

## 12735 & 12861 - 199 Street NW

### Position of Administration: Support



### Summary

Bylaw 21108 proposes a rezoning from the Agriculture Zone (AG) to the River Valley Zone (A), Alternative Jurisdiction (AJ), Natural Areas (NA), Public Utility (PU), and Small Scale Flex Residential Zones (RSF) Zones, which will preserve and restore natural areas, and wetlands, and allow for public utility infrastructure, and a range of small scale housing.

Additionally, this Bylaw proposes to adjust the boundary and area of the River Valley Overlay (RVO) to align with the A Zone.

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

Administration supports this application because it:

- Allows for the continued development of the neighbourhood.
- Provides protection and preservation of Horseshoe Creek Ravine, natural areas and wetlands.
- It conforms to the objectives and policies of the Starling Neighbourhood Structure Plan (NSP).
- Conforms to The City Plan by supporting growth within existing approved neighbourhoods.

## **Application Details**

This application was submitted by Chris Davis, Davis Consulting Group on behalf of Glendale Estates Ltd.

### **Rezoning**

The proposed River Valley Zone (A), Alternative Jurisdiction (AJ), Natural Areas (NA), Public Utility (PU), and Small Scale Flex Residential Zones (RSF) would allow development with the following key characteristics:

#### River Valley Zone (A)

- The preservation and protection of Horseshoe Creek Ravine and natural areas
- Opportunities for passive and active park uses

#### Alternative Jurisdiction Zone (AJ)

- The preservation of wetlands under provincial jurisdiction

#### Natural Areas Zone (NA)

- The preservation and protection of a wetland

#### Public Utility Zone (PU)

- Public utility infrastructure (stormwater management facility)

#### Small Scale Flex Residential Zone (RSF)

- A range of small scale residential development, including detached housing, attached housing, and multi-unit housing.
- A maximum height of 12.0 metres (approximately 3 storeys)
- A maximum site coverage of 55%

## North Saskatchewan River Valley and Ravine System Protection Overlay (RVO)

The proposed adjustment to the boundary and area of the RVO (Section 2.260 of Zoning Bylaw 20001) will provide protection of natural areas and risk mitigation for lands prone to erosion, as shown on Schedule B of the Bylaw. The adjustment is based on updated technical reporting submitted to support this application.

### Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Undeveloped
<b>North</b>	River Valley Zone (A) Parks and Services Zone (PS) Small Scale Flex Residential Zone (RSF)	Horseshoe Creek Undeveloped Undeveloped
<b>East</b>	Agriculture Zone (AG)	Undeveloped (TUC)
<b>South</b>	Agriculture Zone (AG)	Undeveloped (TUC)
<b>West</b>	River Valley Zone (A) Small Scale Flex Residential Zone (RSF)	Horseshoe Lake and natural areas Single Detached Housing

### Community Insights

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

#### Mailed Notice, December 18, 2024

- Notification radius: 61 metres
- Recipients: 101
- Responses: 0

## Site Signage Feb 25, 2025

- Two rezoning information signs were placed on the property so as to be visible from 199 Street NW and Starling Drive NW.

## Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

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

## 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 to the north and west of the site.



*Site analysis context*

## The City Plan

Starling is located in a developing area, as identified in The City Plan. The proposed rezoning is supported by The City Plan policies, 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, 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 Plans

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, open space, and protection of Horseshoe Creek.

## Starling Neighbourhood Structure Plan (NSP)

The site's land use is guided by the Starling NSP, which designates it as low density, environmental reserve, public utility lots, and claimed public lands (wetland). The proposed rezoning complies with the NSP's objectives by providing appropriate land use, protecting natural areas and wetlands, and a stormwater management facility, contributing to the development of a complete neighbourhood.

## North Saskatchewan River Valley Area Redevelopment Plan (ARP)

The proposed application conforms to the North Saskatchewan River Valley ARP policies by allowing for the preservation and protection of the North Saskatchewan River Valley and Ravine System (Horseshoe Creek).

## Land Use Compatibility

The RSF Zone provides for a range of small-scale residential development, including single-detached and semi-detached housing up to 12 m in height (approximately 3 storeys). The A zone will allow for the protection and preservation of Horseshoe Creek, natural areas, while the AJ zone will allow for the protection of a wetland under provincial jurisdiction. The NA zone will provide a buffer area between the wetland and the future residential development to protect against possible pollutants and contamination. The PU Zone will allow for the development of a stormwater management facility.

The zones proposed align with the objectives of the Starling NSP and are compatible with existing and proposed land uses.

## **Mobility**

The Starling neighbourhood continues to build out and expand the transportation network. Within this rezoning a top of bank shared pathway that connects the northern portion of the Starling neighbourhood to 199 Street will be required; however, the completion of this connection will likely be constructed as the area adjacent to the creek develops.

Administration is currently engaging with the Province of Alberta (Transportation Economic Corridors and Parks) and City of St. Albert to progress the planning of 215 Street, north of Trumpeter Way.

There is currently no conventional bus service operating in Starling. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit. On Demand Transit is currently provided to Starling which connects transit users to either Lewis Farms Transit Centre or Westmount Transit Centre.

## **Open Space**

The wetland and Horsehoe Creek will provide open space opportunities for residents, as well as environmental protection of the creek and wetland.

The proposed A zone generally aligns with the policies in the North Saskatchewan ARP. Although small portions of the "A" zoning remain outside the ARP Plan boundary, an ARP amendment is not required because the zoning conforms to the Starling NSP and the land will be protected by the RVO. The NSP provides direction to the preservation of this land, in alignment with the ARP.

The RVO will be adjusted to align with the A zone. The RVO provides a development setback from the river valley and ravine system to mitigate risks associated with geotechnical risks and other environmental hazards.

## **Utilities**

The proposed rezoning 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 Drive. 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.

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