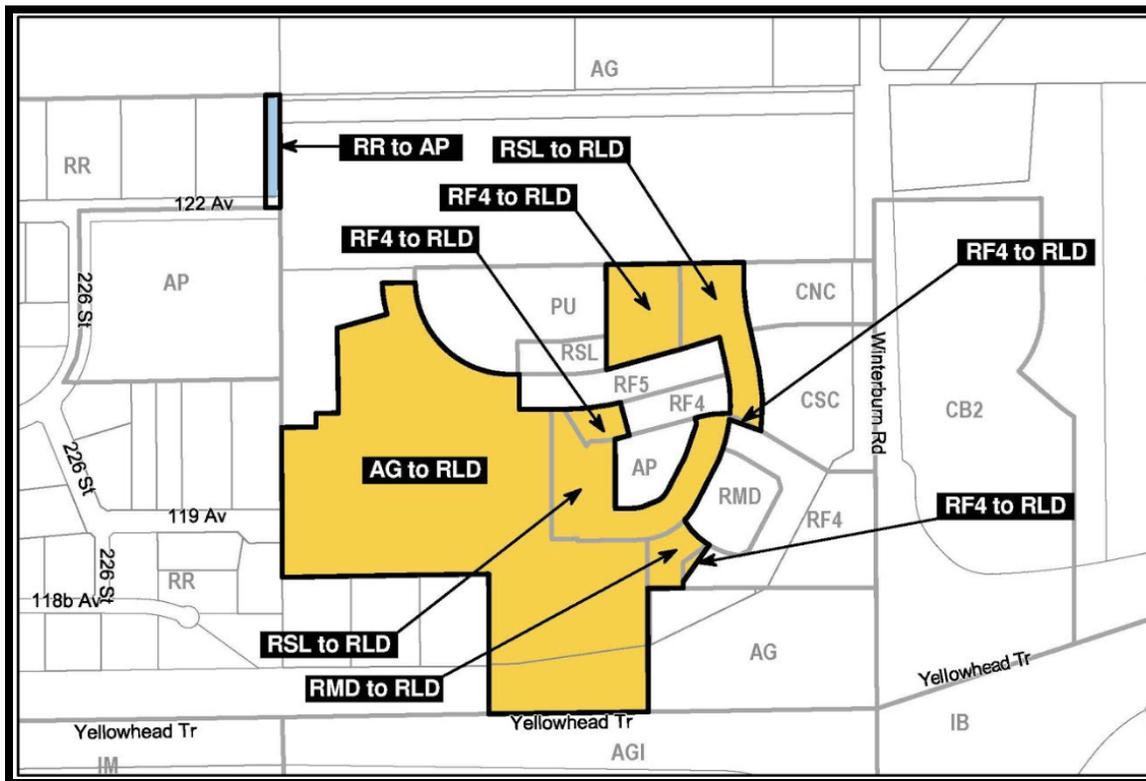




ADMINISTRATION REPORT REZONING KINGLET GARDENS

11870 Winterburn Road NW and 22304 - 122 Avenue NW

To allow for a variety of low density residential housing types and pathway connections.



RECOMMENDATION AND JUSTIFICATION

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

- allow for the development of a variety of housing types;
- facilitate the development of open space connections;
- be compatible with surrounding and planned land uses; and
- facilitate the development of the Kinglet Gardens neighbourhood.

