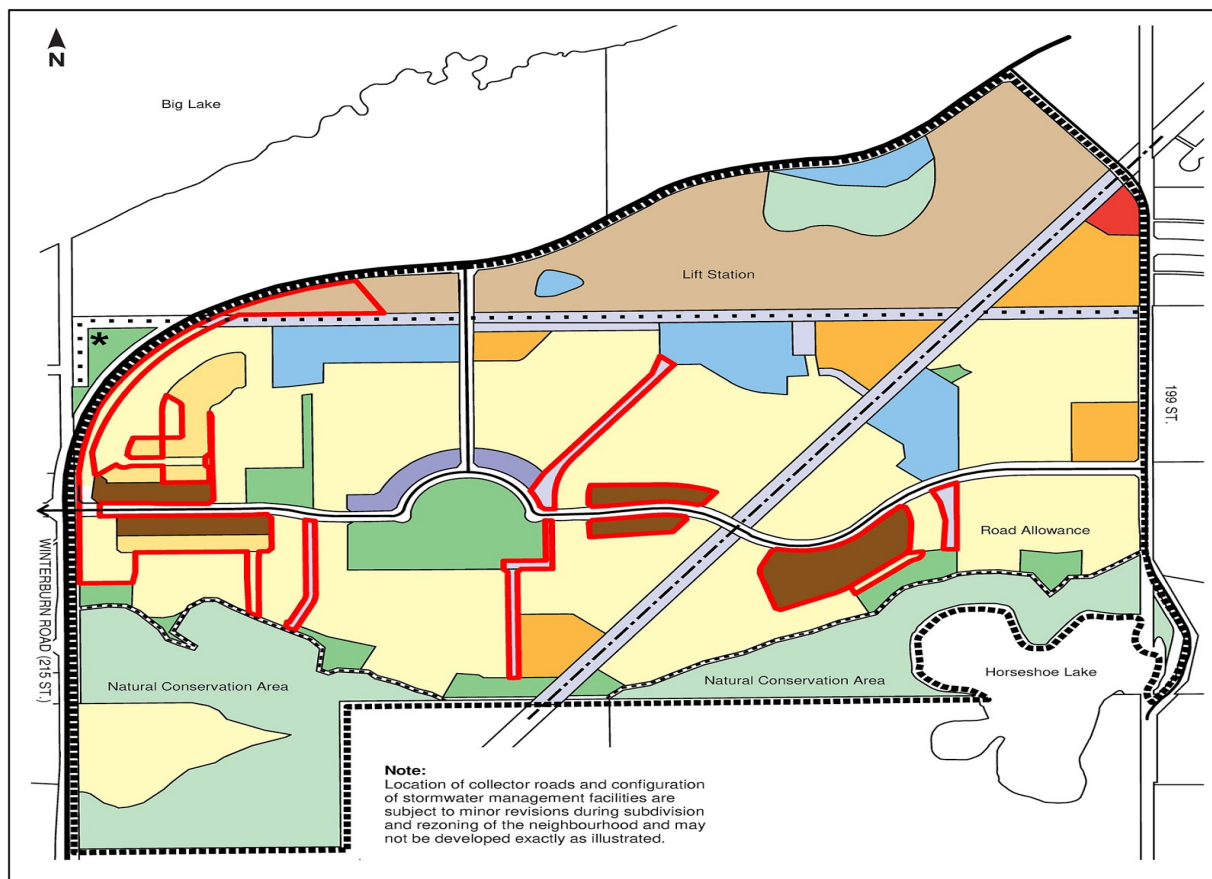




ADMINISTRATION REPORT PLAN AMENDMENTS Trumpeter, Big Lake

North and South of Trumpeter Way NW, east of Winterburn Road NW

To reconfigure land uses in the western portion of the neighbourhood, introduce a new Row Housing designation, realign a greenway to the east and make administrative amendments.



RECOMMENDATION AND JUSTIFICATION

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

- will allow for a range of housing types and densities;
- locates row housing and street-oriented row housing along collector and local roadways allowing for transition to lower density residential housing forms; and
- improves connectivity to a park site and the open space network.

THE APPLICATION

1. BYLAW 19139 proposes to amend the Big Lake Area Structure Plan (ASP) to align with the proposed amendments to the Trumpeter Neighbourhood Structure Plan (NSP).
2. BYLAW 19140 proposes to amend the Trumpeter NSP to reconfigure land uses in the western portion of the neighbourhood, introduce a new Row Housing designation and shift the north-south greenway to the east.

Bylaw 19140 consists of a proposed amendment to the Trumpeter NSP to:

- Reconfigure residential land uses in the western portion of the neighbourhood, located north and south of Trumpeter Way NW;
- Introduce a new Row Housing designation;
- Replace two existing Street Oriented Row Housing areas with a separate Row Housing use in the eastern portion of the neighbourhood;
- Shift the north-south greenway to the east, to maintain the connection between the urban village park and top-of-bank area; and
- Realign a major pedestrian linkage for the park site in the northwest portion of the neighbourhood.

The difference between the existing Street Oriented Residential use is that it allows for a mix of housing forms intended to create an active and pedestrian-friendly streetscape including a mix of zero lot line Single-detached, Semi-detached, Row Housing and Stacked Row Housing with smaller front yards and rear driveway access. The new Row Housing designation is intended for medium density housing limited to row housing with the potential for stacked row housing and, in the eastern portion of the neighbourhood, is being applied to sites already zoned and partially developed under the (RF5) Row Housing Zone.

The NSP development concept map and land use and population statistics will be revised to recognize that all but one of the approved Greenways (identified as “parks”) have, through subdivision, developed as public utility lots. It should be noted that these changes do not represent an actual decrease in Municipal Reserve land.

Bylaw 19139 proposes to amend the Big Lake ASP to align with the plan with the proposed amendments to the Trumpeter NSP. The ASP map and land use and population statistics will be updated accordingly.

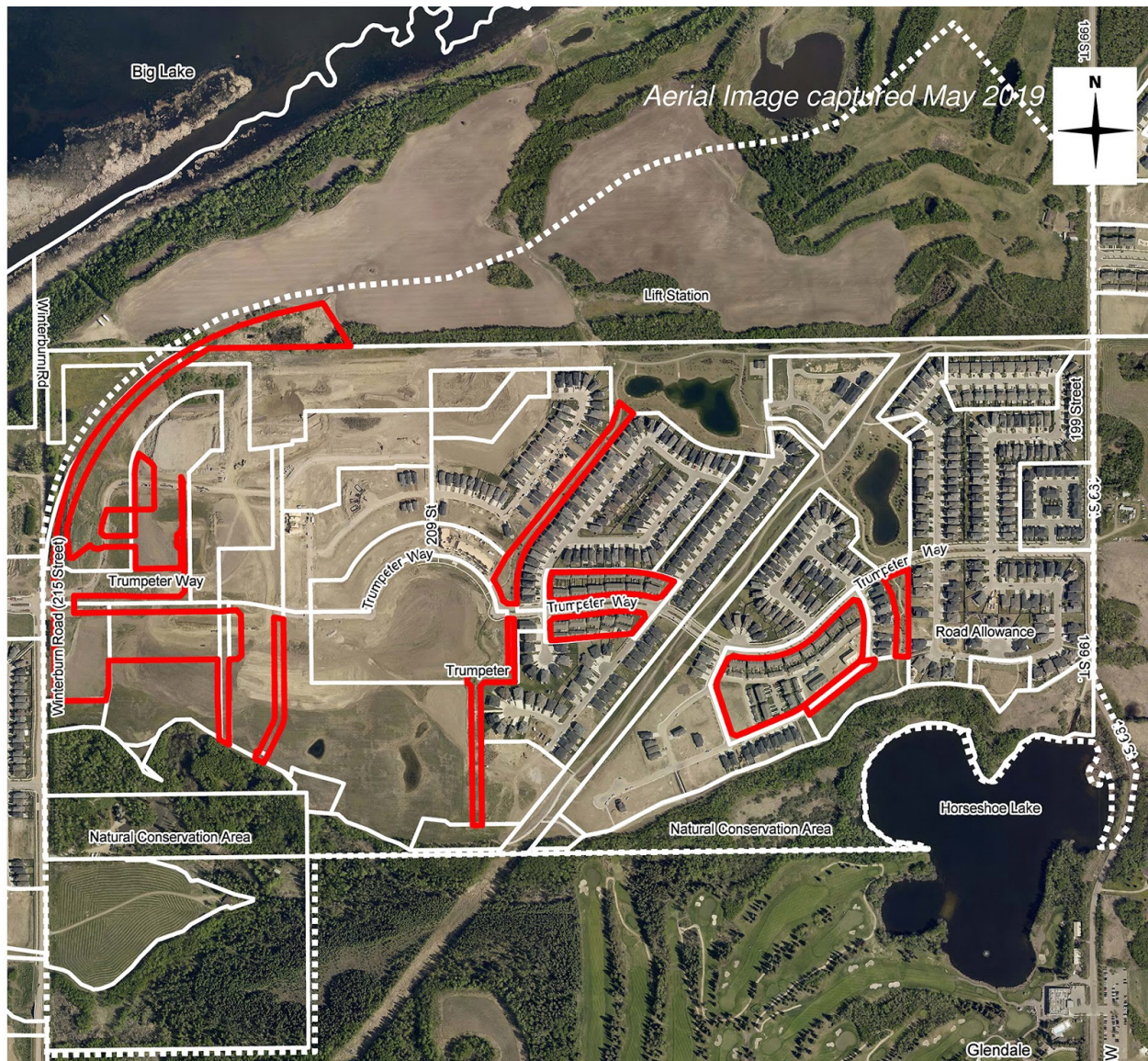
Administrative amendments to the ASP and NSP will also be undertaken at this time to correct map and statistical errors from previous bylaws.

A separate associated rezoning application (LDA19-0463) for the western portion of the neighbourhood to rezone portions of this area is currently under review.

A separate associated subdivision is currently under review as well (LDA19-0457).

SITE AND SURROUNDING AREA

The total amount of land being redesignated is approximately 11.6 ha and is located north and south of Trumpeter Way NW, east of Winterburn Road NW.



AERIAL VIEW OF APPLICATION AREA

The table below provides the surrounding context for the western portion of the neighbourhood, where the majority of the proposed amendments are occurring.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RF4) Semi-detached Residential Zone • (RSL) Residential Small Lot Zone • (AG) Agricultural Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • undeveloped and developed row housing • zoned but undeveloped semi-detached housing • undeveloped single family housing • vacant agricultural land • planned Greenways (Public Utility Lot)
CONTEXT		
North	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • undeveloped land, planned for semi-detached housing • undeveloped land, planned for row housing
East	<ul style="list-style-type: none"> • (AP) Public Park Zone • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone • (DC1) Direct Development Control Provision • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • planned park site and greenway • site specific zone to allow for the development of single detached housing • planned single detached residential housing • Stormwater management facility
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RSL) Residential Small Lot Zone • (AP) Public Parks Zone • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • undeveloped/vacant land • planned single detached residential housing • planned pocket park site • portion of the North Saskatchewan River Valley system
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RSL) Residential Small Lot Zone • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • undeveloped/vacant land • developed single detached housing (Hawks Ridge) • planned pedestrian-friendly mixed use development (Hawks Ridge)

PLANNING ANALYSIS

If approved, the application will result in land use compatibility by orienting future Row Housing uses north and south of Trumpeter Way NW, similar to the land use pattern in the central and eastern portions of the neighbourhood. The proposed reorientation of Street-Oriented Row

Housing uses, which allows for a range of housing types and densities, will provide logical transition between row housing uses and surrounding low density residential uses.

The north-south greenway being relocated to the east will improve connectivity with the park site north of Trumpeter Way NW, while maintaining and enhancing the southern connection to the Natural Conservation Area. The major pedestrian linkage along the east boundary of the park site north of Trumpeter Way NW will be realigned to accommodate this change.

The remainder of the proposed changes to the Trumpeter NSP are administrative in nature. All but one of the Greenways are being relabelled as Public Utility lots. Though these greenways have and will continue to function as “parks” they have, through subdivision, developed as public utility lots and are being recognized as such with this application.

The stormwater management facility in the northwest portion of the neighbourhood is also being removed as an administrative amendment to align with the approved Neighbourhood Design Report. Other small mapping administrative amendments are being undertaken at this time.

Due to computational errors from previous bylaws, the Big Lake ASP and Trumpeter NSP land use and population were corrected with this application and it should be noted that the overall ASP residential density is decreasing as a result of the statistical corrections. In addition to the amendments to Low Density Residential, Street-Oriented Residential and Medium Density Residential uses associated with Bylaw 19139, the numbers for Gross Area, ER (Natural Conservation), Arterial Road Widening, Gross Developable Area have also been updated. Using the updated Residential area to calculate the density for Bylaw 18904 (11,521units/333.73 ha) the overall residential is 34 upnrha.

Though the approved Big Lake ASP (Bylaw 18904) has a residential density of 35 upnrha and Bylaw 19139 proposes an overall residential density is 34 upnrha, once the computational errors from previous bylaws are factored in there is no actual decrease in density.

REGIONAL CONSIDERATIONS

The application was circulated to the affected adjacent municipalities of Sturgeon County, City of St. Albert and Parkland County. No concerns with the application were expressed.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 15, 2019	<ul style="list-style-type: none">• Number of recipients: 693• Number of responses: 3• Two respondents asked for clarification on the proposed NSP changes.
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	<ul style="list-style-type: none">• One respondent expressed concern about the amount of row housing already developed in Trumpeter and the associated lack of on-street parking. The respondent felt the amendments would exacerbate the existing problem.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/rumpeter

CONCLUSION

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

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 18904
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19139
- 3 Approved NSP Land Use and Population Statistics – Bylaw 17674
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19140
- 5 Approved ASP – Bylaw 18904
- 6 Proposed ASP – Bylaw 19139
- 7 Approved NSP – Bylaw 17674
- 8 Proposed NSP – Bylaw 19140
- 9 Application Summary

APPROVED BIG LAKE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18904

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	909.3	159.9	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15.0	5.0	2.2	2.0	2.1	3.7	
Sewer ROW	10.1	3.3	2.0	4.8			
ER (Natural Conservation)	160.5	19.9	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	20.1	4.8	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	688.9	126.9	97.7	104.2	164.2	195.9	0.0
Glendale Golf Course	61.5				61.5		
Existing Uses	66.8					66.8	
Circulation Total	106.7	25.6	13.9	20.9	20.5	25.8	
Stormwater Management	49.6	11.0	10.6	7.0	10.9	10.1	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.4				3.1	4.3	
School / Park	46.8	11.7	12.4	8.8	9.8	4.1	
Commercial	14.4	0.5			9.6	4.3	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	0.9				0.9		
Special Study Area	1.0			1.0			
Total Non-Residential	230.7	49.0	39.3	37.4	55.8	49.2	0.0
Low Density Residential	250.1	48.5	46.1	56.8	34.5	64.2	
Medium Density Residential	26.4	13.0		4.7	8.7		
Medium Density Residential (RF5/RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	17.4	2.1		3.3	3.0	9.0	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	16.3	13.5	2.8				
Total Residential	330.4	78.1	58.5	66.8	47.0	80.0	0.0

Residential Unit Count Statistics											
Residential Type	Units/Ha	Total		(1) Trumpeter		(2) Starling*		(3) Hawks Ridge*		(4) Pintail Landing	
		Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,106	53%	1,066	37%	1,153	57%	1,421	63%	861	47%
Medium Density Residential	90	2,340	20%	1,169	41%		0%	424	19%	135	7%
RF5/RF6	42	297	3%		0%	297	17%		0%		0%
RA7	125	265	2%		0%	265	13%		0%		0%
Street Oriented Residential (Row Housing)	35	1,405	12%	72	3%		0%	147	7%	781	42%
Mixed Use Residential	125	439	4%	121	4%		0%	249	11%	69	4%
Future Residential and Associated Uses**	varies	669	6%	421	15%	248	13%		0%		0%
Total		11,521	100%	2,849	100%	1,963	100%	2,241	100%	1,846	100%

Residential Population Statistics			Neighbourhood				
Residential Type	persons/unit	Total	(1)	(2)	(3) Hawks	(4)	(5)
			Trumpeter	Starling*	Ridge*	Pintail Landing	Kinglet Garden
Low Density Residential	2.8	17,098	2,985	3,228	3,979	2,412	4,494
Medium Density Residential	1.6	5,057	1,871		678	1406	1102
RF5/RF6	1.9	832		832			
RA7	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	1931	138		280	379	1134
Mixed Use Residential	1.5	680	182		373	125	
Future Residential and Associated Uses**	varies	1,401	955	446			
Total		27,476	6,131	4,983	5,310	4,322	6,730

Student Generation Statistics						
Level	Total	Neighbourhood				
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Level						
Public Elementary	1,125	245	209	208	205	258
Public Junior High School	564	123	105	104	103	129
Public Senior High School	564	123	105	104	103	129
Separate Elementary School	543	123	105	83	103	129
Separate Junior High School	271	61	52	42	51	65
Separate High School	271	61	52	42	51	65
Total	3,338	736	628	583	616	775

*Calculations for Neighbourhoods One, Two, Three, and Five are based on density and population projection standards of the 2010 Terms of Reference for the Preparation and Amendment of Residential Neighbourhood Structure Plans

**Calculations for "Future Residential and Associated Uses" derived from the land use statistics of the Trumpeter and Starling NSPs

**PROPOSED BIG LAKE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19139**

Land Use and Population Statistics							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.43	172.04	132.10	163.20	183.3	205.79	65.00
Powerline & Utility ROW	14.98	4.97	2.20	2.00	2.1	3.71	
Sewer ROW	9.96	3.16	2.00	4.80			
ER (Natural Conservation)	167.71	27.11	14.80	49.00	16.1	3.10	57.60
Transportation Utility Corridor	14.60		14.60				
Arterial Road Widening	21.32	6.06	0.70	3.20	0.9	3.06	7.40
Gross Developable Area	691.73	129.71	97.70	104.20	164.2	195.92	0.00
Glendale Golf Course	61.50				61.5		
Existing Uses	66.80					66.80	
Circulation Total	107.23	26.13	13.90	20.90	20.5	25.80	
Stormwater Management	50.73	12.13	10.60	7.00	10.9	10.10	
Natural Maintenance	2.40		2.40				
Natural Area (Municipal Reserve)	7.40				3.1	4.30	
School / Park	43.97	8.87	12.40	8.80	9.8	4.10	
Commercial	14.34	0.48			9.6	4.26	
Mixed Use Non-Residential	0.87	0.17		0.70			
Transit	1.00				1.0		
Urban Service - Fire Station	0.90				0.9		
Special Study Area	1.00			1.00			
Total Non-Residential	230.09	48.39	39.30	37.40	55.8	49.20	0.00
Low Density Residential	252.54	50.94	46.10	56.80	34.5	64.20	
Medium Density Residential	20.93	7.53		4.70	8.7		
Medium Density Residential (RF5/RF6)	6.60		6.60				
Medium Density Residential (RA7)	9.81		3.00			6.81	
Street Oriented Residential (Row Housing)	22.62	7.32		3.30	3.0	9.00	
Mixed Use Residential	3.77	0.97		2.00	0.8		
Future Residential and Associated Uses	17.46	14.66	2.80				
Total Residential	333.73	81.42	58.50	66.80	47.0	80.01	0.00

Residential Unit Count Statistics													
Residential Type	Units/Ha	Total		(1) Trumpeter		(2) Starling*		(3) Hawks Ridge*		(4) Pintail Landing		(5) Kinglet Gardens*	
		Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Low Density Residential	22	6,161	55%	1,121	43%	1,153	57%	1,421	63%	861	47%	1,605	61%
Medium Density Residential	90	1,849	16%	678	26%		0%	424	19%	135	0%	612	23%
RF5/RF6	42	297	3%		0%	297	17%		0%		0%		0%
RA7	125	265	2%		0%	265	13%		0%		0%		0%
Street Oriented Residential (Row Housing)	35	1569.2	14%	256.2	10%		0%	147	7%	781	42%	405	15%
Mixed Use Residential	125	439.25	4%	121.25	5%		0%	249	11%	69	0%		0%
Future Residential and Associated Uses**	varies	669	6%	421	16%	248	13%		0%		0%		0%
Total		11,269	100%	2,597	100%	1,963	100%	2,241	100%	1,846	100%	2,622	100%

Residential Population Statistics							
Residential Type	persons/unit	Total	Neighbourhood				
			(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Low Density Residential	2.8	17,252	3,139	3,228	3,979	2,412	4,494
Medium Density Residential	1.6	4,271	1,085		678	1,406	1,102
RF5/RF6	1.9	832		832			
RA7	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	2,279.78	486.78		280	379	1,134
Mixed Use Residential	1.5	679.875	181.875		373	125	
Future Residential and Associated Uses**	varies	1,401	955	446			
Total		27,192	5,847	4,983	5,310	4,322	6,730

Student Generation Statistics						
Level	Total	Neighbourhood				
		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Level						
Public Elementary	1,139	259	209	208	205	258
Public Junior High School	570.71	130	105	104	103	129
Public Senior High School	571	130	105	104	103	129
Separate Elementary School	550	130	105	83	103	129
Separate Junior High School	275	65	52	42	51	65
Separate High School	275	65	52	42	51	65
Total	3,381	779	628	583	616	775

*Calculations for Neighbourhoods One, Two, Three, and Five are based on density and population projection standards of the 2010 Terms of Reference for the Preparation and Amendment of Residential Neighbourhood Structure Plans

**Calculations for "Future Residential and Associated Uses" derived from the land use statistics of the Trumpeter and Starling NSPs

**APPROVED TRUMPETER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17674**

LAND USE	Area (ha)	% of GDA
Gross Area	172.04	
Environmental Reserves ('ER')*	27.11	
Stormwater Management within 'ER'	1.03	
Powerline ROW	4.97	
Arterial Road Widening	5.00	
Sewer ROW	3.28	
Gross Developable Area	130.65	100%
Municipal Reserves**		
Parks ***	11.12	8.5%
Greenways	0.53	0.4%
Bioswales	0.61	0.5%
Stormwater Management/PUL***	10.45	8.0%
Commercial	0.48	0.4%
Mixed-Use (Commercial) ****	0.17	0.1%
Circulation @ 20% ***	26.13	20.0%
Total Non-Residential Area	48.96	37.8%
Net Residential Area	81.16	62.2%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential	53.61	25	1,340	45.0%	2.80	3,752
Street-Oriented Residential	3.18	45	143	4.8%	2.80	401
Medium Density Residential	9.91	90	892	30.0%	1.80	1,605
Mixed Use (Residential)****	0.97	45	44	1.5%	1.80	79
<u>Future Residential and Asso. Uses</u>						
Low Density Residential ***	10.12	25	253	8.5%	2.80	708
Medium Density Residential ***	3.37	90	303	10.2%	1.80	546
Total	81.16		2,975	100.0%		7,091

Net Population Density:	87.4	persons per net residential hectare
Unit Density:	36.7	units per net developable hectare
LDR/MDR***** Ratio:	53.5% / 46.5%	
Population within 500m of Parkland	100%	
Population within 400 m of Transit Service	100%	
Population within 600m of Commercial Services	94%	
<u>Presence/Loss of Natural Area Features</u>	<u>Ha</u>	
Protected as Environmental Reserve	27.11	
Conserved as naturalized Municipal Reserve	-	
Protected through other means	-	
Lost to Development	-	

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Elementary	261	131	392
Junior High	131	65	196
Senior High	131	65	196
Total	523	261	784

Note: *Areas for Environmental Reserves (Natural Conservation Areas) are based on contour and air photo interpretation only and subject to change.
 **The area and location of the Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with Parks Planning.
 ***Total area of Future Residential and Associated Uses is 22.49 ha, where the breakdown is estimated to be 10% Parks, 10% Stormwater Management/PUL, 20% Circulation, 45% Low Density Residential, and 15% Medium Density Residential.

 ****Area derived by dividing 0.95 ha Mixed Use total between residential (85%) and commercial (15%) uses.
 *****Street-Oriented and Mixed Use is calculated as MDR.

**PROPOSED TRUMPETER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19140**

	Area (ha)	% of GA		
Gross Area	172.04			
Environmental Reserves ('ER')*	27.11			
Stormwater Management within 'ER'	1.03			
Powerline ROW	4.97			
Arterial Road Widening	6.06			
Sewer ROW	3.16			
Gross Developable Area	129.71	% of GDA		
Municipal Reserve**	8.87	6.84%	% of MR	
Parks***	8.63		8.7%	
Greenways	0.24		0.2%	
Bioswales	0.61	0.47%		
Stormwater Management/PUL***	10.23	7.89%		
Greenway/PUL	1.90	21.42%		
Commercial	0.48	0.37%		
Mixed-Use (Commercial)****	0.17	0.13%		
Circulation @ 20%	26.13	20.14%		
Total Non-Residential Area	48.39	37.3%		
Net Residential Area (NRA)	81.32	62.7%		

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential	50.94	25	1,274	43.9%	2.80	3,566
Street-Oriented Residential	2.07	35	72	2.5%	2.80	203
Row Housing	5.25	45	236	8.1%	2.80	662
Medium Density Residential	7.53	90	678	23.4%	1.80	1,220
Mixed Use (Residential)****	0.97	45	44	1.5%	1.80	79
Future Residential And Associated Uses						
Low Density Residential***	11.12	25	278	9.6%	2.80	778
Medium Density Residential ***	3.54	90	319	11.0%	1.80	573
Total	81.42		2,900	100%		7,080

Net Population Density:	87	ppnrha
Unit Density (NRA):	36	upnrha
LDR / MDR ***** Ratio:	53.5%	46.5%
Population within 500m of Parkland		100%
Population within 400m of Transit Service		100%
Population within 600m of Commercial Service		97%
<u>Presence/Loss of Natural Area Features</u>		ha
Protected as Environmental Reserve		27.11
Conserved as naturalized Municipal Reserve		-
Protected through other means		-
Lost to Development		-

STUDENT GENERATION COUNT

Level	Public School Board	Separate School Board	Total
Elementary	259	130	389
Junior High	130	65	195
Senior High	130	65	195
Total	519	259	778

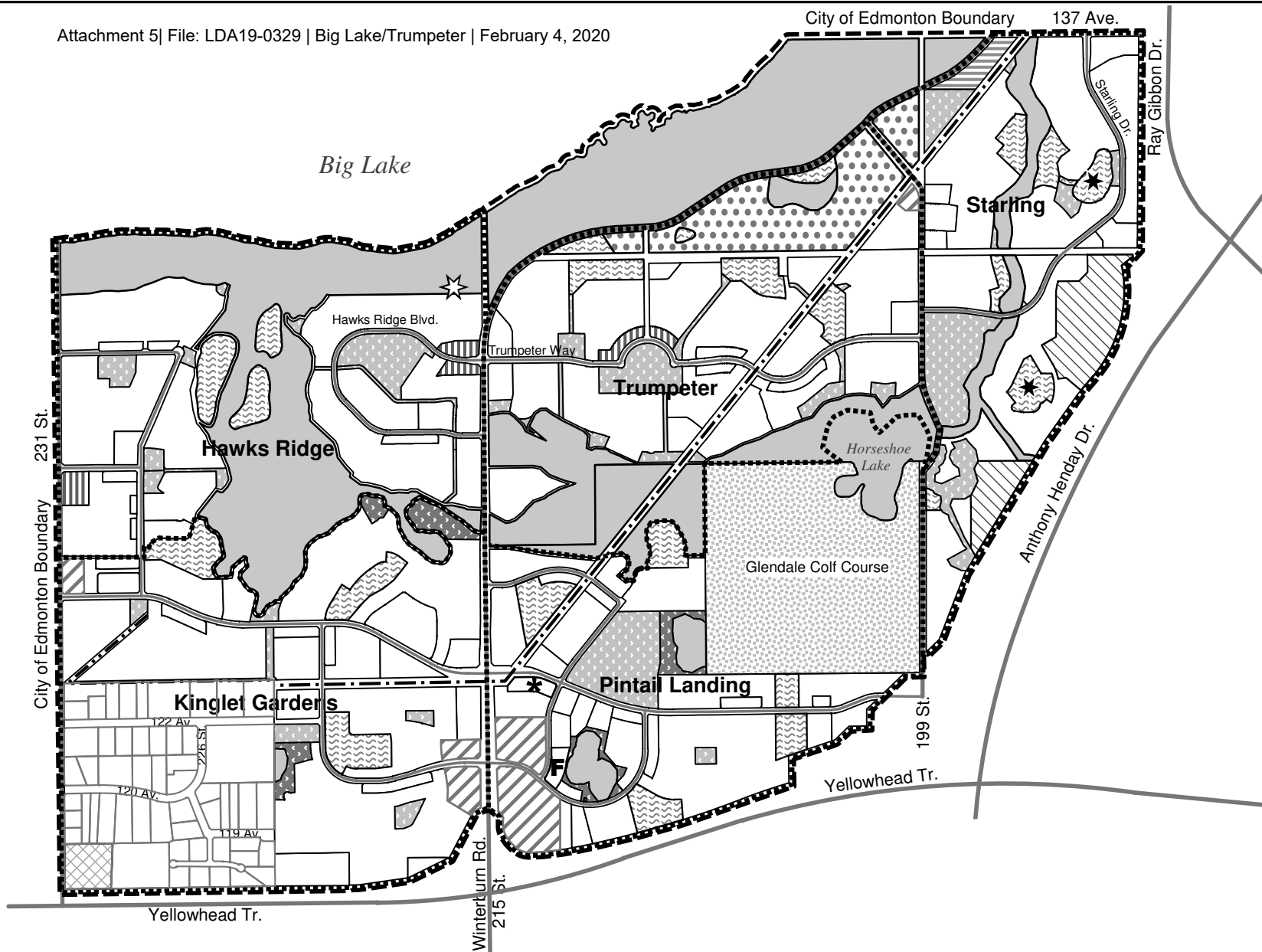
*Areas for Environmental Reserves (Natural Conservation Areas) are based on contour and air photo interpretation only and subject to change.

**The area and location of the Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with Parks Planning

***Total area of Future Residential and Associated Uses is 22.49 ha, where the breakdown is estimated to be 10% Parks, 10% Stormwater Management/PUL, 20% Circulation, 45% Low Density Residential, and 15% Medium Density Residential

****Area derived by dividing 0.95 ha Mixed Use total between residential (85%) and commercial (15%) uses.

*****Street-Oriented and Mixed Use is calculated as MDR.

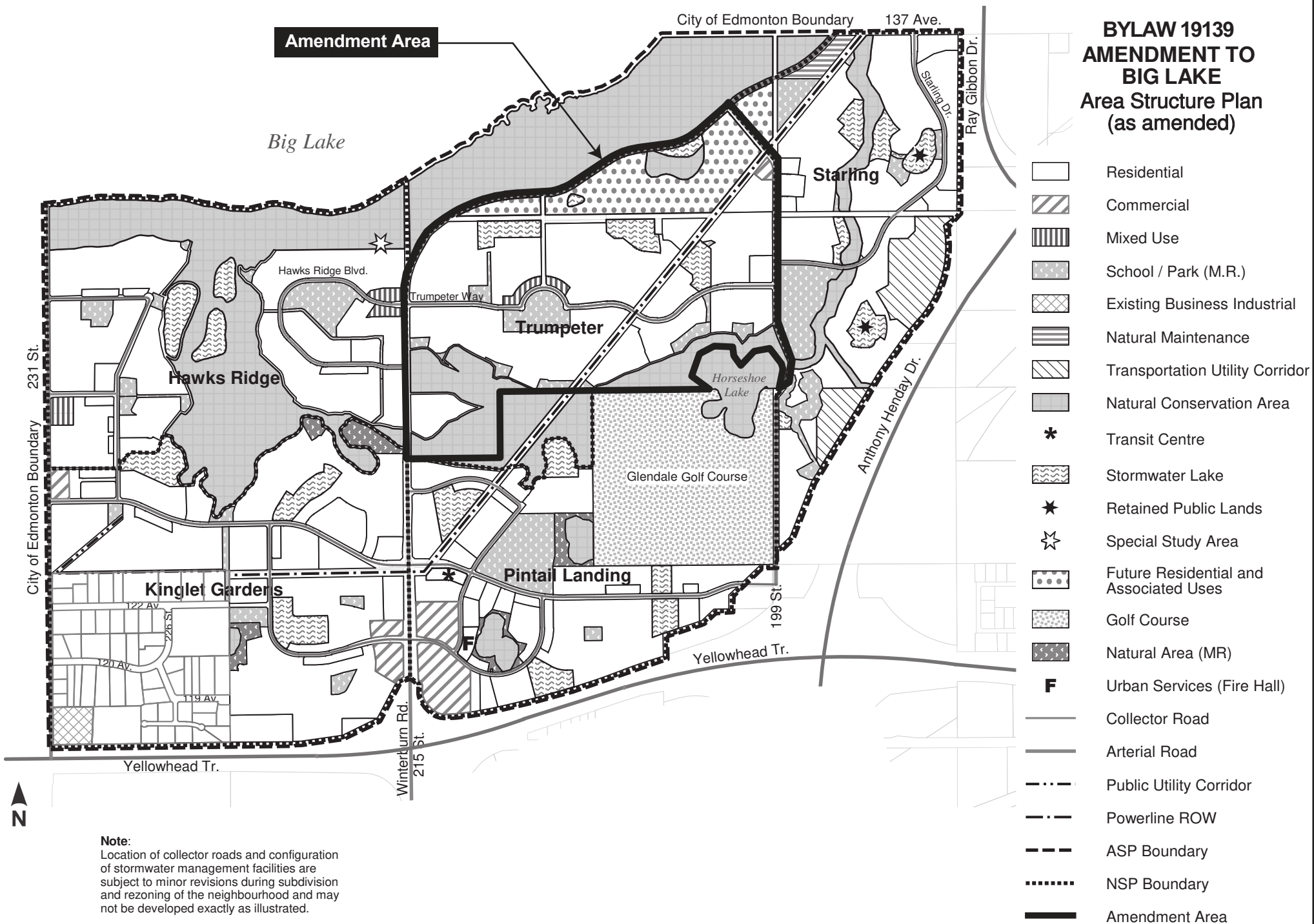


**BYLAW 18904
BIG LAKE
Area Structure Plan
(as amended)**

N

	Residential		Natural Maintenance		Retained Public Lands		Collector Road
	Commercial		Transportation Utility Corridor		Special Study Area		Arterial Road
	Mixed Use		Natural Conservation Area		Future Residential and Associated Uses		Public Utility Corridor
	School / Park (M.R.)		Transit Centre		Golf Course		Powerline ROW
	Existing Business Industrial		Stormwater Lake		Natural Area (MR)		ASP Boundary
					Urban Services (Fire Hall)		NSP Boundary

















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.

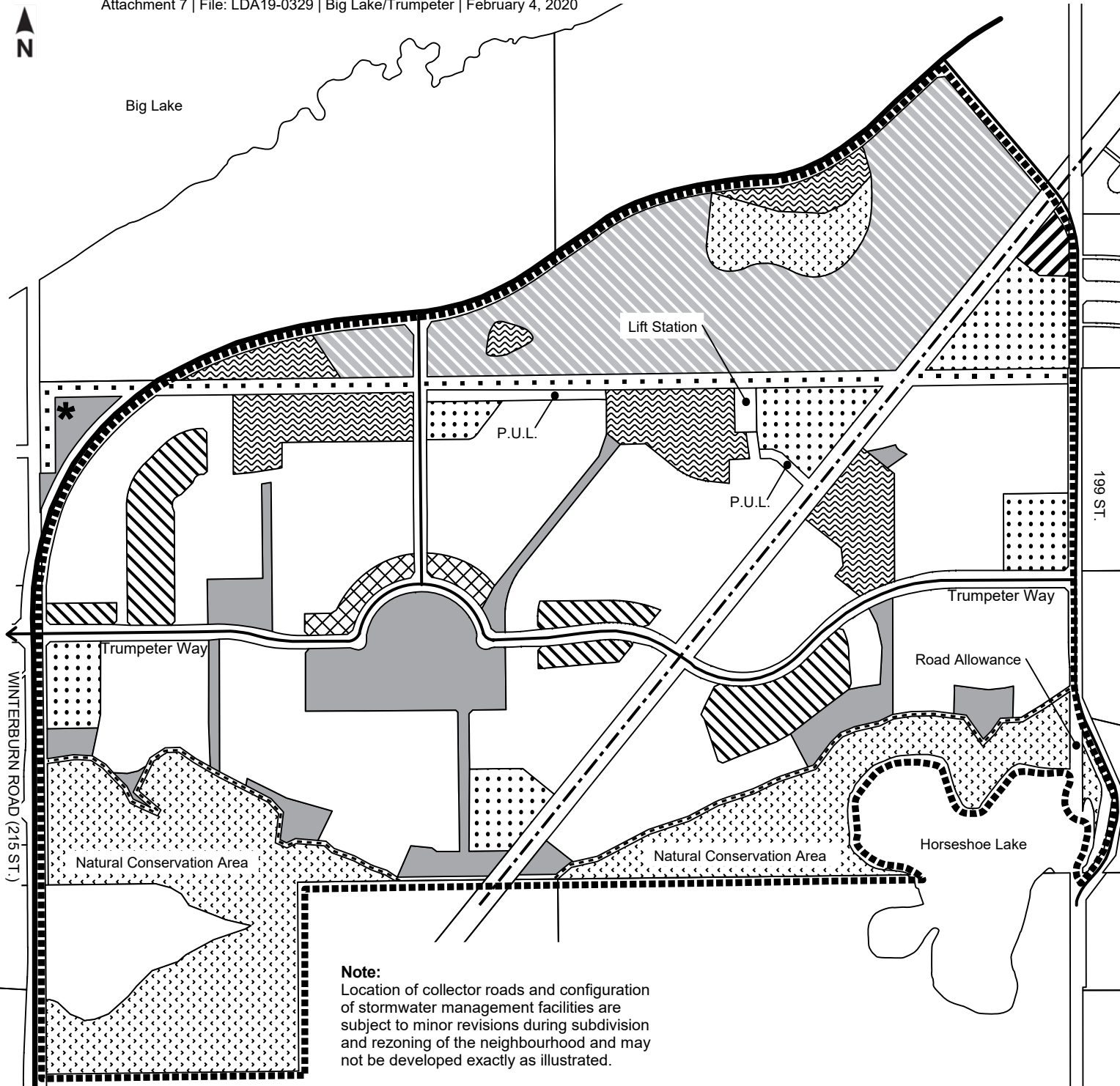




Big Lake

BYLAW 17674 TRUMPETER Neighbourhood Structure Plan (as amended)

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



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.






















Big Lake

Administrative
Amendment Area

Lift Station

BYLAW 19140 AMENDMENT TO 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
-  Amendment Area

Winterburn Road (215 St.)

Natural Conservation Area

Natural Conservation Area

Road Allowance

Horseshoe Lake

199 Street

Trumpeter Way

Administrative
Amendment 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	ASP and NSP Plan Amendments
Charter Bylaws:	19139 & 19140
Location:	North and south of Trumpeter Way NW, east of Winterburn Road NW
Addresses:	12923 Winterburn Road NW; Multiple addresses
Legal Descriptions:	Portions of SW 19-53-25-4; Lots 44-68, Block 9, Plan 1324341; Lots 1-18, Block 10, Plan 1324341; and Lots 2-71, Block 6, Plan 1624048.
Site Area:	Approximately 11.6 ha
Neighbourhood:	Big Lake / Trumpeter
Notified Community Organization(s):	This section includes any notified community leagues, Business Revitalization Zones or other associations
Applicant:	Elise Shillington and Jonathan Lawrence Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	RSL, RF4, RF5, AG, PU
Proposed Zone(s) and Overlay(s):	n/a
Plan(s) in Effect:	Big Lake Area Structure Plan Trumpeter Neighbourhood Structure Plan
Historic Status:	Text here or None (should include inventory, pending designation or designated)

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
Development Services
Planning Coordination