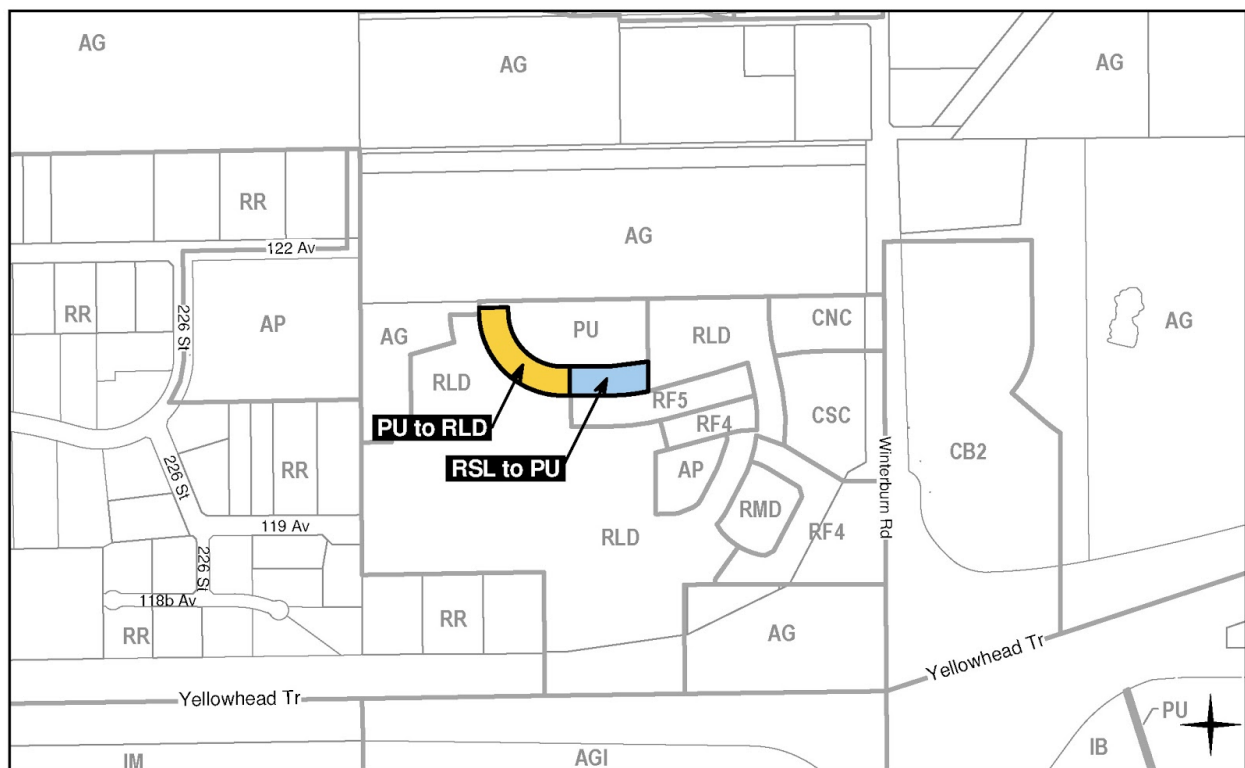




## ADMINISTRATION REPORT **ASP and NSP AMENDMENTS; REZONING** KINGLET GARDENS

### 11870 - Winterburn Road NW

To allow for the development of a stormwater management facility and ground-oriented housing forms.



**Recommendation:** That Bylaw 19527 to amend the Big Lake ASP be APPROVED. That Bylaw 19528 to amend the Kinglet Gardens NSP be APPROVED. That Charter Bylaw 19529 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone and (PU) Public Utility Zone to (PU) Public Utility Zone and (RLD) Residential Low Density Zone be APPROVED.

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

- will improve visibility, connectivity and access to the stormwater management facility along the southern collector road in Kinglet Gardens; and
- is compatible with the proposed development in the area.

## Report Summary

This land use amendment application was submitted by Stantec on September 17, 2020 on behalf of landowner, Rohit Land at Hidden Hills Ltd. The application proposes to change the designation of the subject area from (RSL) Residential Small Lot Zone and (PU) Public Utility Zone to (PU) Public Utility Zone and (RLD) Residential Low Density Zone, and amend the Big Lake ASP and Kinglet Gardens to reconfigure the Low Density Residential and Stormwater Management Facility land uses to reflect this redesignation, in order to allow for:

- the development of a stormwater management facility; and
- the development of ground-oriented housing forms.

