides creek setbacks that follow the existing natural boundary. However, these setbacks are smaller than necessary to accommodate the modelled flood risk. As a result, an expansion of the setbacks and increase in Environmental Reserve dedication is proposed with this application. The expanded setback area will allow for additional naturalization and help preserve the ecological and geotechnical integrity of the creek channels. This supports a nature-based approach to flood management. In addition, grading will be used in conjunction with the restoration, outside the existing natural area, to elevate the residential properties further and mitigate potential risk adjacent to the proposed properties.

Utilities

The proposed amendment area conforms to the Big Lake Neighbourhood 2 (Starling) Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via proposed stormwater management facility and extension of mains, connecting to the existing systems located within Starling Neighbourhood. These existing systems can accommodate development under the proposed ASP/NSP amendments.

Appendices

1. Current ASP Land Use and Population Statistics - 20697
2. Proposed ASP Land Use and Population Statistics - 21081
3. Current NSP Land Use and Population Statistics - 17941
4. Proposed NSP Land Use and Population Statistics - 21082
5. ASP Land Use Concept Map Comparison
6. NSP Land Use Concept Map Comparison
7. Text Amendment Table

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current Big Lake ASP Land Use and Population Statistics – Bylaw 20697

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.4	172.0	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15	5.0	2.2	2.8	2.1	2.9	
Sewer ROW (ACRWC)	9.2	3.2	2.0	4			
ER (Natural Conservation)	169.5	27.11	14.8	50.9	16.1	3	57.6
Transportation Utility Corridor	14.6		14.6				
Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	690.6	129.7	97.7	102.2	164.2	196.8	0.00
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107	26.1	13.9	20.4	20.5	26.1	
Stormwater Management	49.9	12.1	10.6	7.0	10.9	9.3	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4	
School/ Park	43.9	8.9	12.4	8.8	9.8	4	
Commercial	13.2	0.5			9.6	3.1	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	1.0				1.0		
Total Non-Residential	228.7	48.4	39.3	37.3	55.8	47.8	0.00
Low Density Residential	250.7	50.9	46.1	56.8	34.5	62.3	
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		3.3			6.8	
Street Oriented Residential (Row Housing)	13.6	7.3		3.3	3.0		
Street Oriented Residential	13.4					13.4	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
Total Residential	336.2	81.4	58.5	66.8	47.0	82.5	0.00

Total Residential Unit Count	11399	2597	1963	2205	1846	2705
Total population Count	28619	5847	5847	5413	4322	6960
Total Student Generation	3411	779	628	613	616	775

Proposed Big Lake ASP Land Use and Population Statistics – Bylaw 21081

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.4	172.0	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15	5.0	2.2	2.8	2.1	2.9	
Sewer ROW (ACRWC)	9.2	3.2	2.0	4			
ER (Natural Conservation)	169.5	27.11	15.41	50.9	16.1	3	57.6
Transportation Utility Corridor	14.6		15.6				
Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	690.6	129.7	93.7	102.2	164.2	196.8	0.00
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107	26.1	13.9	20.4	20.5	26.1	
Stormwater Management	49.9	12.1	5.99	7.0	10.9	9.3	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1		0.10		3.1	4	
School/ Park	43.9	8.9	8.00	8.8	9.8	4	
Commercial	13.2	0.5			9.6	3.1	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	1.0				1.0		
Total Non-Residential	228.7	48.4	36.2	37.3	55.8	47.8	0.00
Low Density Residential	250.7	50.9	46.3	56.8	34.5	62.3	
Medium Density Residential	20.9	7.5		4.7	6.8		
Medium Density Residential (RF5 / RF6)	6.6		5.2				
Medium Density Residential (RA7)	9.8		2.9			6.8	
Street Oriented Residential (Row Housing)	13.6	7.3		3.3	3.0		
Street Oriented Residential	13.4					13.4	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
Total Residential	336.2	81.4	57.5	66.8	47.0	82.5	0.00

