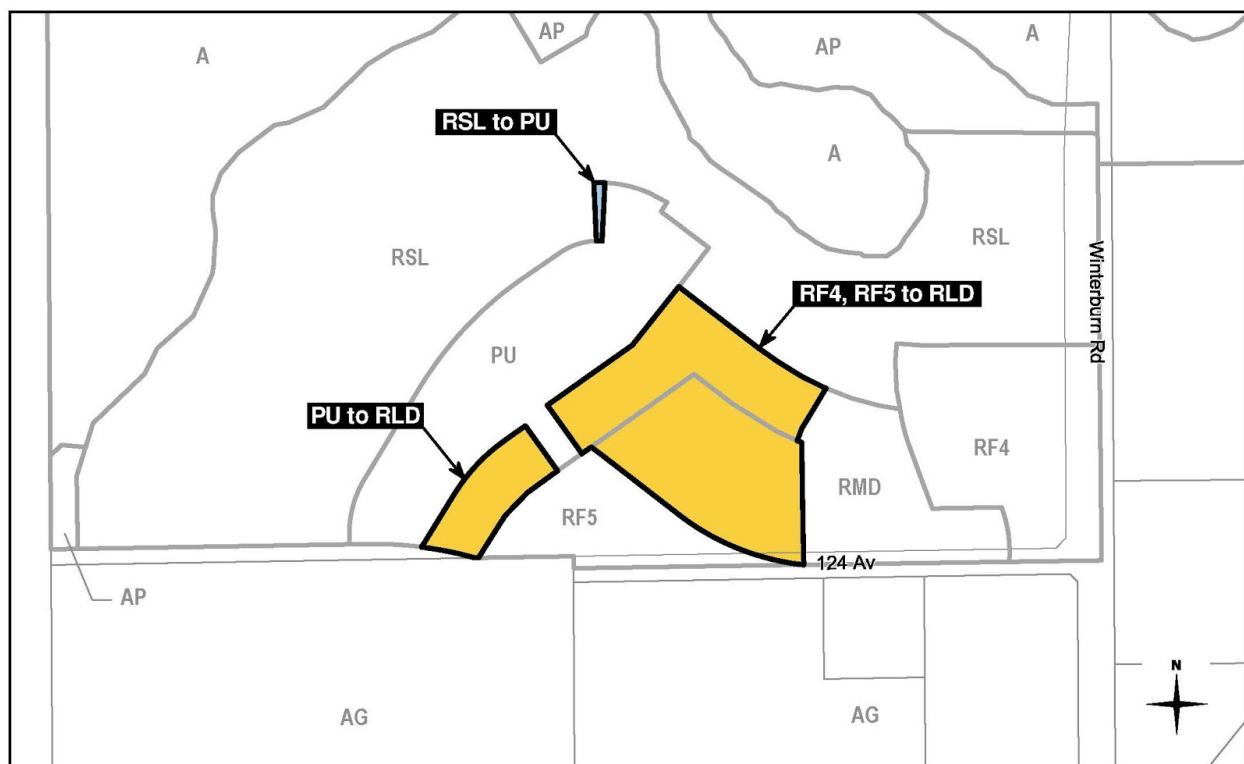




ADMINISTRATION REPORT ASP & NSP AMENDMENTS + REZONING Kinglet Gardens

12510 - Winterburn Road NW

To redistribute areas for medium density residential use, reconfigure the shape and size of a stormwater management facility (SWMF), and allow for the development of low density residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- will distribute medium density residential land uses more evenly throughout the neighbourhood Plan;
- will allow for a variety of low density housing types;
- will contribute to a compact urban form by allowing flexibility of lot sizes;
- will facilitate the orderly development of the neighbourhood; and
- will be compatible with existing and planned land uses.

THE APPLICATION

1. **BYLAW 19129** to amend the Kinglet Gardens Neighbourhood Structure Plan (NSP);
2. **BYLAW 19136** to amend the Big Lake Area Structure Plan (ASP); and
3. **CHARTER BYLAW 19130** to amend the Zoning Bylaw.

This application consists of three (3) components.

The first component is a proposed amendment to the Kinglet Gardens NSP to:

- Redistribute a portion of land planned for Street Oriented (Row Housing) Residential use from the northeast to the northwest area of the plan;
- Reconfigure the shape and size of a stormwater management facility (SWMF); and
- Add area for Low Density Residential use in the northeast portion of the plan.

The amendment to the Kinglet Gardens NSP also includes proposed updates to the land use and population statistics and relevant figures.

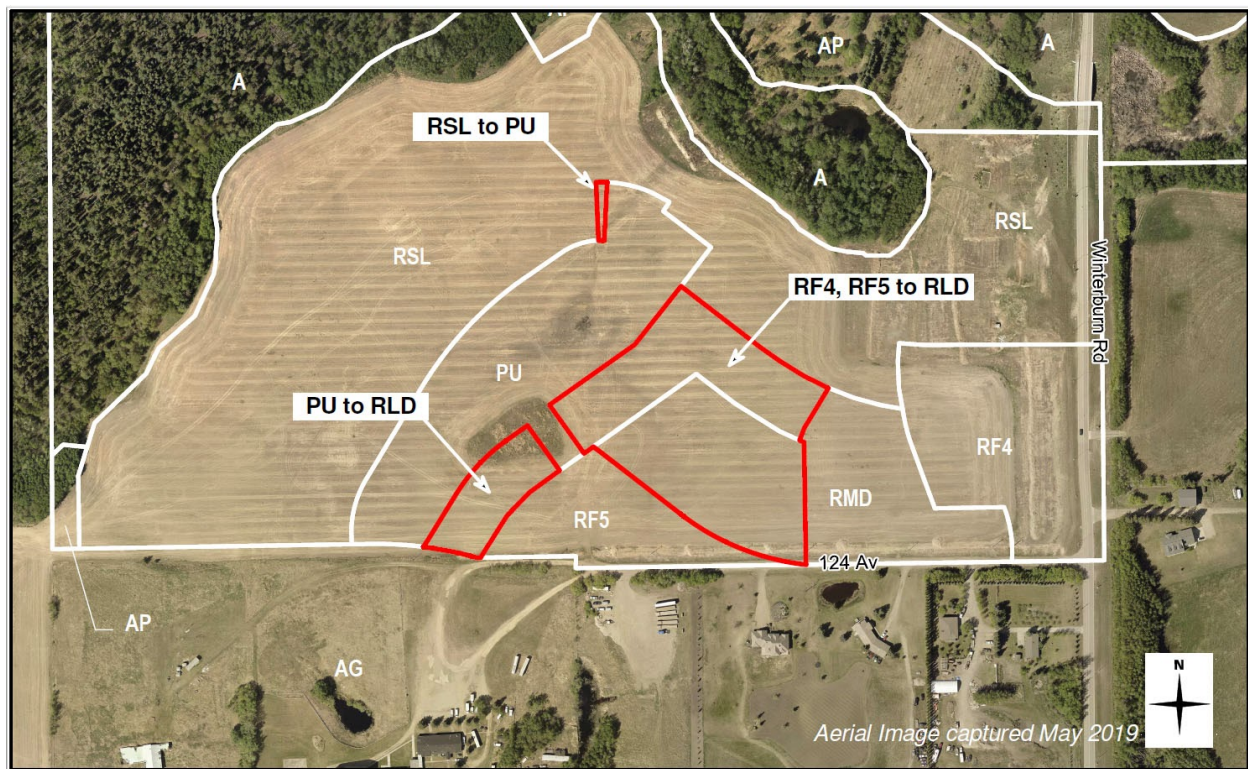
The second component is an amendment to the Big Lake ASP to update the land use and population statistics to align and ensure consistency with the amendments to the Kinglet Gardens NSP, as proposed by Bylaw 19129.

The third component is a proposed rezoning in the northeast portion of the neighbourhood to facilitate the development of low density housing and reduce the size of a SWMF, in accordance with the land use designations of the NSP (as proposed by Bylaw 19129).

Bylaw 19130 proposes to amend the subject land:

From:	To:
(PU) Public Utility Zone (RF4) Semi-detached Residential Zone (RF5) Row Housing Zone (RSL) Residential Small Lot Zone	(PU) Public Utility Zone (RLD) Residential Low Density Zone

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RSL) Small Lot Residential Zone • (PU) Public Utility Zone • (RF4) Semi-detached Residential Zone • (RF5) Row Housing Zone 	Vacant / undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RSL) Small Lot Residential Zone • (PU) Public Utility Zone 	Vacant / undeveloped land
East	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RMD) Residential Mixed Dwelling Zone 	Vacant / undeveloped land
South	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (AG) Agricultural Zone 	Vacant / undeveloped land Rural Residential acreages
West	<ul style="list-style-type: none"> • (RSL) Small Lot Residential Zone • (PU) Public Utility Zone 	Vacant / undeveloped land

PLANNING ANALYSIS

The proposed amendment to the Kinglet Gardens NSP will redistribute Street Oriented Residential uses (Row Housing) from a larger agglomeration in the northeast portion of the neighbourhood, to a more even distribution along the planned collector roadway in the northwest part of the neighbourhood.

The reduction of the SWMF by 0.38 ha is the result of a refined engineering analysis, which concluded the original design of the SWMF was larger than required. Consequently, this revision has freed land that can now be made available for residential use. Public access and visibility from the main collector roadway (at the southernmost edge of the SWMF) has been maintained as part of the storm pond's reconfiguration.

In the aggregate of the land use changes proposed in the NSP, the amount of land designated for low density residential use will increase by 0.81 ha. However, the scale of this change is nominal and the overall residential density for the Neighbourhood Plan will remain unchanged at 33 units per net residential hectare (upnrha).

In terms of development regulations, height and scale, the proposed RLD Zone is compatible with the adjacent land that is zoned RSL and located to the north and east of the subject site. The RLD Zone also allows 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.

TECHNICAL REVIEW

The proposed amendments have been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed changes and will be provided in due course at later stages of development. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 17, 2020	<ul style="list-style-type: none">• Number of recipients: 76• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/kingletgardens

CONCLUSION

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

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19139
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19136
- 3 Approved NSP Land Use and Population Statistics – Bylaw 17752
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19129
- 5 Approved NSP – Bylaw 17752
- 6 Proposed NSP – Bylaw 19129
- 7 Application Summary

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

Land Use and Population Statistics - Bylaw 19139							
	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	6,179	61%	1,121	37%	1,153	57%	1,421	63%	861	47%	1,623	62%
Medium Density Residential	90	1,849	14%	678	41%		0%	424	19%	135	0%	612	23%
RF5/RF6	42	297	4%		0%	297	17%		0%		0%		0%
RA7	125	265	9%		0%	265	13%		0%		0%		0%
Street Oriented Residential (Row Housing)	35	1571.2	2%	256.2	3%		0%	147	7%	781	42%	387	15%
Mixed Use Residential	125	439.25	3%	121.25	4%		0%	249	11%	69	0%		0%
Future Residential and Associated Uses**	varies	669	6%	421	15%	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		Total	Neighbourhood				
Residential Type	persons/unit		(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*
Low Density Residential	2.8	17,302	3,139	3,228	3,979	2,412	4,544
Medium Density Residential	1.6	4,271	1,085		678	1406	1102
RF5/RF6	1.9	832		832			
RA7	1.5	477		477			
Street Oriented Residential (Row Housing)	1.9	2229.78	486.78		280	379	1084
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 and Two, Three, and Five are based on density and population projection standards of the 2010 Terms of Reference for the Preparation and Amendment of

**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 19136

Land Use and Population Statistics - Bylaw 19136							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
Gross Area	921.4	172.04	132.1	163.2	183.3	205.8	65.0
Powerline & Utility ROW	15.0	4.97	2.2	2.0	2.1	3.7	
Sewer ROW	10.0	3.16	2.0	4.8			
ER (Natural Conservation)	167.7	27.11	14.8	49.0	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.3	6.06	0.7	3.2	0.9	3.1	7.4
Gross Developable Area	691.7	129.71	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	107.2	26.13	13.9	20.9	20.5	25.8	
Stormwater Management	50.4	12.13	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.4				3.1	4.3	
School / Park	44.0	8.87	12.4	8.8	9.8	4.1	
Commercial	14.3	0.48			9.6	4.3	
Mixed Use Non-Residential	0.9	0.17		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	0.5				0.9		
Special Study Area	1.0			1.0			
Total Non-Residential	230.1	48.39	39.3	37.4	55.8	49.2	0.0
Low Density Residential	253.2	50.94	46.1	56.8	34.5	64.9	
Medium Density Residential	20.9	7.53		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)	22.2	7.32		3.3	3.0	8.6	
Mixed Use Residential	3.8	0.97		2.0	0.8		
Future Residential and Associated Uses	17.5	14.66	2.8				
Total Residential	334.0	81.42	58.5	66.8	47.0	80.3	0.0

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	6,179	61%	1,121	37%	1,153	57%	1,421	63%	861	47%	1,623	62%
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RA7	125	265	9%		0%	265	13%		0%		0%		0%
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Mixed Use Residential	125	439.25	3%	121.25	4%		0%	249	11%	69	0%		0%
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Total		11,269	100%	2,597	100%	1,963	100%	2,241	100%	1,846	100%	2,622	100%

Residential Population Statistics							
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Student Generation Statistics						
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Total	3,381	779	628	583	616	775

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

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

**KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17752**

	<u>Area (ha)</u>	<u>% of GA</u>	<u>% of aGDA</u>
Gross Area (GA)	205.8		
Environmental Reserve			
Natural Area	0.6	0.3%	
Upland Setback	2.5	1.2%	
Pipeline & Utility Right-of-Way	3.7	1.8%	
Arterial Road Right-of-Way	3.1	1.5%	
Gross Developable Area	195.9		
Existing Land Uses			
Existing Residential	57.9	28.1%	
Existing Business Industrial	3.1	1.5%	
Existing School/Park	5.8	2.8%	
Adjusted Gross Developable Area (aGDA)	129.1		
Commercial	4.3		3.3%
Parkland, Recreation, School (Municipal Reserve)			
Community League	1.2		1.0%
Pocket Parks & Greenways	2.9		2.3%
Natural Area (MR)	4.3		3.3%
Transportation			
Circulation	25.8		20.0%
Infrastructure & Servicing			
Drainage (Public Utility Lot)	0.5		0.4%
Stormwater Management	10.1		7.8%
Total Non-Residential Area	49.2		38.1%
Net Residential Area (NRA)	80.0		61.9%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	64.2	25	1,605	61%	2.8	4,494
Street Oriented Residential (Row Housing)	9.0	45	405	15%	2.8	1,134
Low-rise / Multi / Medium Units	6.8	90	612	23%	1.8	1,102
Total	80.0		2,622	100%		6,730

SUSTAINABILITY MEASURES

Population per Net Residential Hectare (p/nrha)	84.1
Dwelling Units per Net Residential Hectare (du/nrha)	32.8
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	61% / 39%
Population (%) within 500m of Parkland	100
Population (%) within 400m of Transit Service	100
Population (%) within 600m of Commercial Service	81
Presence/Loss of Natural Areas	

Protected as Environmental Reserve (ha)	1.0
Conserved as Naturalized Municipal Reserve (ha)	3.9
Lost to Development (ha)	10.7

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	258	129
Junior High School	129	65
Senior High School	129	65
Total	517	258

PROPOSED KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19129

	Area (ha)	% of GDA
GROSS AREA	205.8	
Environmental Reserve		
Natural Area	0.6	0.3%
Upland Setback	2.5	1.2%
Pipeline & Utility Right-of-Way	3.7	1.8%
Arterial Road Right-of-Way	3.1	1.5%
GROSS DEVELOPABLE AREA	195.9	
Existing Land Uses		
Existing Residential	57.9	29.6%
Existing Business Industrial	3.1	1.6%
Existing School/Park	5.8	3.0%
Adjusted Gross Developable Area (aGDA)	129.1	
Commercial	4.3	3.3%
Parkland, Recreation, School (Municipal Reserve)		
Community League	1.2	1.0%
Pocket Parks & Greenways	2.9	2.3%
Natural Area	4.3	3.3%
Transportation		
Circulation	25.8	20.0%
Infrastructure & Servicing		
Drainage (Public Utility Lot)	0.5	0.4%
Stormwater Management	9.8	7.6%
TOTAL Non-Residential Area	48.8	37.8%
NET RESIDENTIAL AREA (NRA)	80.3	62.2%

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION

	Area (ha)	Units/ha	Units	People/Unit	Population	% of Total Units
Low Density Residential (LDR)						
Single/Semi-Detached	64.9	25	1,623	2.8	4,544	62%
Street Oriented Residential (Row Housing)	8.6	45	387	2.8	1,084	15%
Low Rise/Multi/Medium Density Residential	6.8	90	612	1.8	1,102	23%
TOTAL	80.3		2,622		6,730	100.0%

SUSTAINABILITY MEASURES

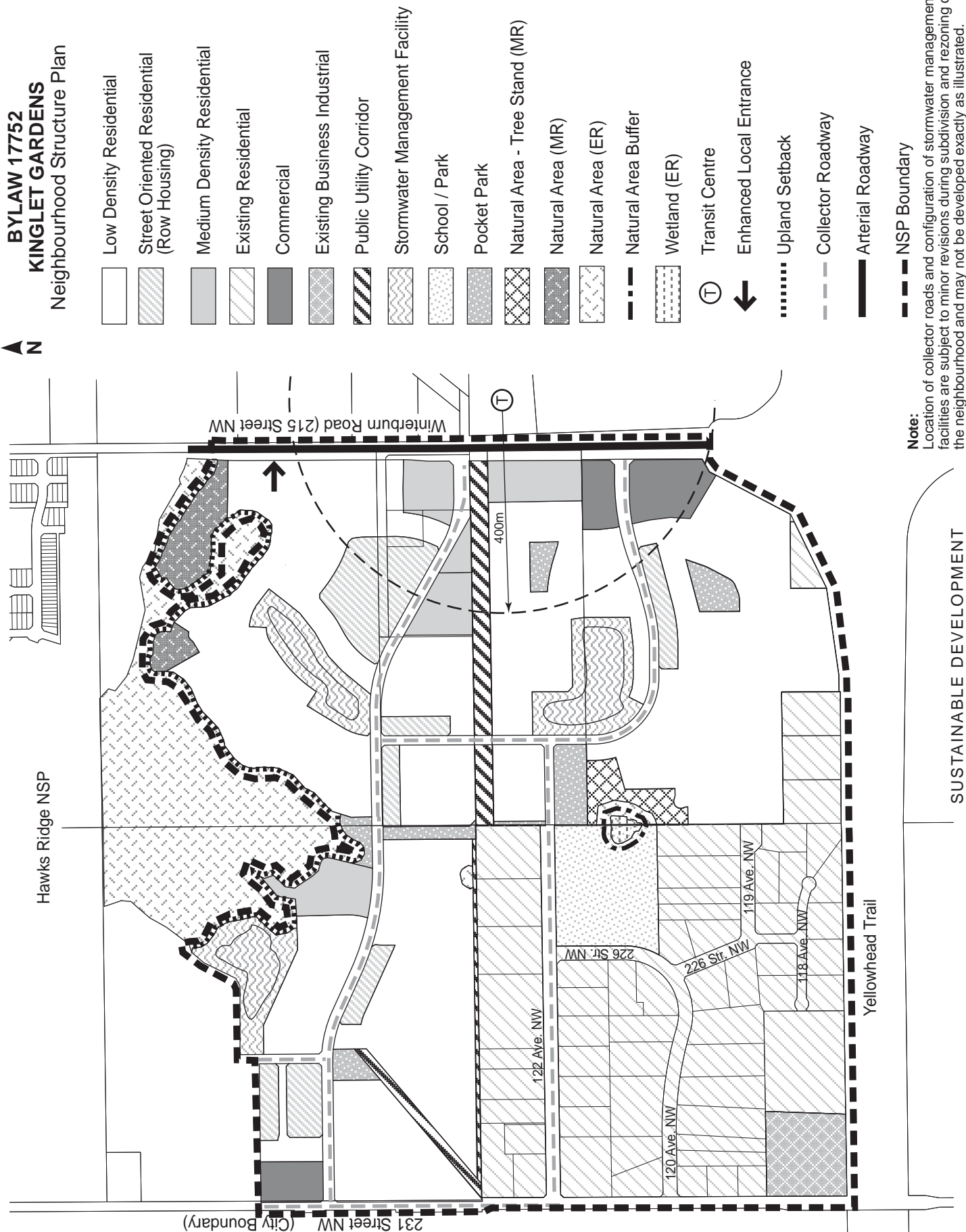
Population Per net Hectare (ppnha)	84
Units Per net Residential Hectare (upnrha)	33
LDR/MDR Ratio	62% / 38%
Population (%) within 500 m of Parkland	100%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	81%

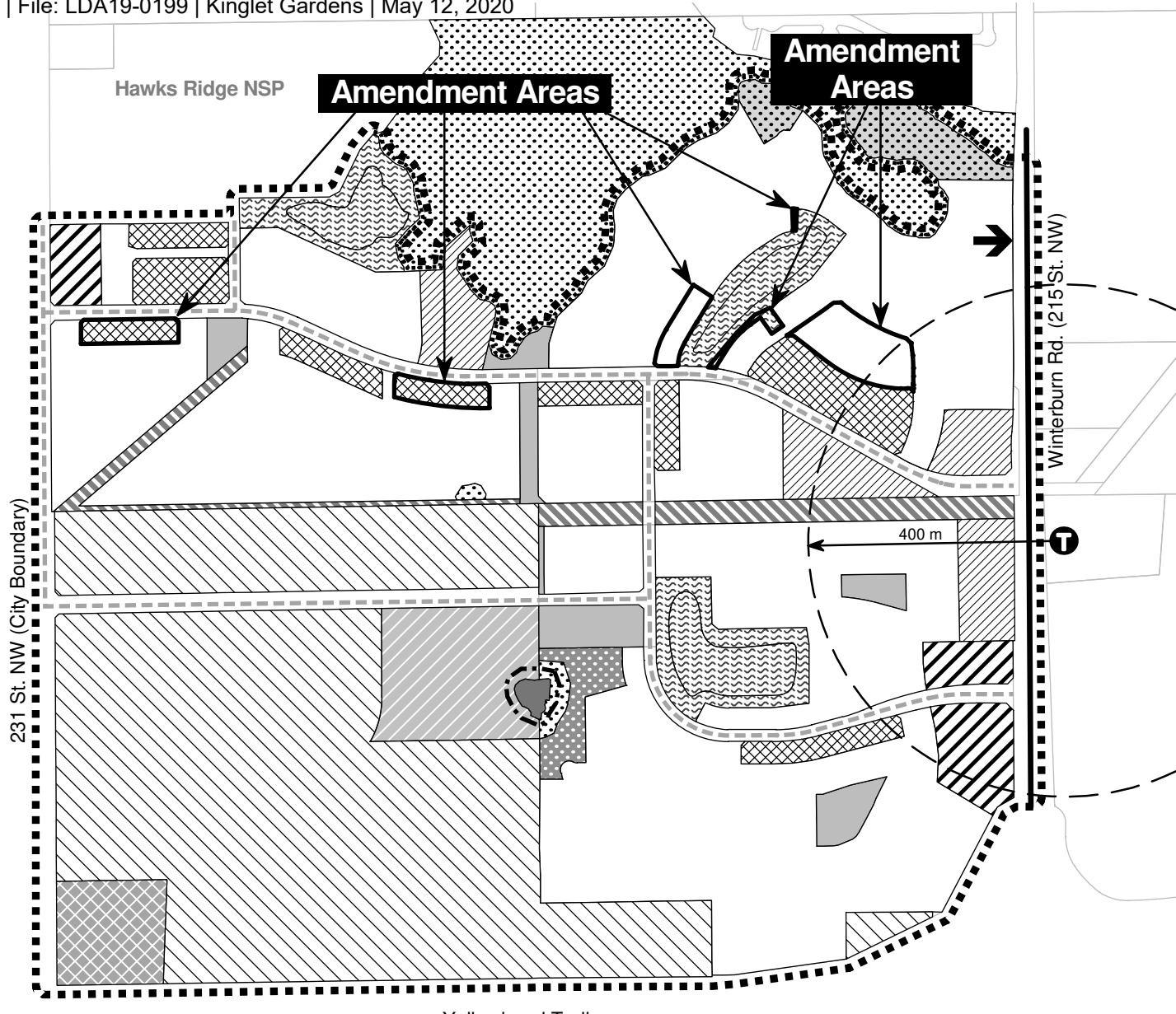
STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	258	129
Junior High School	129	65
Senior High School	129	65
Total	516	259

*The exact area and location of Municipal Reserve will ultimately be determined at the time of subdivision through discussion with Sustainable Development-Parks Planning.


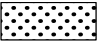

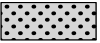

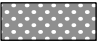

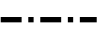














**25% of the RMD density is accounted for as MDR





Yellowhead Trail
BYLAW 19129
AMENDMENT TO
KINGLET GARDENS
Neighbourhood Structure Plan
(as amended)



	Low Density Residential		Natural Area (ER)
	Street Oriented Residential (Row Housing)		Natural Area (MR)
	Medium Density Residential		Natural Area - Tree Stand (MR)
	Existing Residential		Natural Area Buffer
	Commercial		Upland Setback
	Existing Business Industrial		Transit Centre
	School / Park		Enhanced Local Entrance
	Pocket Park		Collector Roadway
	Stormwater Management Facility		Arterial Roadway
	Public Utility Corridor		N.S.P. Boundary
	Wetland (ER)		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:	Plan Amendments & Rezoning
Bylaw/Charter Bylaw:	Bylaw 19136 Bylaw 19129 Charter Bylaw 19130
Date of Application Acceptance	April 18, 2019
Location:	North of 124 Avenue NW and West of Winterburn Road NW
Address:	12510 Winterburn Road NW
Legal Description:	A portion of NE-13-53-26-4
Site Area:	3 ha
Neighbourhood:	Kinglet Gardens
Notified Community Organization:	Big Lake Community League
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	<ul style="list-style-type: none">• (RSL) Small Lot Residential Zone• (RF4) Semi-detached Zone• (PU) Public Utility Zone• (RF5) Row Housing Zone
Proposed Zones:	<ul style="list-style-type: none">• (PU) Public Utility Zone• (RLD) Residential Low Density Zone
Plans in Effect:	Big Lake Area Structure Plan Kinglet Gardens Neighbourhood Structure Plan

Written By:
Approved By:
Branch:
Section:

Brandon Langille/Carla Semeniuk
Tim Ford
City Planning
Planning Coordination