The proposal is in alignment with the applicable policies of the City Plan by aligning with the policy to manage stormwater runoff and improve water quality through the design and development of the built environment. The application proposes to improve visibility, connectivity and access to the stormwater management facility.

## The Application

1. BYLAW 19527 to amend the Big Lake Area Structure Plan (ASP) to reconfigure the site for a stormwater management facility and low density residential.
2. BYLAW 19528 to amend the Kinglet Gardens Neighbourhood Structure Plan (NSP) to reconfigure the site for a stormwater management facility and low density residential.
3. CHARTER BYLAW 19529 to amend the Zoning Bylaw to rezone from (RSL) Residential Small Lot Zone and (PU) Public Utility Zone to (PU) Public Utility Zone and (RLD) Residential Low Density Zone.

## Site and Surrounding Area

The subject area is located in the southern portion of the Kinglet Gardens plan area. The site is located north of the future southern collector road connecting to Winterburn Road (215 Street NW) and west of Winterburn Road, as well as north of Highway 16. While the area is currently in the early stages of development, it abuts and is surrounded by land designated for Stormwater Management Facility in the north and Low Density Residential and Street Oriented Residential (Row Housing) in the south.



AERIAL VIEW OF APPLICATION AREA

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

## Planning Analysis

Kinglet Gardens is a predominantly low-density residential neighbourhood, with some commercial and medium density residential land uses adjacent to arterial and collector roadways.

The proposed rezoning from RSL and PU to PU and RLD will reconfigure and exchange a Low Density Residential area with a Stormwater Management Facility area in the southernmost Stormwater Management Facility in Kinglet Gardens. This reconfiguration will result in a shift of

the Low Density Residential to the northwest from its current location, which will be replaced with a corresponding area of the Stormwater Management Facility. This will affect a 1.06 hectare area for which maps will be revised accordingly in the Big Lake ASP and Kinglet Gardens NSP. There are no changes to the land use statistics or text in those plans. The application proposes to improve visibility, connectivity and access to the stormwater management facility along the southern collector road in Kinglet Gardens.

The proposed amendment does not alter the overall planned density for the Kinglet Gardens NSP of 33 units per net residential hectare.

## RSL & RLD COMPARISON SUMMARY

For the residential component in the application, compared to the RSL zone, the RLD zone allows for a greater range of permitted low density residential uses and built forms. Housing types may include those on narrower lot widths, reduced lot depths, and/or also allow for zero lot line housing opportunities.

	<b>RSL</b> <i>Current</i>	<b>RLD</b> <i>Proposed</i>
<b><u>Permitted Uses</u></b>	Single Detached Housing	Single Detached, Semi-detached and Duplex Housing
<b>Height</b>	10.0 metres	10.0 metres
<b>Front Setback</b>	5.5 metres	3.0 m to 5.5 metres <sup>1</sup>
<b>Interior Side Setback</b>	1.2 metres	0 metres (Zero Lot Line) to 1.2 metres
<b>Flanking Side Setback</b>	20% of Site Width to a maximum of 4.5 metres	2.4 metres to 4.5 metres
<b>Rear Setback</b>	7.5 metres <sup>2</sup>	7.5 metres <sup>2</sup>
<b>Minimum Site Depth</b>	30.0 metres	27.0 metres
<b>Minimum Site Area</b>	312 square metres	No minimum
<b>Maximum Site Coverage</b>	45%	Ranges from 52% - 58%

Notes:

<sup>1</sup> Determined based on primary vehicular site access being from a lane, flanking side of the lot or not from a lane.

<sup>2</sup> Except in the case of a corner site, where the rear setback is 4.5 metres.

## Technical Review

The proposed reconfiguration of the stormwater management facility does not significantly impact the size of the facility, nor its capacity to store stormwater. The proposed reconfiguration is in such a manner that it does not conflict with existing infrastructure already approved and constructed under previous stages of development. Permanent sanitary and storm servicing for the subject rezoning area shall be in general accordance with the servicing schemes as identified in the accepted Pintail Landing and Kinglet Gardens Neighbourhood Design Report, dated July 2019.

