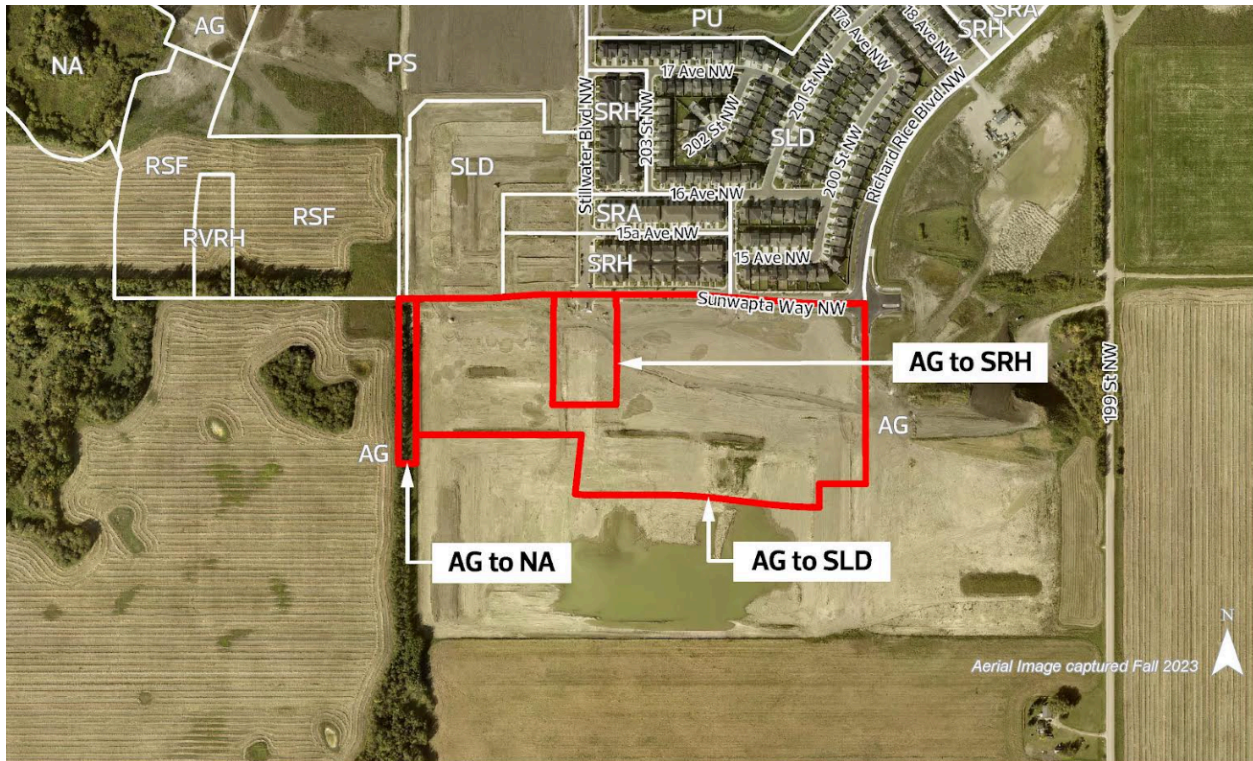


1304 and 1504 - 199 Street NW

Position of Administration: Support



Summary

Bylaw 21080 proposes a rezoning from the Agriculture Zone (AG) to the Stillwater Low Density Residential (SLD), Stillwater Row Housing (SRH), and Natural Areas (NA) Zones. The SLD and SRH zones will allow for a range of small to medium density housing in accordance with the Stillwater Special Area Zones, while the NA Zone will protect and preserve natural areas.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage.

Administration supports this application because it:

- Continues the orderly development of the neighbourhood.
- Is compatible with the planned land uses.

- Provides protection and connectivity of natural areas.
- Conforms to the objectives and policies of the Stillwater neighbourhood Structure Plan.
- Aligns with The City Plan by accommodating growth through the compact development of approved neighbourhoods and allows opportunities for Edmontonians to live locally.

Application Details

This application was submitted by Stantec Consulting Ltd on behalf of Mattamy (Stillwater) Limited.

Rezoning

The proposed NA, SLD and SRH Zones will allow development with the following key characteristics:

Natural Areas Zone (NA)

- The preservation and protection of natural areas

Stillwater Low Density Residential Zone (SLD)

- A range of low density residential housing, including semi-detached and Row Housing with attached and detached garages on shallow lots
- A maximum height of 11 m (approximately 2- 3 storeys)
- Site coverage between 57% to 72%

Stillwater Row Housing Zone (SRH)

- A range of medium density residential housing, including semi-detached and Row Housing with attached and detached garages
- A maximum height of 13.5 m (approximately 3 - 4 storeys)
- Site coverage between 56% to 90%

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Stillwater Low Density Residential Zone (SLD)	Single Detached Housing
	Stillwater Row Housing Zone (SRH)	Row Housing

East	Agriculture Zone (AG)	Undeveloped
South	Agriculture Zone (AG)	Undeveloped
West	Agriculture Zone (AG)	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 policies and objectives of the Stillwater NSP. The basic approach included:

Mailed Notice, November 24, 2022, & May 30, 2024

- Notification radius: 120 metres
- Recipients: 136
- Responses: 2
 - Questions: 2

Site Signage, June 20, 2024

- One rezoning information sign was placed on the property and visible from Sunwapta Way NW

Webpage

- edmonton.ca/rezoningapplications

Application Analysis

The site is undeveloped and located in the east-central portion of the Stillwater neighbourhood. The Stillwater neighbourhood is in the early stages of development, with most of the development existing north of the site with access to transit and bike paths north of the site.



