



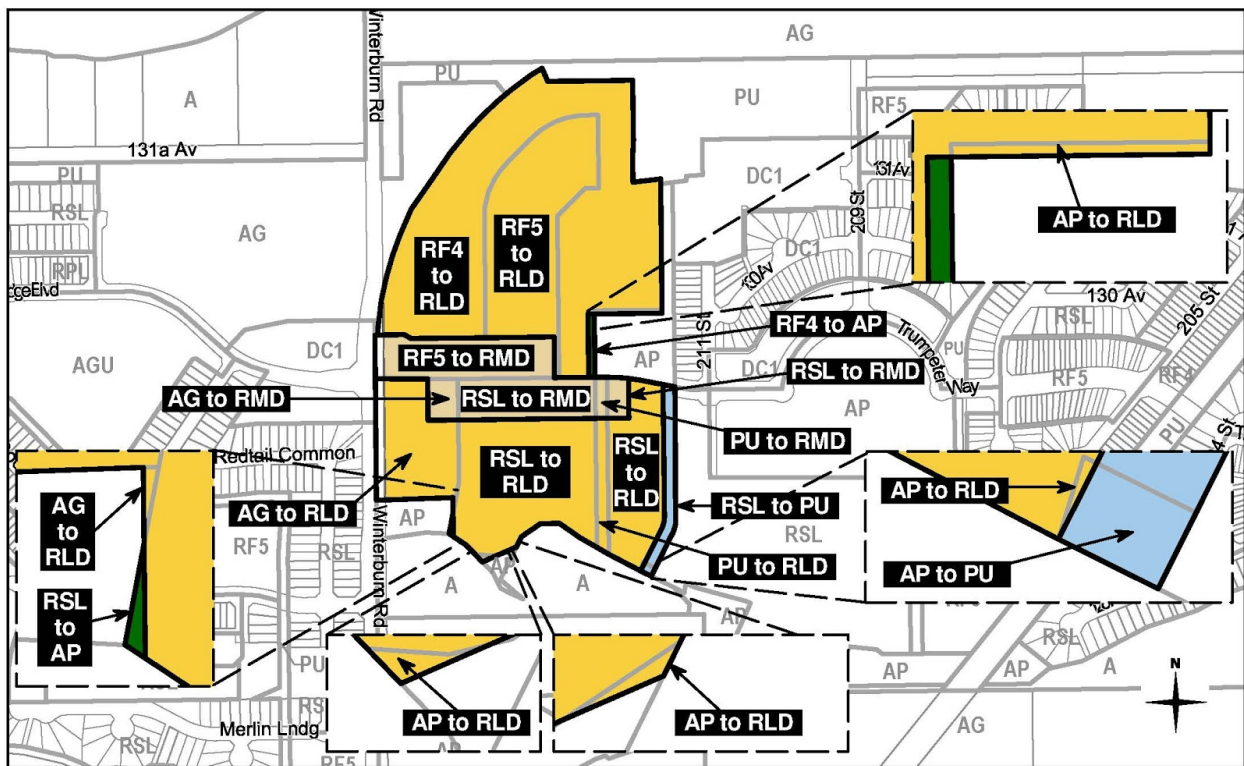
ADMINISTRATION REPORT

REZONING

Trumpeter

12923 Winterburn Road NW

To allow for a variety of low density housing forms, a north-south greenway and minor boundary adjustments to three park sites.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will allow for the logical extension of infrastructure and the sequential development of the neighbourhood;
- will provide a variety of housing types and choice;
- will be compatible with existing and planned surrounding development; and
- conforms to Trumpeter Neighbourhood Structure Plan.

THE APPLICATION

1. **CHARTER BYLAW 19281** to amend the Zoning Bylaw to (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, (PU) Public Utility Zone, and (AP) Public Parks Zone.

Charter Bylaw 19281 proposes to amend the subject land:

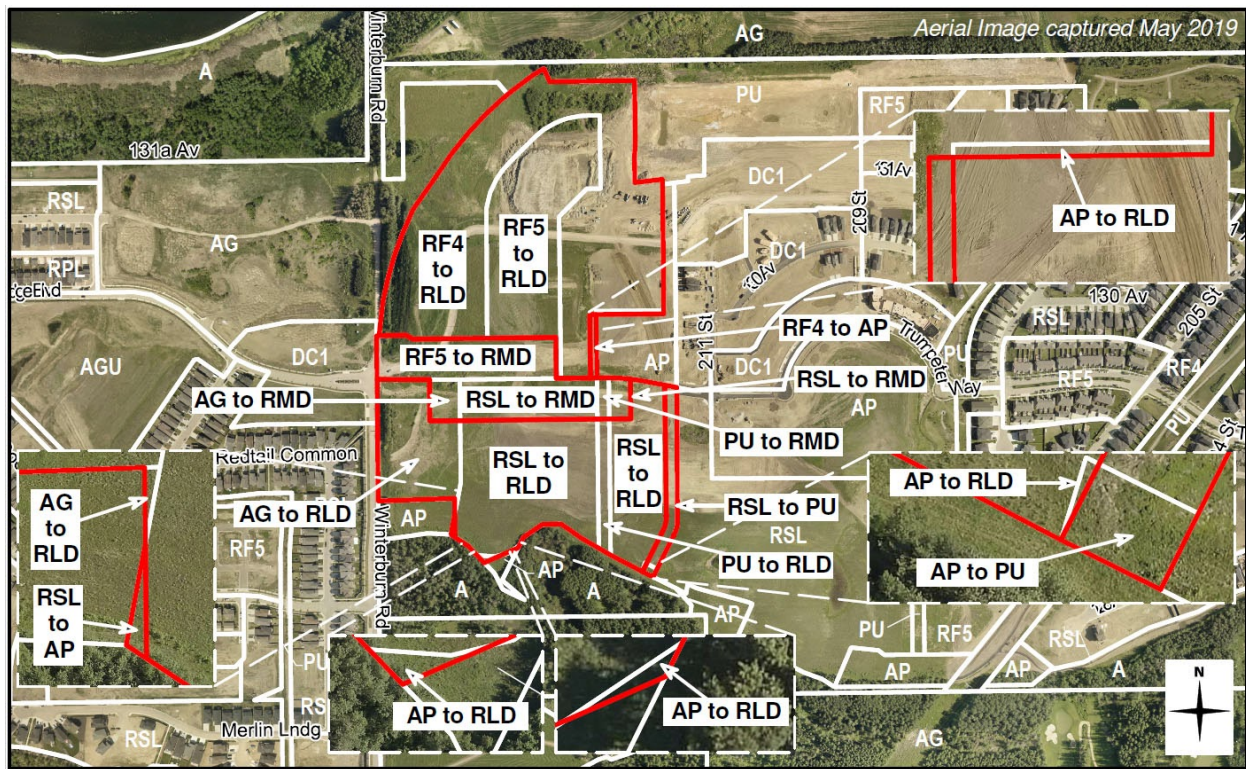
| From: | To: |
|--------------------------------------|---------------------------------------|
| (AG) Agricultural Zone | (RLD) Residential Low Density Zone |
| (RSL) Residential Small Lot Zone | (RMD) Residential Mixed Dwelling Zone |
| (RF4) Semi-detached Residential Zone | (PU) Public Utility Zone |
| (RF5) Row Housing Zone | (AP) Public Parks Zone |
| (AP) Public Parks Zone | |
| (PU) Public Utility Zone | |

The application will allow for a variety of low density residential uses including single detached housing, semi-detached housing and limited row housing with flexible lot sizes and widths (including zero lot line development), a north-south greenway/public utility lot, and will make minor adjustments to the boundaries of three park sites.

This application is consistent with two recent bylaws to amend the Big Lake Area Structure Plan (Bylaw 19139), and the Trumpeter Neighbourhood Structure Plan (Bylaw 19140) that were approved at the February 4, 2020 Public Hearing of City Council.

An associated subdivision application was approved on February 13, 2020 to create 82 residential lots (row housing), the PUL lot/greenway and pocket park for the area north and south of Trumpeter Way NW, and east of Winterburn Road NW.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|--|
| SUBJECT SITE | <ul style="list-style-type: none"> • (AG) Agricultural Zone • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone • (RF5) Row Housing Zone • (AP) Public Parks Zone • (PU) Public Utility Zone | Vacant/undeveloped land |
| CONTEXT | | |
| North | <ul style="list-style-type: none"> • (PU) Public Utility Zone • (AG) Agricultural Zone | Undeveloped land (future stormwater management facility) |
| East | <ul style="list-style-type: none"> • (AP) Public Parks Zone • (DC1) Direct Development Control Provisions • (RLD) Residential Small Lot Zone | <ul style="list-style-type: none"> • Public pocket park/greenway (undeveloped) • Developing single detached housing • Vacant/undeveloped land |
| South | <ul style="list-style-type: none"> • (AP) Public Parks Zone • (A) Metropolitan Recreation Zone | <ul style="list-style-type: none"> • Two pocket parks • North North Saskatchewan River Valley - ravine lands |

| | | |
|------|--|---|
| West | <ul style="list-style-type: none"> ● (AG) Agricultural Zone ● (DC1) Direct Development Control Provision ● (RSL) Residential Small Lot Zone | <ul style="list-style-type: none"> ● Undeveloped land ● Undeveloped land (future commercial/residential mixed use) ● Single detached housing |
|------|--|---|

PLANNING ANALYSIS

LAND USE COMPATIBILITY

In terms of development regulations, height and scale, the proposed RLD and RMD zones are compatible with the adjacent land that is zoned RSL, DC1 and RLD and located to the east and west of the subject site. The RLD and RMD zones also allow for a greater variety of lot sizes and widths, which contributes to a more compact urban form and efficient utilization of land with respect to single detached residential built-forms.

With the previous associated Bylaws 19139 and 19140 (approved on February 4, 2020), the reoriented Row Housing uses north and south of Trumpeter Way NW allow for a more even distribution of this housing type throughout the neighbourhood.

The RMD zoning proposed to be located north and south of Trumpeter Way NW is designated for the development of Row Housing under the Trumpeter NSP. Typically, RMD is a mixed use, low density zone that would not conform with the Plan; but in this case a subdivision has been recently approved to create Row Housing lots for the entire designated area. As such, the Administration is prepared to recommend the approval of this application without establishing a precedent, on the basis that the intended built-form will be achieved in accordance with the NSP.

Charter Bylaw 19281 proposes to adjust the boundaries of three pocket parks to align with an associated subdivision and the Trumpeter NSP. The north-south greenway was relocated to the east to improve connectivity between the northerly and southerly pocket parks and the natural areas to the south.

PLANS IN EFFECT

Associated Bylaws 19139 and 19140 to amend the Big Lake ASP and Trumpeter NSP were approved on February 4, 2020 to ensure conformance with this Charter Bylaw. The overall residential density for the Trumpeter neighbourhood was unchanged by these Bylaws.

Charter Bylaw 19281 conforms with the Big Lake ASP and Trumpeter NSP.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility

infrastructure. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

| | |
|---|--|
| <p>ADVANCE NOTICE January 16, 2020</p> | <ul style="list-style-type: none"> ● Number of recipients: 71 ● No responses received: 2 responses requesting clarification on the application ● The File Planner clarified that the proposed rezoning was associated with plan amendments to the Big Lake ASP and Trumpeter NSP, and explained the difference between low density residential uses (i.e the proposed RLD), street-oriented residential uses (i.e. RMD) and row housing designations (i.e. proposed or existing RF5); as well as confirmed that no park sites were being changed, just their boundaries adjusted. |
| <p>PUBLIC MEETING</p> | <ul style="list-style-type: none"> ● Not held |
| <p>WEBPAGE</p> | <ul style="list-style-type: none"> ● edmonton.ca/trumpeter |

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



Big Lake

Rezoning Areas

Lift Station

Trumpeter Way

Road Allowance

Horseshoe Lake

199 Street



















Winterburn Road (215 St)

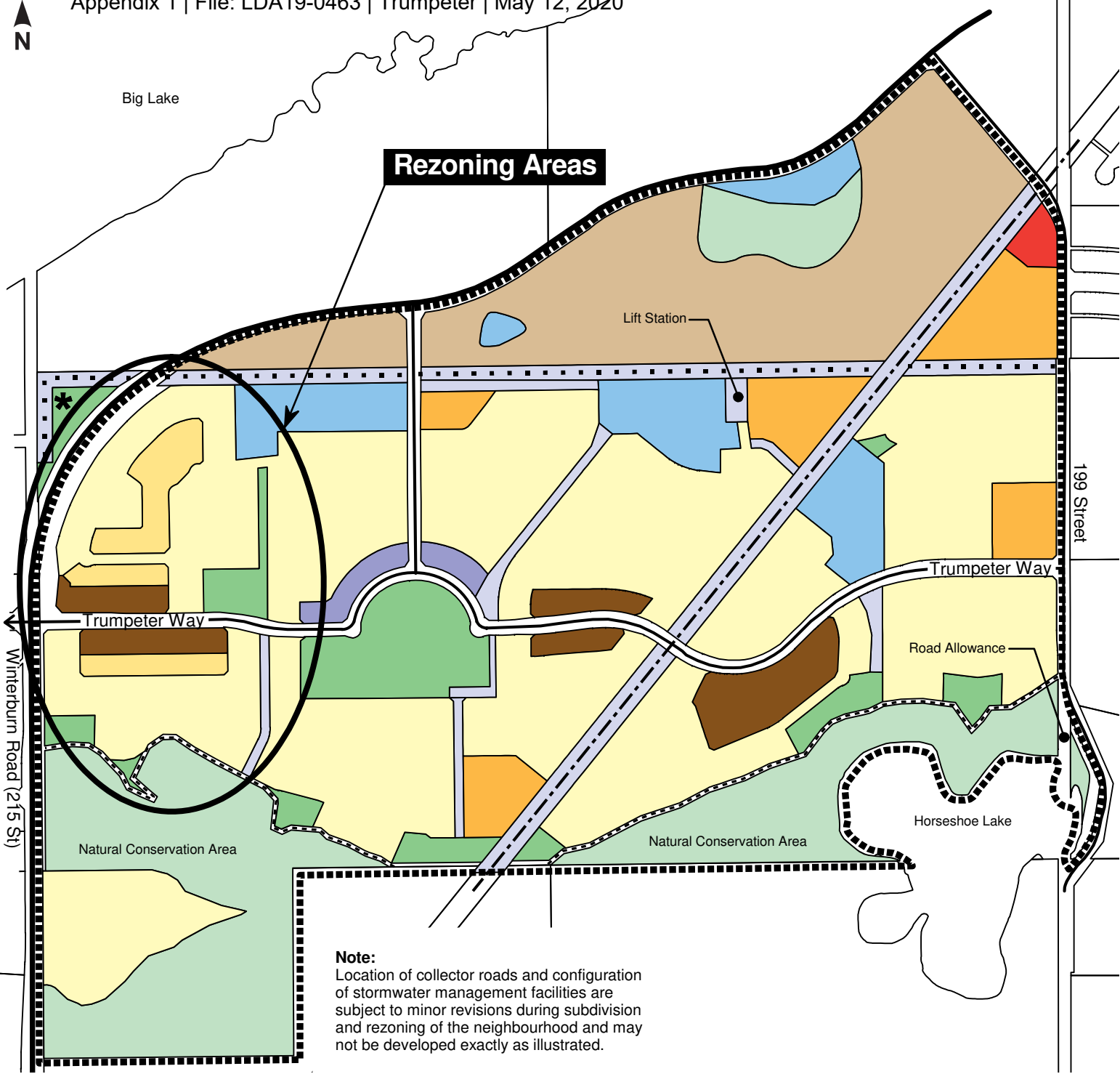
Natural Conservation Area

Natural Conservation Area

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.

**BYLAW 19140
TRUMPETER
Neighbourhood Structure Plan
(as amended)**

-  Low Density Residential
-  Street Oriented Residential
-  Row Housing
-  Medium Density Residential
-  Mixed Use
-  Park
-  Potential Viewpoint Park
-  Neighbourhood Commercial
-  Stormwater Management Facility
-  Natural Conservation Area
-  Future Residential and Associated Uses
-  Public Utility (PUL)
-  Sewer ROW
-  Powerline ROW
-  NSP Boundary
-  Arterial Roadway
-  Collector Roadway
-  Top of Bank Walkway



APPLICATION SUMMARY

INFORMATION

| | |
|-----------------------------------|---|
| Application Type: | Rezoning |
| Charter Bylaw: | 19281 |
| Location: | North and south of Trumpeter Way NW and east of Winterburn Road NW |
| Address: | Portion of 12923 Winterburn Road NW |
| Legal Description: | Portion of SW 19-53-25-4 |
| Site Area: | Approximately 18 ha |
| Neighbourhood: | Trumpeter |
| Notified Community Organizations: | The Big Lake Community League; and Big Lake Estates Homeowners Association Area Council |
| Applicant: | Elise Shillington & Jonathan Lawrence, Stantec Consulting Ltd. |

PLANNING FRAMEWORK

| | |
|------------------|---|
| Current Zones: | <ul style="list-style-type: none"> • (AG) Agricultural Zone, • (RSL) Residential Small Lot Zone, • (RF4) Semi-detached Residential Zone, • (RF5) Row Housing Zone • (AP) Public Parks Zone • (PU) Public Utility Zone |
| Proposed Zones: | <ul style="list-style-type: none"> • (RLD) Residential Low Density Zone • (RMD) Residential Mixed Use Zone • (AP) Public Parks Zone • (PU) Public Utility Zone |
| Plans in Effect: | Big Lake Area Structure Plan Trumpeter Neighbourhood Structure Plan |

Written By:
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Section:

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