Total Residential Unit Count	11265	2597	1911	2219	1847	2705	
Total Population Count	27378	5847	4836	5413	4322	6960	
Total Student Generation	3177	779	532	474	616	776	

Current Starling NSP Land Use and Population Statistics – Bylaw 17941

	Area(ha)	% of GA	%of GDA			
Gross Area	132.07	100%				
Environmental Reserve	14.84	11.24%				
Transportation Utility Corridor (TUC)	14.59	11.05%				
AltaLink Management R/W	2.2	1.67%				
Sewer Pipeline	1.97	1.49%				
199 Street Road Widening 24m	0.19	0.14%				
199 Street Realignment Dedication	0.55	1.42%				
Retained Natural Wetlands (2)	<u>2.90</u>	<u>2.9%</u>				
Subtotal	37.24	28.20%				
Gross Developable Area	94.83		100%			
Parkland, Recreation, School (Municipal Reserve)						
School Site	8.00		8.4%			
Parks/Municipal reserve *	2.04		2.2%			
Registered Municipal Reserve	2.38		2.5%			
Transportation						
Circulation	13.91		14.7%			
Infrastructure / Servicing						
Stormwater Management Facilities (5)	5.97		6.3%			
PUL/Water Quality Sediment Ponds	1.76		1.9%			
Special Use (Natural Maintenance))	2.38		2.5%			
Total Non-Residential Area	36.44		38.5%			
Net Residential Area (NRA)	58.39		61.5%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	47.55	25	1,189	2.8	3,329	81.4%
Medium Density Residential (MDR)						
Rowhousing	5.15	45	232	2.8	649	8.8%
Low Rise/Medium Density	2.94	90	265	1.8	476	5.1%
Future Res. & Assoc. Uses (Low Rise)	2.75	90	248	1.8	446	4.7%
Total	58.39		1,934		4,900	100%

*The total area of the Future Residential and Associated Uses site is 3.43 ha. An estimated land use breakdown of this designation is 10% municipal reserve, 10% public utilities, and 80% medium density residential (low rise apartments) until such time as a future NSP amendment plans this site in greater detail.

Sustainability Measures

Population Per Net Residential Hectare (p/nha)	83.9
Units Per Net Residential Hectare (du/nrha)	33.1
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	61%/ 39%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	98%

Presence/Loss of Natural Area Features=All existing natural features are retained

Protected as Environmental Reserve (ha) =14.84 ha

Conserved as naturalized Municipal Reserve (ha) =7.66 ha (Retained Nat. Wetlands, Nat Maintenance, Exist MR) Protected through other means (please specify) (ha) =32.36 (TUC, SWMF, multiple man-made SWMF adjacent to Top-of- bank, School, and Park)

Lost to Development (ha) =0 ha *Note: For purposes of Municipal Reserve, Lot A, B, & C, Plan 1456RS has already given up their Municipal Reserve. Municipal Reserve required is 7.10 ha. For purposes of the Capital Region Board Net Density is 33.1 upnrha (based on 1,962 units divided by 58.42 hectares of Net Residential Area).

STUDENT GENERATION STATISTICS

Public School Board		380
Elementary School	190	
Junior / Senior High	199	
Separate School Board		152
Elementary School	76	
Junior High	38	
Senior High	38	

Total Student Population		532
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Proposed Starling NSP Land Use and Population Statistics – Bylaw 21082