Site analysis context

The City Plan

The subject site is in a developing area, as identified in The City Plan. The proposed rezoning is supported by policies in The City Plan, which provide opportunities for 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, by strengthening and improving access to our natural systems. It will protect a healthy and sustainable urban forest and open spaces, supporting biodiversity while connecting communities to nature and natural areas and also aligning with other objectives and policies of The City Plan, including to:

- 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.
- Conserve, restore and reconnect natural areas and ecological networks within the built environment for human and ecosystem health

District Policy / District Plans

The proposed site is within the developing area in the West Henday District Plan (DP) and is designated as a habitat greenway and urban mixed land use.

The District Policy describes “Habitat Greenways’ as vegetated corridors that may be naturalized or restored to support ecological functionality, connectivity and biodiversity. Their primary purpose is ecological functionality, and they also offer the potential for active transportation, recreation, social connections, and opportunities to connect with nature.

The proposed rezoning also aligns with the West Henday DP and District Policy by providing protection of a portion of the habitat greenway, which will allow for the movement of wildlife, the protection of the treed area, and pedestrian movement, as well as continue to allow for residential development.

Urban Mix includes housing, shops, services, and offices in one land use category, which includes residential, commercial, and mixed use development. This application also supports the urban mix land use by creating more housing opportunities.

Neighbourhood Structure Plan (NSP)

The Stillwater NSP guides the development of the neighbourhood. It designates the site as single/semi-detached residential, low rise / medium density, row housing and natural area (MR). The proposed rezoning conforms to the NSP by providing a range of housing opportunities and protecting a natural area. The linear tree stand will protect the existing mature trees and provide an unmaintained buffer to allow for root protection and future habitat growth for small wildlife and bird species to live and travel between the neighbourhood and Edmonton’s ravine system.

Land Use Compatibility

The proposed SLD and SRH Zones allow for compact housing types in unique configurations and in proximity to open space, including parks, walkways, storm ponds, and natural areas. The Zones will allow for a mix of low and medium density housing types in the neighbourhood, appealing to a broad range of households, in accordance with the Stillwater Special Area Zones and are compatible with both existing and proposed surrounding land uses. The NA Zone will protect an existing tree stand located adjacent to a natural area along the western edge of the rezoning. The table provides a summary of the SLD and SRH Zones:

	SLD Zone Proposed	SRH Zone Proposed
Typical Uses	Residential	Residential
Maximum Height	11.0 m	13.5

Density	N/A	N/A
Maximum Site Coverage/FAR	57%- 72%	56% - 90%
Minimum Front Setback	3.5 m - 4.0 m	3.5 m - 4.0 m
Minimum Front and Flanking Lot Line and a Garage Door Setback	5.5 m	5.5 m
Minimum Interior Side Setback	0.0 m - 1.2 m	1.2 m
Minimum Flanking Side Setback	2.5 m	2.5 m
Minimum Rear Setback Attached rear garage	6.0 m 2.1 m	6.0 m 1.1 m

Mobility

Residential development within the rezoning area will include consideration for walkway connections to Sunwapta Way NW, 199 Street NW, and the future north-south pathway along the west side of the proposed natural area. Sunwapta Way NW and 199 Street NW is a future traffic signal location. Interim pedestrian controls may be required to support safe crossings as the area grows but prior to a full traffic signal being warranted. These requirements will be reviewed further as the area develops.

ETS operates local bus service in Stillwater. This route connects residents to the Lewis Farms Transit Centre. ETS intends to further expand bus service to Stillwater in the future, but this will depend on demand, neighbourhood build-out and available funding for transit.

Future residents within the rezoning area will be less than 400m walking distance to current/future bus service on Stillwater Boulevard, Richard Rice Boulevard and Sunwapta Way.

Open Space (Ecology)

This application includes natural area NW663 which is a mature tree stand with a wetland located at its southern boundary, and provides habitat for many avian species and Boreal Chorus Frogs. A Site Specific Natural Area Management Plan was reviewed and accepted for this area. The Management

Plan will provide future guidance with respect to ongoing maintenance and operations to support the integrity and health of the natural area.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood 1, 2, and 3 Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via stormwater management facility and extension of mains, connecting to the existing systems located within Sunwapta Way. 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.

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination