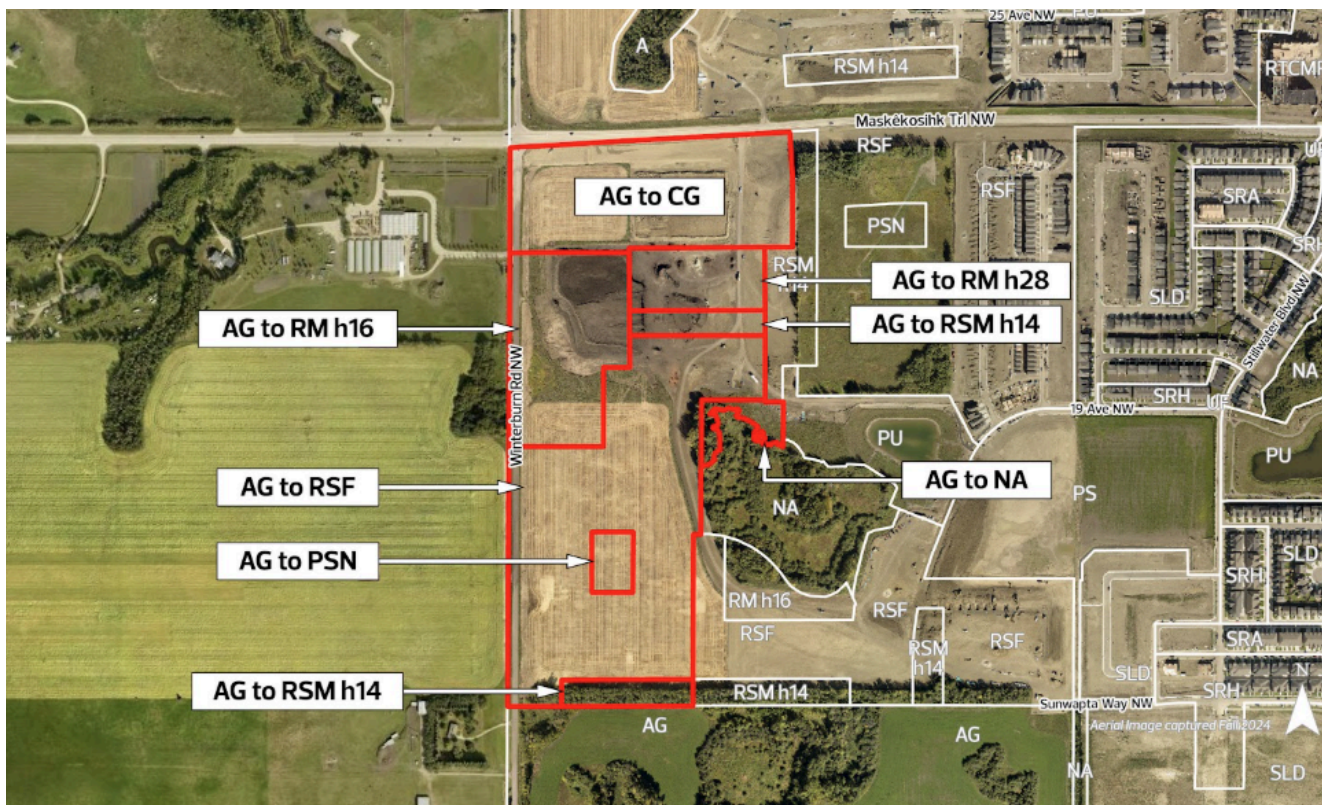


1525 & 1975 - Winterburn Road NW Position of Administration: Support



Summary

Bylaw 21404 proposes a rezoning from the Agriculture Zone to General Commercial Zone (CG), Natural Areas Zone (NA), Neighbourhood Parks and Services Zone (PSN), Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h14), Medium Scale Residential Zone (RM h16), and Medium Scale Residential Zone (RM h28) to allow for small scale commercial development, the preservation of natural area, smaller scale parks and amenities, and a range of small to medium scale residential housing.

Bylaw 21403 proposes an amendment to the Stillwater Neighbourhood Structure Plan (NSP) to adjust residential land uses to facilitate the proposed rezoning.

Administration supports this application because it:

- Allows for the continued development of the neighbourhood
- Provides protection and preservation of the natural area
- Conforms to the objectives and policies of the Stillwater Neighbourhood Structure Plan (NSP)

Application Details

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

Rezoning

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

General Commercial Zone (CG)

- A variety of commercial businesses with the potential for residential uses above grade
- A maximum building height of 16.0 m, except for hotels, which is 30.0 metres
- A maximum floor area ratio of 3.5

Natural Areas Zone (NA)

- The preservation and protection of a wetland

Neighbourhood Parks and Services Zone (PSN)

- Parkland development intended to service neighbourhood needs, such as pocket parks and greenways
- A maximum height of 14.0 metres (approximately 3 to 4 storeys)

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%

Small-Medium Scale Transition Residential Zone (RSM h14)

- A range of small to medium scale housing
- A maximum height of 14.0 metres, (approx. 4 storeys)
- A maximum site coverage of 60%

Medium Scale Residential Zone (RM h16)

- Medium scale housing
- A maximum height of 16.0 m (approximately 4 storeys)
- Medium density of 45 dwellings per net residential hectare

Medium Scale Residential Zone (RM h28)

- Medium scale housing
- A maximum height of 28.0 metres (approximately 8 storeys)
- Medium density of 90 dwellings per net residential hectare
- Limited opportunities for commercial uses at the ground floor

Stillwater Neighbourhood Structure Plan Amendment

The proposed amendment to the Stillwater Neighbourhood will adjust land uses to allow for the continued development of residential land uses in accordance with the vision, objectives and policies of the Plan.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Small Scale Flex Residential Zone (RSF)	Undeveloped
East	Small Scale Residential Flex Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h14) Natural Areas Zone (NA) Public Utility Zone (PU)	Undeveloped
South	Agriculture Zone (AG)	Undeveloped
West	City Boundary	Undeveloped

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 policies and objectives of the Stillwater NSP.

Mailed Notice, November 6, 2025

- Notification radius: 120 metres
- Recipients: 89
- Responses: 0

Site Signage, November 14, 2025

- Two rezoning information signs were placed on the property so as to be visible from Maskekosihk Trail NW and 215 Street NW

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Application Analysis

The site is undeveloped and located in the western portion of the Stillwater neighbourhood. Development is occurring in the eastern portion of the neighbourhood with access to transit and bike paths.



Site analysis context

Area Structure Plan

The site is within the Riverview Area Structure Plan (ASP) and is designated as community commercial, residential land uses and environmental reserve. The proposed amendment to the Stillwater NSP will continue to allow for commercial and residential land uses, and natural areas in conformance with the policies and objectives of the ASP.

Neighbourhood Structure Plan

The Stillwater Neighbourhood Structure Plan (NSP) guides the development of the neighbourhood. It designates the site as community commercial, pocket park, single/semi-detached residential, low rise/medium density residential, street oriented residential, high density residential and natural area (MR).

The proposed amendments will amend a portion of the plan in the northwest portion of the neighbourhood to allow for minor adjustments to the residential land uses. The following table outlines the minor changes to the land uses:

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current ha	Proposed ha	Difference ha
Single/Semi-detached	115.2	115.9	+0.7
Rowhousing	15.6	15.2	-0.4
Street Oriented Housing	11.5	11.3	-0.2
Low Rise/Medium Density	8.3	8.1	-0.2
Pocket Park	2.0	2.0	-0.05

These minor adjustments result from a more detailed planning analysis and evolving market conditions, and the neighbourhood density remains at 36 dwelling units per net residential hectare.

The proposed Pocket Park is to be adjusted to accommodate 'reverse housing' and a connecting sidewalk. Reverse housing will offer a unique housing type within the neighbourhood.

Overall, the proposed amendment aligns with the vision, objectives, and policies of the Stillwater NSP by ensuring appropriate land uses and continuing to contribute to a complete neighbourhood.

Land Use Compatibility

Overall, the proposed zones align with the objectives of the Stillwater NSP and are compatible with existing and proposed land uses. In summary, proposed zones will allow for:

- A range of small-scale residential development, including single-detached and semi-detached housing, up to 12 meters in height (approximately 3 storeys).
- Row housing and multi-unit housing that is strategically located along a planned collector roadway and near proposed community commercial uses.
- Medium-scale housing, with building heights ranging from 16 to 28 meters.
- Commercial uses with limited residential uses, enabling future residents to access daily shopping needs.
- A buffer area between the wetland and future residential development to protect against potential pollutants and contamination.
- A proposed pocket park, which will provide residents with access to open space.

Mobility

Upon subdivision and development, the owner will be required to dedicate the necessary road right-of-way and construct the transportation road network, including the arterial and collector

roadways with potential traffic calming and shared pathways within the site boundary as per the Stillwater NSP. Maskekosiik Trail/23 Avenue is a future district connector bike route.

A local bus route currently operates in the eastern portion of Stillwater. ETS intends to further expand bus routing in the neighbourhood in the future, but this will depend on demand, neighbourhood build-out and available funding for transit. Bus stops will be constructed on collector roads with future stages of development resulting from the approval of this application.

Open Space

The proposed PSN zone for the park space and NA zone for the natural area will provide open space opportunities for residents. A Parkland Impact Assessment (PIA) memo was prepared as part of this application to support the minimal pocket park area decrease. The PIA memo demonstrated that all residents remain within walking distance of park space, while the park configuration provides for appropriate access, visibility, and programming opportunities.

Utilities

A Neighbourhood Design Report (NDR) Amendment was reviewed and accepted. The NDR servicing scheme directs the future sanitary and storm servicing requirements for this application.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Appendices

1. Current NSP Land Use and Population Statistics
2. Proposed NSP Land Use and Population Statistics
3. NSP Land Use Concept Map Comparison

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NSP Land Use and Population Statistics – Bylaw 21153

	Area(ha)	% of GA	% of GDA			
Gross Area	315.7	100%				
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%				
Environmental Reserve (Natural Area) ¹	16.9	5.3%				
Pipeline & Utility Right-of-Way	1.6	0.5%				
Arterial Road Right-of-Way	15.9	5.0%				
Gross Developable Area	278.1		100%			
Commercial						
Town Centre Commercial	6.9		2.5%			
Community Commercial	8.2		2.9%			
Neighbourhood Commercial	1.1		0.4%			
Institutional/Residential Mixed Use (non-residential portion)	3.6		1.3%			
Parkland, Recreational, School (Municipal Reserve)¹						
School / Park Site	14.9	} 24.9	5.4%			
Pocket Park	2.0		0.7%			
Greenway	0.1		0.0%			
Natural Area	7.9		2.8%			
			} 9.0%			
Transportation						
Circulation	55.6		20.0%			
Residents Association	0.8		0.3%			
Infrastructure & Servicing						
Stormwater Management Facilities (SMWF)	18.3		6.6%			
Special Study Area (SWMF/LDR)	2.7		1.0%			
Total Non-Residential Area	122.1		44%			
Net Residential Area (NRA)	156.0		56%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Single / Semi-detached	115.2	25	2,880	2.8	8,064	74%
Rowhousing	15.6	55	858	2.8	2,402	10%
Street Oriented Residential	11.5	35	403	2.8	1,128	7%
Low Rise/Medium Density	8.3	90	747	1.8	1,345	6%
Institutional/Residential Mixed Use (residential portion)	3.6	90	324	1.8	583	2%
High Density Residential	1.8	225	405	1.5	607	1%
Total	156.0		5,617		14,129	100%
Sustainability Measures						
Population Per Net Residential Hectare (p/nha)						90
Dwelling Units Per Net Residential Hectare (du/nrha)						36
[Single/Semi-Detached] / [Row Housing, Street Oriented Residential, Low Rise/Medium/High Density] Unit Ratio					51%:49%	
Population (%) within 500m of Parkland						100%
Population (%) within 400m of Transit Service						100%
Population (%) within 600m of Commercial Service						99%
Presence/Loss of Natural Areas			Land	Water		
Protected as Environmental Reserve (ha)				16.9		
Conserved as Naturalized Municipal Reserve (ha)			7.61			
Protected through other means (ha)				3.2		
Loss to Development (ha)			19.4			
STUDENT GENERATION STATISTICS						
Public School Board			1,248			
Elementary / Junior High (K-9)	936					
Senior High (10-12)	312					
Separate School Board			624			
Elementary / Junior High (K-9)	468					
Senior High (10-12)	156					
Total Student Population			1,872			

¹Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

Note: Location and configuration of collector roads and land use (e.g. stormwater management facilities, parkland and natural areas) are subject to minor revisions during rezoning and subdivision of the neighbourhood and may not be developed exactly as illustrated in this Plan.

Proposed NSP Land Use and Population Statistics – Bylaw 21403

	Area(ha)	% of GA	% of GDA
Gross Area	315.7	100%	
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%	
Environmental Reserve (Natural Area) ¹	16.9	5.3%	
Pipeline & Utility Right-of-Way	1.6	0.5%	
Communication Facility (Existing)	8.1	2.6%	
Arterial Road Right-of-Way	15.9	5.0%	
Gross Developable Area	270.0		100%
Commercial			
Town Centre Commercial	6.9		2.6%
Community Commercial	8.2		3.0%
Neighbourhood Commercial	1.1		0.4%
Institutional/Residential Mixed Use (non-residential portion)	3.7		1.4%
Parkland, Recreational, School (Municipal Reserve)¹			
School / Park Site	14.8	} 24.9	5.5%
Pocket Park	2.0		0.6%
Greenway	0.1		0.0%
Natural Area	7.6		2.8%
			} 8.8%
Transportation			
Circulation	54.0		20.0%
Residents Association	0.8		0.3%
Infrastructure & Servicing			
Stormwater Management Facilities (SMWF)	18.3		7.0%
Special Study Area (SWMF/LDR)	2.7		1.0%
Total Non-Residential Area	119.7		44%
Net Residential Area (NRA)	150.3		56%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Single / Semi-detached	115.9	25	2,898	2.8	8,114	74%
Rowhousing	15.2	55	836	2.8	2,341	10%
Street Oriented Residential	11.3	35	398	2.8	1,109	7%
Low Rise/Medium Density	8.1	90	729	1.8	1,312	6%
Institutional/Residential Mixed Use (residential portion)	3.70	90	333	1.8	599	2%
High Density Residential	1.9	225	428	1.5	642	1%
Total	150.3		5,446		13,639	100%

Sustainability Measures

Population Per Net Residential Hectare (p/nha)						90
Dwelling Units Per Net Residential Hectare (du/nrha)						36
[Single/Semi-Detached] / [Row Housing, Street Oriented Residential, Low Rise/Medium/High Density] Unit Ratio					52%:48%	
Population (%) within 500m of Parkland						100%
Population (%) within 400m of Transit Service						100%
Population (%) within 600m of Commercial Service						98%
Presence/Loss of Natural Areas			Land	Water		
Protected as Environmental Reserve (ha)				16.9		
Conserved as Naturalized Municipal Reserve (ha)			7.61			
Protected through other means (ha)				3.2		
Loss to Development (ha)			19.4			

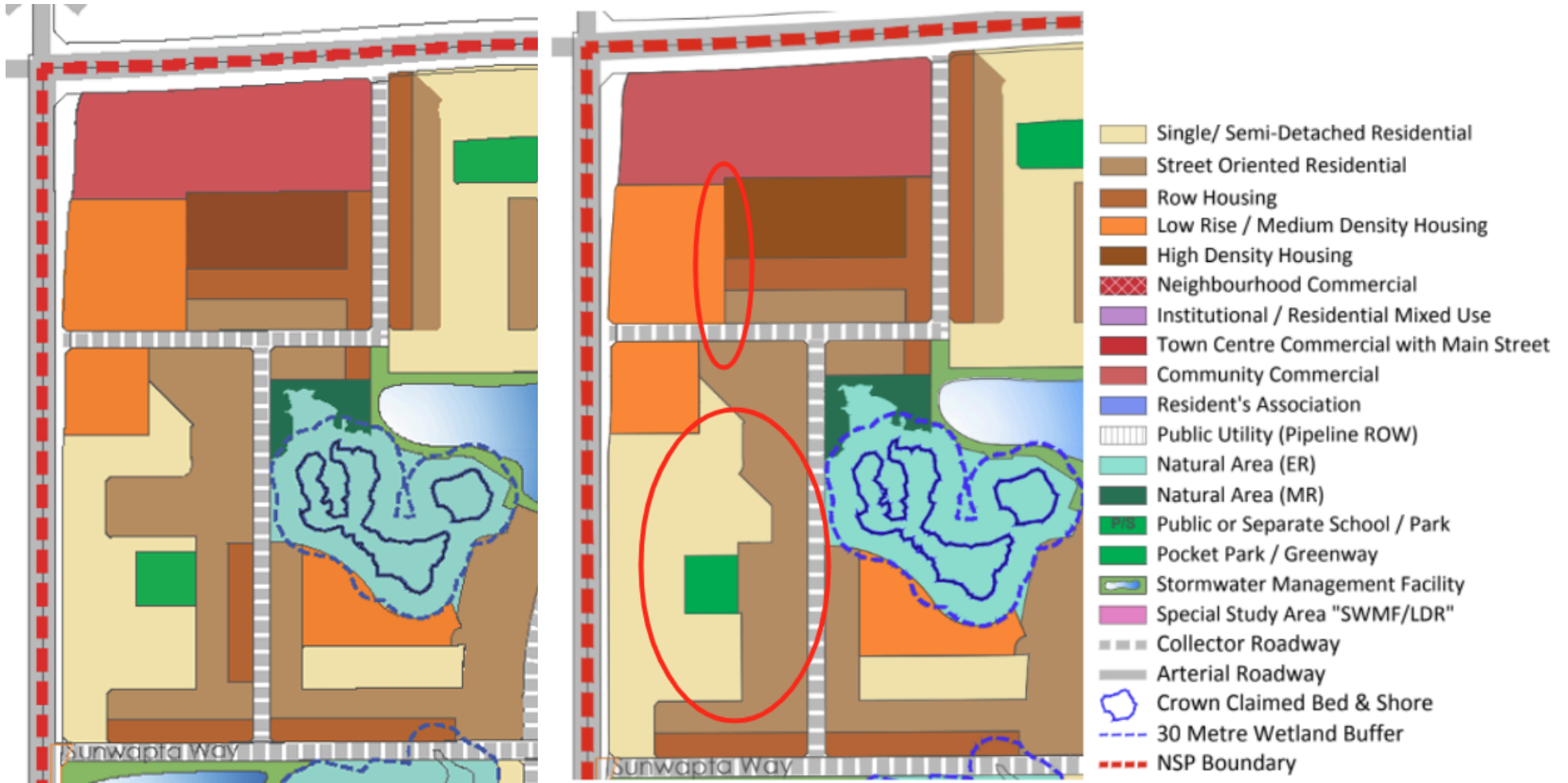
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Note: Location and configuration of collector roads and land use (e.g. stormwater management facilities, parkland and natural areas) are subject to minor revisions during rezoning and subdivision of the neighbourhood and may not be developed exactly as illustrated in this Plan.

Stillwater Neighbourhood Structure Plan Land Use Concept Map Comparison



Portion of the current Land Use Concept Map

Portion of the proposed Land Use Concept Map