THE APPLICATION

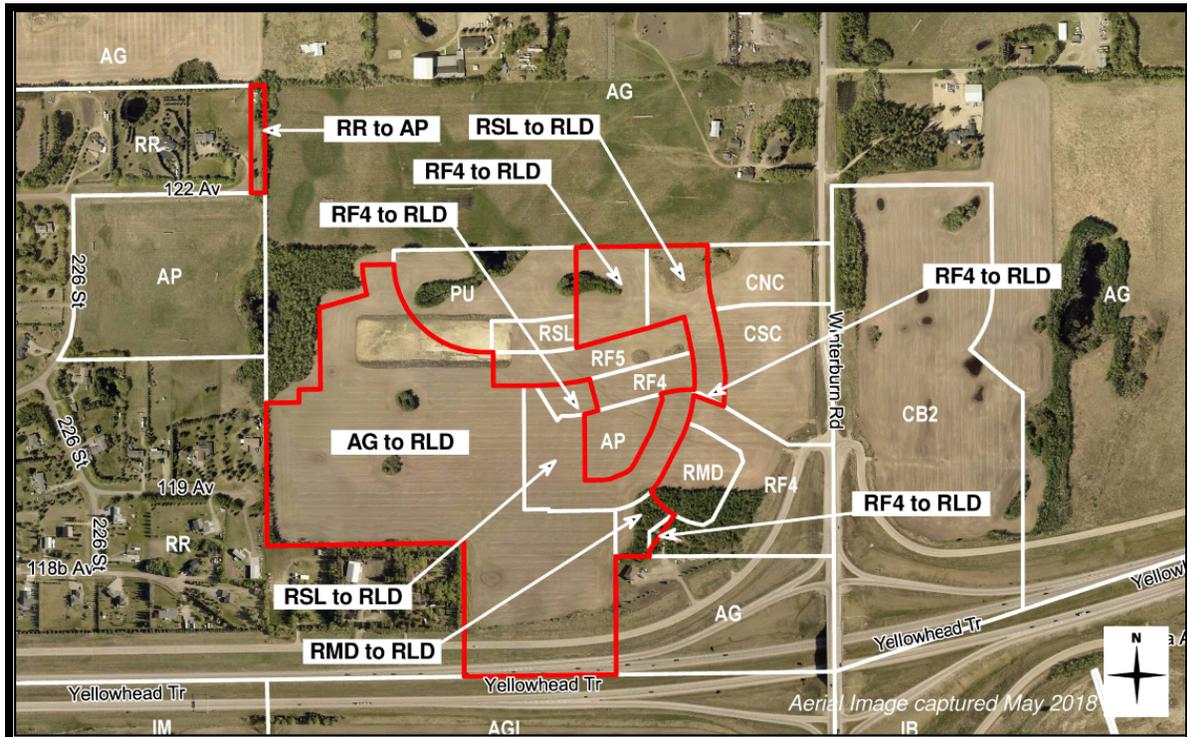
CHARTER BYLAW 19289 will amend the Zoning Bylaw as it applies to the subject sites:

<p>From:</p> <ul style="list-style-type: none"> • (AG) Agricultural Zone • (RF4) Semi-detached Residential Zone • (RMD) Residential Mixed Dwelling Zone • (RSL) Residential Small Lot Zone • (RR) Rural Residential Zone 	<p>To:</p> <ul style="list-style-type: none"> • (RLD) Residential Low Density Zone • (AP) Public Parks Zone
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The proposed rezoning will allow for a variety of low density housing types, and park uses with a walkway connection. The proposed amendment is consistent with the Kinglet Gardens NSP, which envisions an attractive and functional residential community.

SITE AND SURROUNDING AREA

This site is undeveloped and located within the southeast portion of the Plan, north of Yellowhead Trail NW and west of Winterburn Road NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (AG) Agricultural Zone ● (RF4) Semi-detached Residential Zone ● (RMD) Residential Mixed Dwelling Zone ● (RSL) Residential Small Lot Zone ● (RR) Rural Residential Zone 	<ul style="list-style-type: none"> ● Vacant ● Vacant ● Vacant ● Vacant ● Single Detached House
CONTEXT		
North	<ul style="list-style-type: none"> ● (AG) Agricultural Zone 	<ul style="list-style-type: none"> ● Single Detached House
East	<ul style="list-style-type: none"> ● (CNC) Neighbourhood Convenience Commercial Zone ● (CSC) Shopping Centre Zone ● (RF4) Semi-detached Residential Zone ● (RMD) Residential Mixed Dwelling Zone ● (AG) Agricultural Zone 	<ul style="list-style-type: none"> ● Vacant ● Vacant ● Vacant ● Vacant ● Vacant
South	<ul style="list-style-type: none"> ● (RR) Rural Residential Zone ● (AGI) Industrial Reserve Zone 	<ul style="list-style-type: none"> ● Single Detached House ● Single Detached House
West	<ul style="list-style-type: none"> ● (AP) Public Parks Zone ● (RR) Rural Residential Zone 	<ul style="list-style-type: none"> ● School / Park site ● Single Detached House

PLANNING ANALYSIS

The Kinglet Gardens Neighbourhood is a predominantly residential neighbourhood that is in the early stages of development within the southwest portion of the Big Lake Area Structure Plan. The proposed rezoning aligns with the goals of the Kinglet Gardens NSP which encourages a variety of housing types and provides opportunities for open space for active and passive recreational activities.

The existing RF4, RF5 and RSL zones were approved on June 12, 2017 under Bylaw 18043, prior to the creation of the (RLD) Residential Low Density Zone (approved on February 25, 2019). The stated intent of this application is to rezone the subject site to take advantage of the variety of lot sizes and configurations available under the (RLD) Zone, and capitalize on market demand for low density built-forms. The (AP) Public Parks Zone will allow for park uses and a walkway connection to lands in the north portion of the neighbourhood.

The proposed rezoning will be compatible with the surrounding planned areas, and conforms to the intent of the Kinglet Gardens 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.

With regard to transportation, a comprehensive review of the Yellowhead Trail / 215 Street interchange was completed. The review indicated that the existing interchange operates under

congested conditions and the design and construction of the traffic signals is anticipated to begin in 2021. In the short term, installing traffic signals is anticipated to provide additional capacity of traffic movements. However, in the long term, maintaining appropriate levels of traffic movement will require large scale improvements to both the interchange and Yellowhead Trail. Details of the infrastructure requirements will be outlined and implemented at the Subdivision stage by way of conditional Servicing Agreements.

With regard to drainage, an updated servicing plan was performed to the Pintail Landing and Kinglet Gardens Neighbourhood Design Report in July, 2019. This amendment will not conflict with the permanent sanitary and storm drainage requirements of the plan.

With regard to water servicing, all stages of development will be designed and constructed in accordance with the City of Edmonton Design and Construction Standards and the applicable Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

PUBLIC ENGAGEMENT

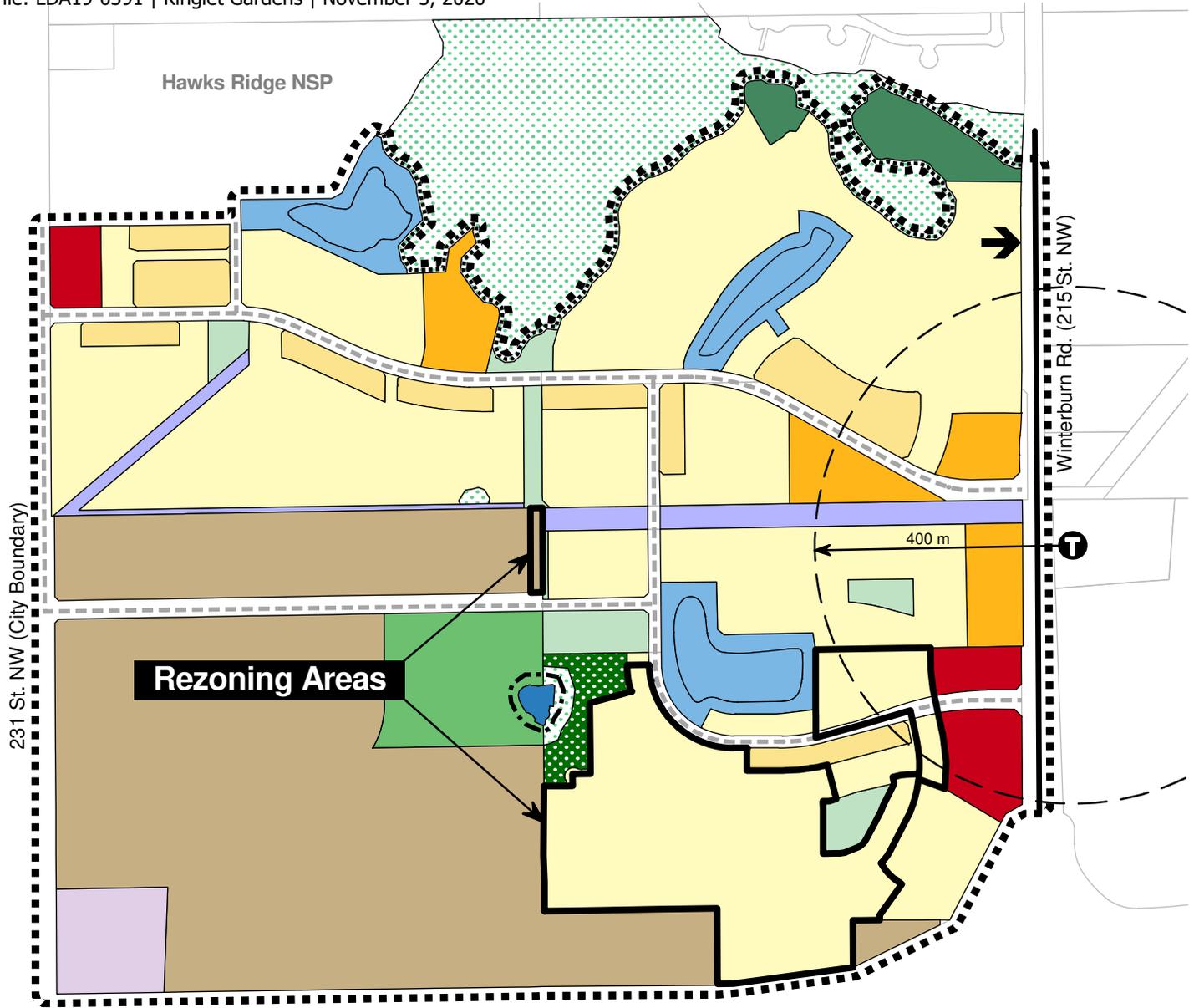
ADVANCE NOTICE Date: December 11, 2019	<ul style="list-style-type: none">● Number of recipients: 73● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/Kinglet Gardens

CONCLUSION

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

APPENDICES

- 1 Concept Map
- 2 Application Summary



Yellowhead Trail
BYLAW 19129
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) | | |

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:	Rezoning
Charter Bylaw:	19289
Location:	North of Yellowhead Trail NW and west of 215 Street NW
Addresses:	11870 Winterburn Road NW 22304 - 122 Avenue NW
Legal Descriptions:	Portions of SE-13-53-26-4 Lot 8 , Block 1, Plan 2020823
Site Areas:	34.86 ha - SE-13-53-26-4 00.27 ha - Lot 8, Block 1, Plan 2020823
Neighbourhood:	Kinglet Gardens
Notified Community Organizations:	Big Lake Community League Big Lake Estates Homeowners Association
Applicant:	Keith Davies, Stantec

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone (RF4) Semi-detached Residential Zone (RMD) Residential Mixed Dwelling Zone (RSL) Residential Small Lot Zone; and (RR) Rural Residential Zone
Proposed Zones	(RLD) Residential Low Density Zone (AP) Public Parks Zone
Plans in Effect:	Big Lake ASP Kinglet Gardens NSP
Historic Status:	None

Written By: Vivian Gamache and
Rod Heinrichs

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination