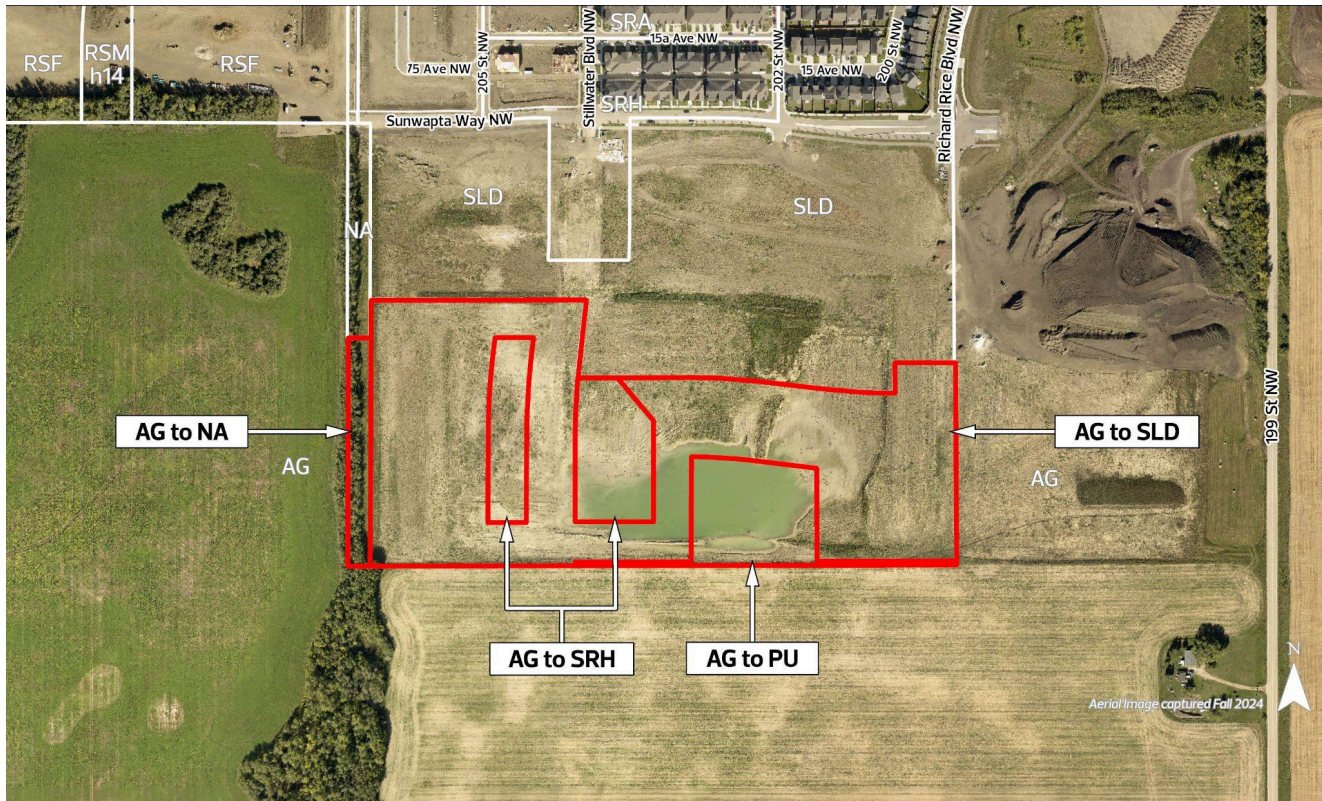


1504 - 199 Street NW and 1304 - 199 Street NW

Position of Administration: Support



Summary

Bylaw 21329 proposes a rezoning from the Agriculture Zone (AG) to the Stillwater Low Density Residential (SLD), Stillwater Row Housing (SRH), Public Utility (PU) and Natural Areas (NA) Zones to allow a range of small to medium scale residential housing, preservation of natural areas and development of a future stormwater management facility.

Bylaw 21329 also proposes an amendment to Appendix I of the Stillwater Special Area to expand its area of application to this site to facilitate the proposed rezoning and use of the Stillwater Special Area Zones. This includes administrative amendments to the boundary to align with current and anticipated land uses.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration has not received any public responses to the application at this time.

Administration supports this application because it:

- Allows for the continued and orderly development of the Stillwater neighbourhood.
- Aligns with the Stillwater NSP and Riverview ASP.
- Is compatible with current and planned land uses.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of the landowner, Mattamy Homes.

Rezoning

The proposed Stillwater Low Density Residential (SLD), Stillwater Row Housing (SRH), Public Utility (PU) and Natural Areas (NA) Zones would allow development with the following key characteristics:

The Stillwater Low Density Residential (SLD) Zone allows for:

- Single and Semi-detached Housing.
- A maximum height of 11.5 metres (approximately 3 storeys).
- Site coverage ranging from 57% - 72%, depending on garage placement and alley access.

The Stillwater Row Housing (SRH) Zone allows for:

- Semi-detached and Row Housing.
- A maximum height of 13.5 metres (approximately 3.5 storeys).
- Site coverage ranging from 56% - 90%, depending on development characteristics.

The Public Utility (PU) Zone allows for:

- The development and protection of infrastructure, systems and facilities that provide a public benefit such as a stormwater management facility.
- A maximum height of 18 metres (approximately 5 storeys).

The Natural Areas (NA) Zone allows for:

- The conservation, preservation and restoration of identified natural areas, features and ecological processes.

Text Amendment

The proposed text amendment amends Appendix I of section 3.90 of the Zoning Bylaw (Stillwater Special Area) by expanding the boundary of the special area to this site to allow the use of Stillwater Special Areas. This application includes administrative amendments to the special area boundary to align with current and anticipated land uses (Appendix 1).

Site and Surrounding Area

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



View of site looking south from Sunwapta Way

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application completes anticipated development for the area. No responses to the advance notifications were received. The basic approach included a mailed notice and webpage.

Mailed Notice, June 25, 2025

- Notification radius: 60 metres
- Recipients: 91
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Application Analysis

The City Plan

The site is located in a developing area, as identified in The City Plan and designated for Residential land use. The proposed rezoning aligns with The City Plan's Big City Moves, "A Community of Communities" by:

- Accommodating growth through the compact development of approved neighbourhoods and allows opportunities for Edmontonians to live locally.

District Policy/West Henday District Plan

The West Henday District Plan designates the site as Urban Mix which allows for housing, shops, services and offices in one land use category. The District Policy supports small scale housing in Urban Mix areas outside of nodes and corridors. Therefore, the proposed rezoning aligns with both the District Policy and West Henday District Plan.

Riverview Area Structure Plan

The Riverview Area Structure Plan (ASP) designates the site for residential and natural area uses. The proposed rezoning aligns with the uses shown in the Riverview ASP.

Stillwater Neighbourhood Structure Plan

The Stillwater Neighbourhood Structure Plan (NSP) designates the site for Single/Semi-Detached Residential, Row Housing, Natural Area (MR), and Stormwater Management Facility uses. The proposed rezoning aligns with the uses shown in the Stillwater NSP (Appendix 2).

The Stillwater NSP allows for the use of Special Area Zoning for innovative, intensive or mixed use development of individual sites within the neighbourhood. The applicant intends to utilize the Special Area Zoning to achieve this objective at this site and those included in the administrative amendment.

Land Use Compatibility



Site analysis context

The proposed zones are compatible with current and future land uses. The height, density and site coverage are comparable with other zones in the neighbourhood and in general conformance with statutory planning in the area.

The primary uses of the Stillwater Low Density Zone (SLD) are single and semi-detached housing up to 11.5 metres in height or approximately 3 storeys. The Stillwater Row Housing Zone (SRH) allows for semi-detached housing and rowhousing up to 13.5 metres in height or 3.5 storeys in height.

The Public Utility zone (PU) aligns with a planned stormwater management facility and associated infrastructure as shown in the Stillwater NSP.

The Natural Area Zone (NA) aligns with a designated Natural Area as shown in the Stillwater NSP.

The Stillwater Special Area Zones are comparable to their standard zone counterparts. They do have slight differences in height and increased site coverage in specific circumstances to allow for increased flexibility at select sites. The proposed expansion of the Stillwater Special Area and use of Stillwater Special Area Zones are compatible with current and future land uses.

	SLD Proposed	SRH Proposed
Typical Uses	Single Detached Housing Semi-Detached Housing	Semi-Detached Housing Row Housing
Maximum Height	11.5 m	13.5 m
Minimum Front Setback	3.5 - 4.0 m	3.5 - 4.0 m
Minimum Interior Side Setback	0 - 1.5 m	1.2 m
Minimum Flanking Side Setback	2.5 m	2.5 m
Minimum Rear Setback	2.1 - 6.0 m	1.1 - 6.0 m
Maximum Site Coverage	57 - 72%	56 - 90 %

Mobility

Upon development, the owner will be required to construct the transportation road network, including the collector roadway with potential traffic calming, shared pathways, safe crossings and potential wildlife passages within the site boundary as per the Stillwater NSP. The owner will also be required to dedicate the necessary road right-of-way for Richard Rice Boulevard NW south of Sunwapta Way NW at the subdivision stage of development.

Bus service is available near the rezoning site on Stillwater Boulevard, Sunwapta Way and Richard Rice Boulevard. ETS intends to expand bus operations further into Stillwater in the future, but this will depend on demand, neighbourhood build-out and available funding for transit. Bus stops are being constructed on collector and arterial roads as Stillwater builds out. No new bus stops will be required with future stages resulting from this rezoning.

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, connecting to the existing system located within Sunwapta Way 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 infrastructure changes required by this application.

Appendices

1. Stillwater Special Area Appendix I Comparison
2. Stillwater NSP Context Plan Map

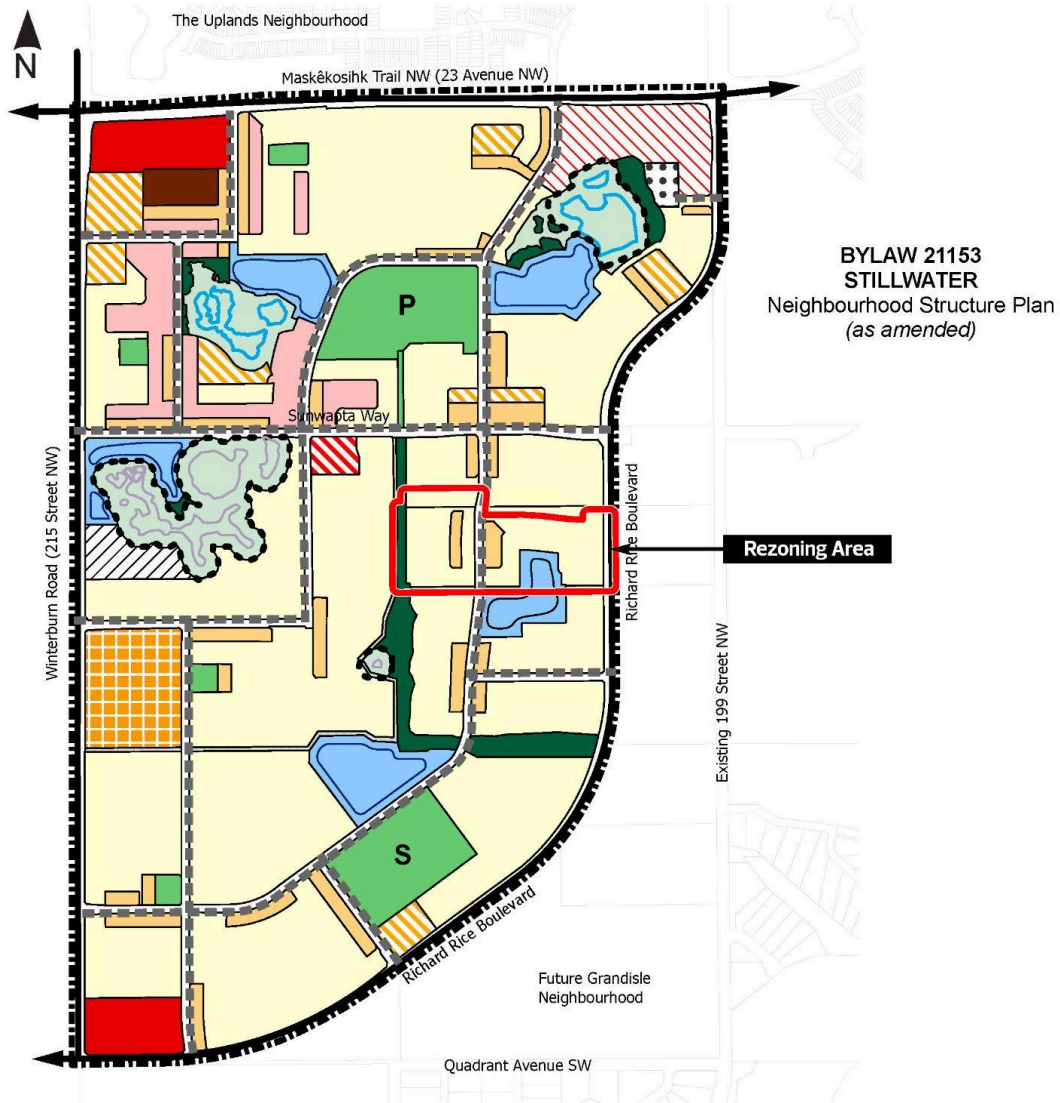
Written By: Evan Wong

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Stillwater NSP Context Map



**BYLAW 21153
STILLWATER**
Neighbourhood Structure Plan
(as amended)

Rezoning Area

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