	Area(ha)	% of GA	% of GDA			
Gross Area	132.07	100%				
Environmental Reserve	15.41	11.67%				
Transportation Utility Corridor (TUC)	15.58	11.80%				
AltaLink Management R/W	2.2	1.67%				
Sewer Pipeline	1.97	1.49%				
199 Street Road Widening 24m	0.19	0.14%				
199 Street Realignment Dedication	0.55	0.42%				
Retained Natural Wetlands (2)	2.51	1.90%				
Subtotal	38.41	29.08%				
Gross Developable Area	93.66		100%			
Parkland, Recreation, School (Municipal Reserve)						
School Site	7.89		8.4%			
Parks/Municipal reserve *	2.13		2.3%			
Registered Municipal Reserve	2.38		2.5%			
Transportation						
Circulation	13.90		14.8%			
Infrastructure / Servicing						
Stormwater Management Facilities (5)	5.99		6.4%			
PUL/Water Quality Sediment Ponds	1.52		1.6%			
Special Use (Natural Maintenance)	2.38		2.5%			
Total Non-Residential Area	36.19		38.6%			
Net Residential Area (NRA)	57.47		61.4%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	46.63	25	1,158	2.8	3,243	81.0%
Medium Density Residential (MDR)						
Rowhousing	5.15	45	232	2.8	650	9.0%
Low Rise/Medium Density	2.94	90	265	1.8	477	5.1%
Future Res. & Assoc. Uses (Low Rise)	2.75	90	248	1.8	446	4.7%
Total	57.17		1,911		4,836	100%

*The total area of the Future Residential and Associated Uses site is 3.43 ha. An estimated land use breakdown of this designation is 10% municipal reserve, 10% public utilities, and 80% medium density residential (low rise apartments) until such time as a future NSP amendment plans this site in greater detail.

Sustainability Measures

Population Per Net Residential Hectare (p/nha)	84.1
Units Per Net Residential Hectare (du/nrha)	33.4
[Single/Semi-Detached] / [Low-rise/Multi-/Medium Units] Unit Ratio	61%/ 39%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	68%

Presence/Loss of Natural Area Features=All existing natural features are retained

Protected as Environmental Reserve (ha) =15.41 ha

Conserved as naturalized Municipal Reserve (ha) =7.37 ha (Retained Nat. Wetlands, Nat Maintenance, Exist MR) Protected through other means (please specify) (ha) =0 (TUC, SWMF, multiple man-made SWMF adjacent to Top-of- bank, School, and Park)

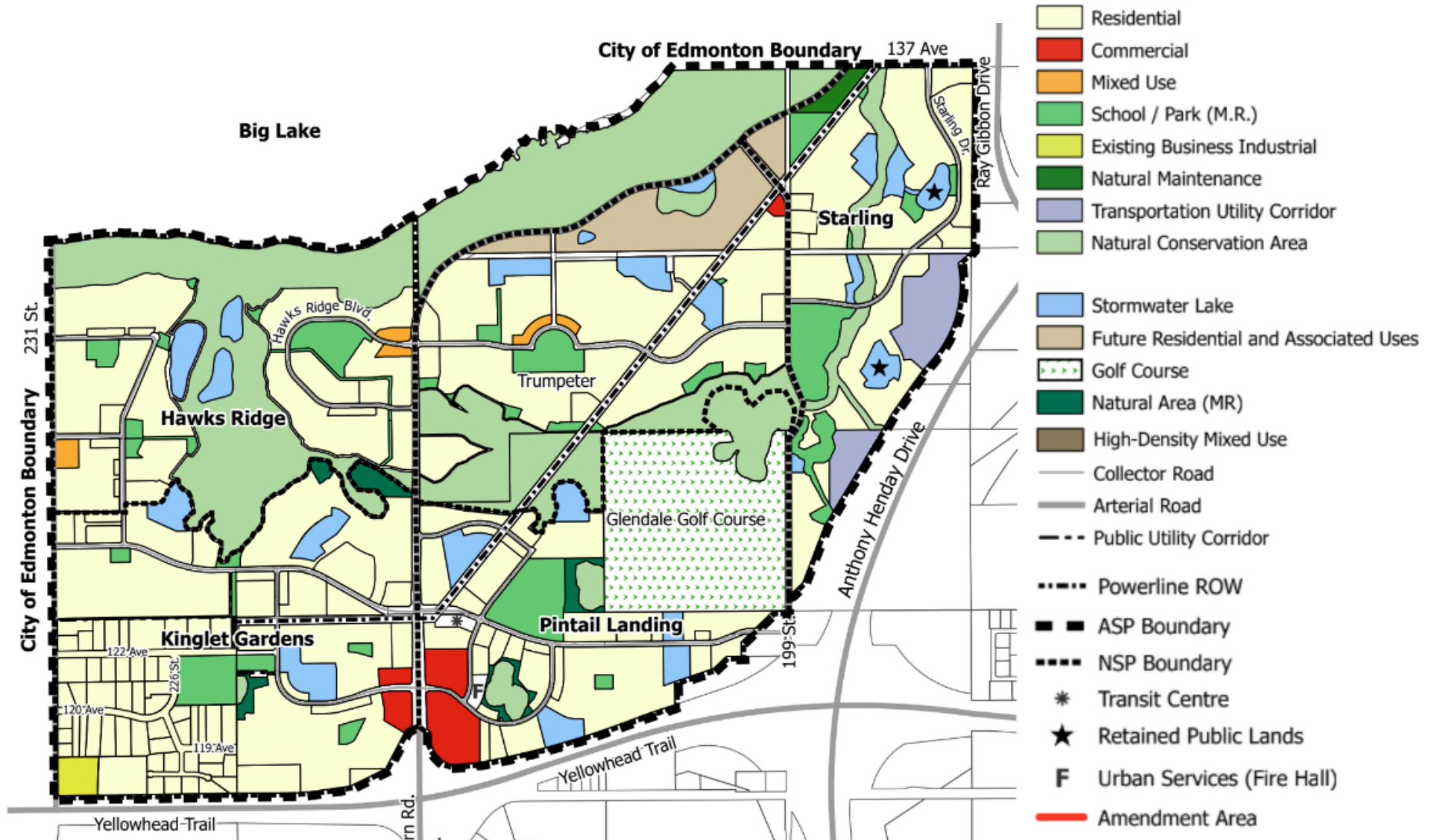
Lost to Development (ha) =0 ha *Note: For purposes of Municipal Reserve, Lot A, B, & C, Plan 1456RS has already given up their Municipal Reserve. Municipal Reserve required is 7.10 ha. For purposes of the Capital Region Board Net Density is 33.3 upnrha (based on 1,911 units divided by 57.17 hectares of Net Residential Area).

STUDENT GENERATION STATISTICS

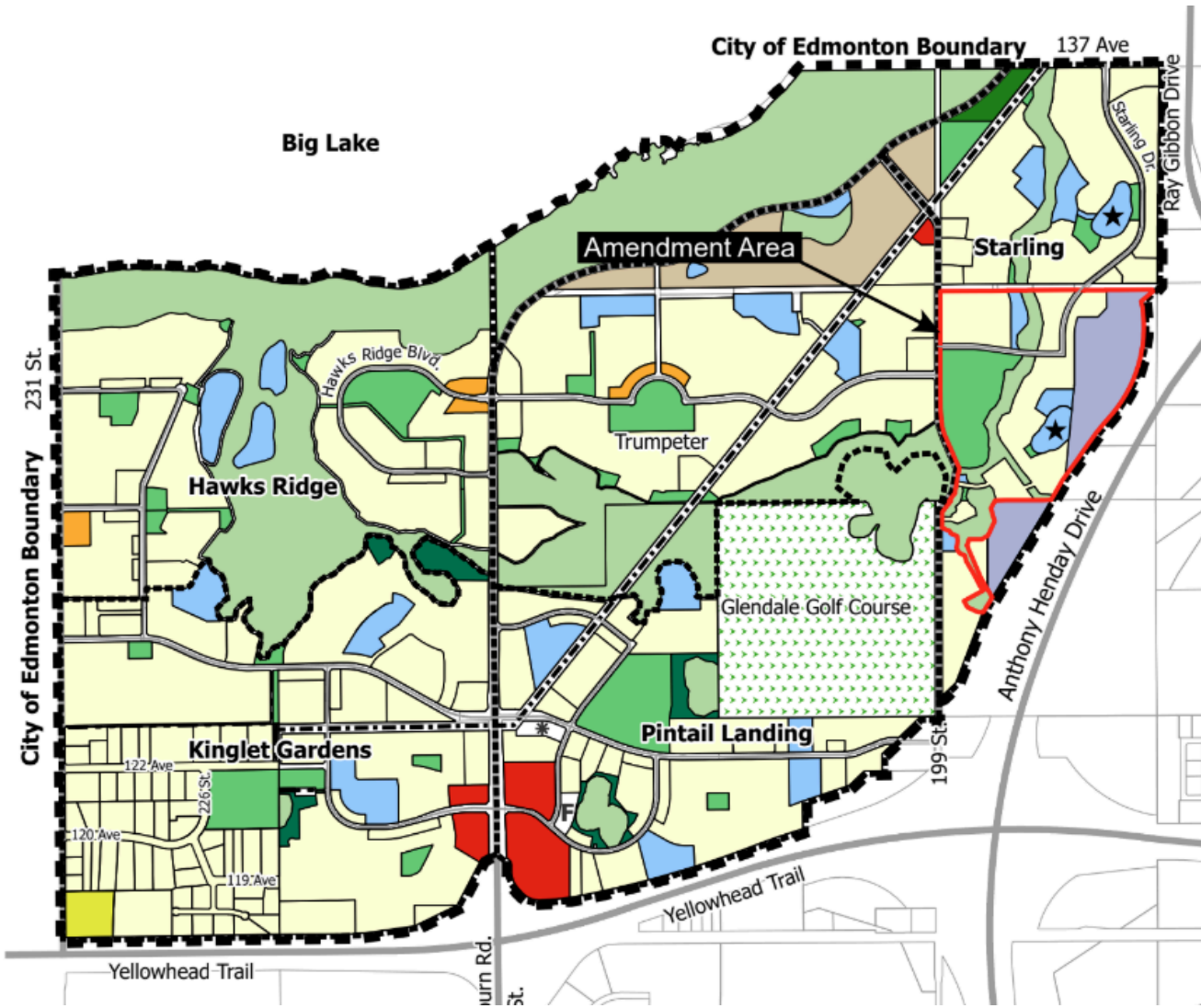
Public School Board		380
Elementary School	190	
Junior / Senior High	199	
Separate School Board		152
Elementary School	76	
Junior High	38	
Senior High	38	

Total Student Population		532
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Plan Land Use Concept Map Comparison

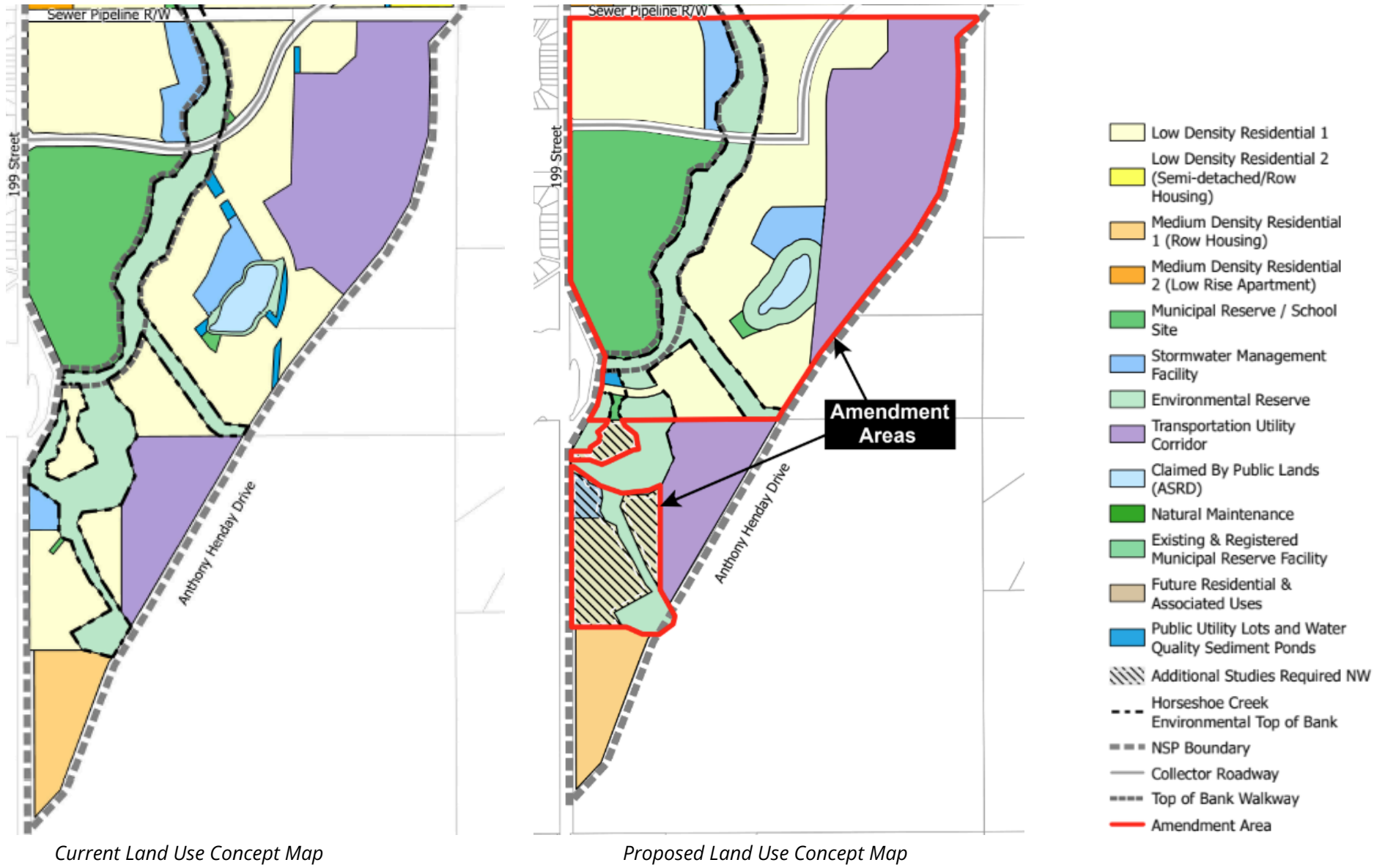


Current Land Use Concept Map



Proposed Land Use Concept Map

Plan Land Use Concept Map Comparison



Proposed Text Amendment to the Starling NSP – Bylaw 21082

Blue text represents Text proposed to be removed.

Red text represents Text proposed to be added.

Current	Proposed
<p>deleting the paragraph in Section 3.4.1 Ecological Objectives, Objective 3.4.1.1</p> <p>Protect the Horseshoe Creek corridor by establishing an Urban Development Line, based upon geotechnical recommendations and current City Policy.</p>	<p>Protect the Horseshoe Creek corridor by establishing an Urban Development Line, based upon geotechnical and flood plain study recommendations and current City Policy</p>
<p>deleting two paragraphs in 3.4.1 Ecological Objectives, NSP Policy 3.4.1.1.</p> <p>The Urban Development Line (UDL) that defines the boundary between developable and nondevelopable (Environmental Reserve) lands is based on geotechnical investigations of bank and upland stability. The public upland area defined by the crest of the ravine and the UDL is equal to or greater than 10 metres and includes all land that could be considered potentially unstable, as determined by geotechnical analysis. .</p>	<p>The Urban Development Line (UDL) that defines the boundary between developable (Environmental Reserve) lands is based on geotechnical investigations of bank and upland stability and flood plain analysis. The public upland area defined by the confirmed top of bank of the ravine and the UDL is equal to or greater than 10 metres and includes all land that could be considered potentially unstable or subject to unmitigated flood risk, as determined by geotechnical and flood plain analysis.</p>
<p>deleting the paragraph 3.4.1 Ecological Objectives, Implementation 3.4.1.1.</p>	<p>The Horseshoe Creek and the natural areas will be dedicated to the City of Edmonton at</p>

<p>The Horseshoe Creek and the natural areas will be dedicated to the City of Edmonton at the time of subdivision as Environmental Reserve (ER) as per the Municipal Government Act.</p> <p>A geotechnical report and flood plain analysis, detailing the required setbacks and other recommendations, to ensure bank stability for development planned within the overlay will be submitted prior to subdivision approval.</p>	<p>the time of subdivision as Environmental Reserve (ER) per the Municipal Government Act.</p> <p>A geotechnical report and flood plain analysis detailing the required setbacks and other recommendations to ensure bank stability for development planned within the overlay will be submitted prior to rezoning or subdivision approval.</p>
<p>deleting the paragraph in 3.4.1 Ecological, Objectives, NSP Policy 3.4.1.2.</p> <p>A minimum setback of 10 m, or the setback recommendations of the geotechnical and slope stability analysis- whichever is greater- shall be provided. This area will provide public access for circulation.</p>	<p>A minimum setback of 10 m, or the setback recommendations of a flood plain or geotechnical and slope stability analysis- whichever is greater- shall be provided. This area will provide public access for circulation.</p>
<p>deleting the paragraph in 3.4.1 Ecological Objectives, Implementation 3.4.1.2.</p> <p>The Environmental Reserve designation will avoid environmental hazards, will protect the Horseshoe Creek ravine system and adjacent uplands from development, and will enable the creation of a continuous walkway system on both sides of the ravine along its entire length.</p>	<p>The Environmental Reserve designation will mitigate environmental hazards, will protect the Horseshoe Creek ravine system and adjacent uplands from development, and will enable the creation of a continuous walkway system on both sides of the ravine along its entire length.</p>

<p>Adding a new objective number and paragraph at the end of Section 3.4.6 Transportation, Transportation Objective, Objective.</p>	<p>3.4.6.12 Mitigate human/wildlife conflicts and promote movement of wildlife within pre-existing and established wildlife corridors.</p>
<p>Adding a new NSP policy number and paragraph at the end of Section 3.4.6 Transportation, Transportation Objectives, NSP Policy.</p>	<p>3.4.6.12 Wildlife crossings shall be established at key intersections between the Horseshoe Creek corridor and arterial/collector roads, as shown on Figure 8 – Transportation Network.</p>
<p>Adding a new implementation number and paragraph at the end of Section 3.4.6 Transportation. Transportation Objectives, Implementation.</p>	<p>3.4.6.12 Prior to subdivision approval, a wildlife crossing assessment shall be conducted at the locations identified in Figure 8. Recommendations for the safe crossing of anticipated wildlife shall be included in the wildlife crossing assessment.</p>
<p>Adding a new objective and paragraph at the end of Section 3.4.7 Infrastructure, Servicing and Staging, Infrastructure, Servicing and Staging Objectives, Objective.</p>	<p>3.4.7.4 Confirm the most efficient and effective infrastructure servicing for subareas within Starling.</p>
<p>Adding a new NSP policy number and paragraph at the end of Section 3.4.7 Infrastructure, Servicing and Staging, Infrastructure, Servicing and Staging Objectives, NSP policy.</p>	<p>3.4.7.4 Update neighbourhood-level servicing reports with each stage of development.</p>
<p>Adding a new implementation number and paragraph at the end of Section 3.4.7 Infrastructure, Servicing and Staging,</p>	<p>3.4.7.4 Neighbourhood Design Report (NDR) and Hydraulic Network Analysis (HNA) shall be updated to reflect existing and proposed</p>

<p>Infrastructure, Servicing and Staging Objectives, Implementation.</p>	<p>infrastructure within each subarea, prior to rezoning or subdivision of subareas for development.</p>
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