Administration is currently in the process of designing traffic signals for the Yellowhead Trail/215 Street NW interchange ramps, with first-stage construction anticipated in late 2020 or early 2021. The signals will be modified with future widening of 215 Street NW (including changes to the travel lanes on the Yellowhead Trail overpass) between Yellowhead Trail and 124 Street, anticipated to begin in 2021 by area developers. While these improvements will provide additional capacity to accommodate further development in the short term, maintaining traffic movements within desired levels of service in the longer term will require larger scale improvements to the interchange and to Yellowhead Trail.

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

## Community Engagement

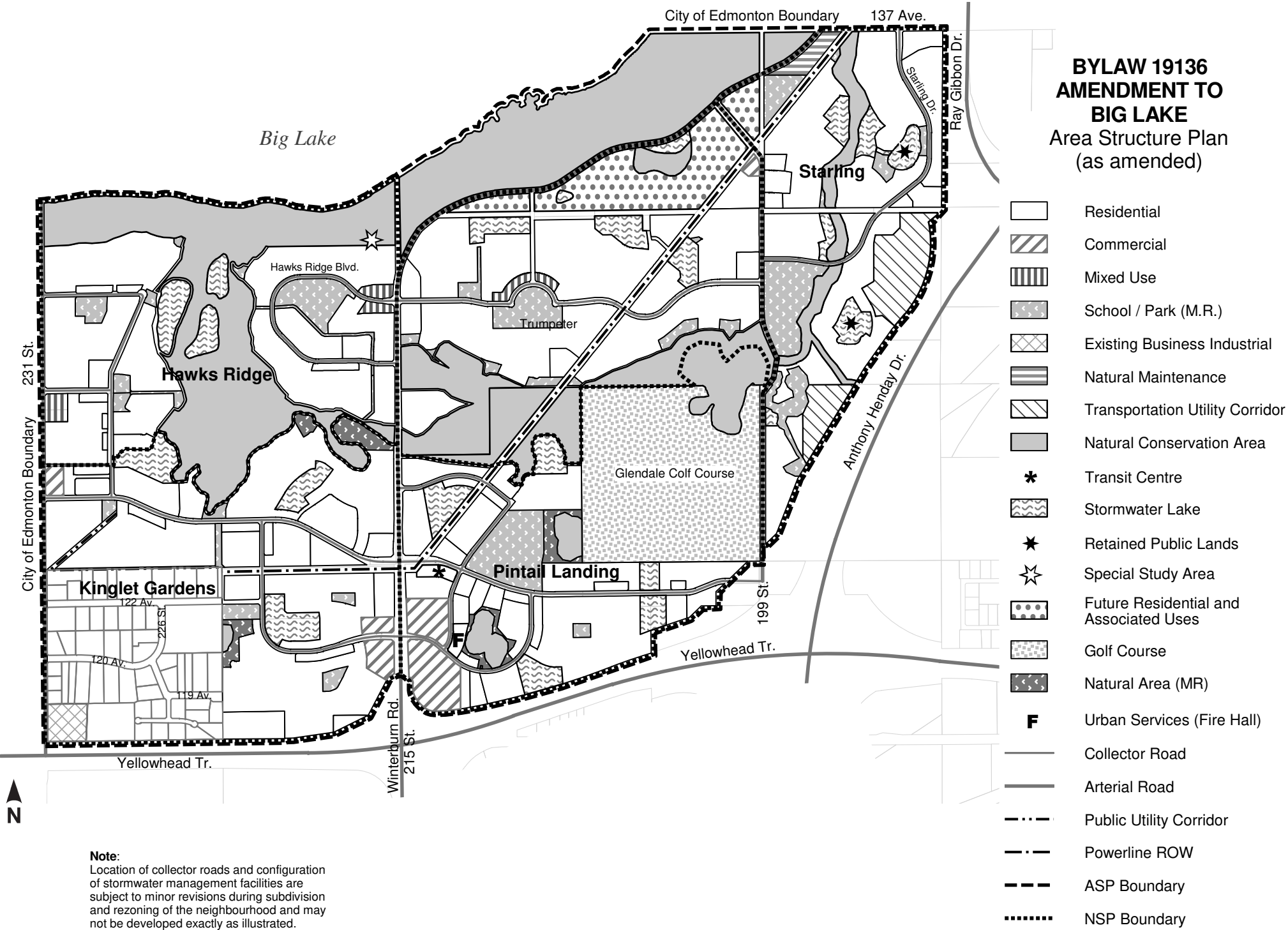
<b>ADVANCE NOTICE</b> October 5, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 19</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/kinglet-gardens-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/kinglet-gardens-planning-applications.aspx</a></li></ul>

## Conclusion

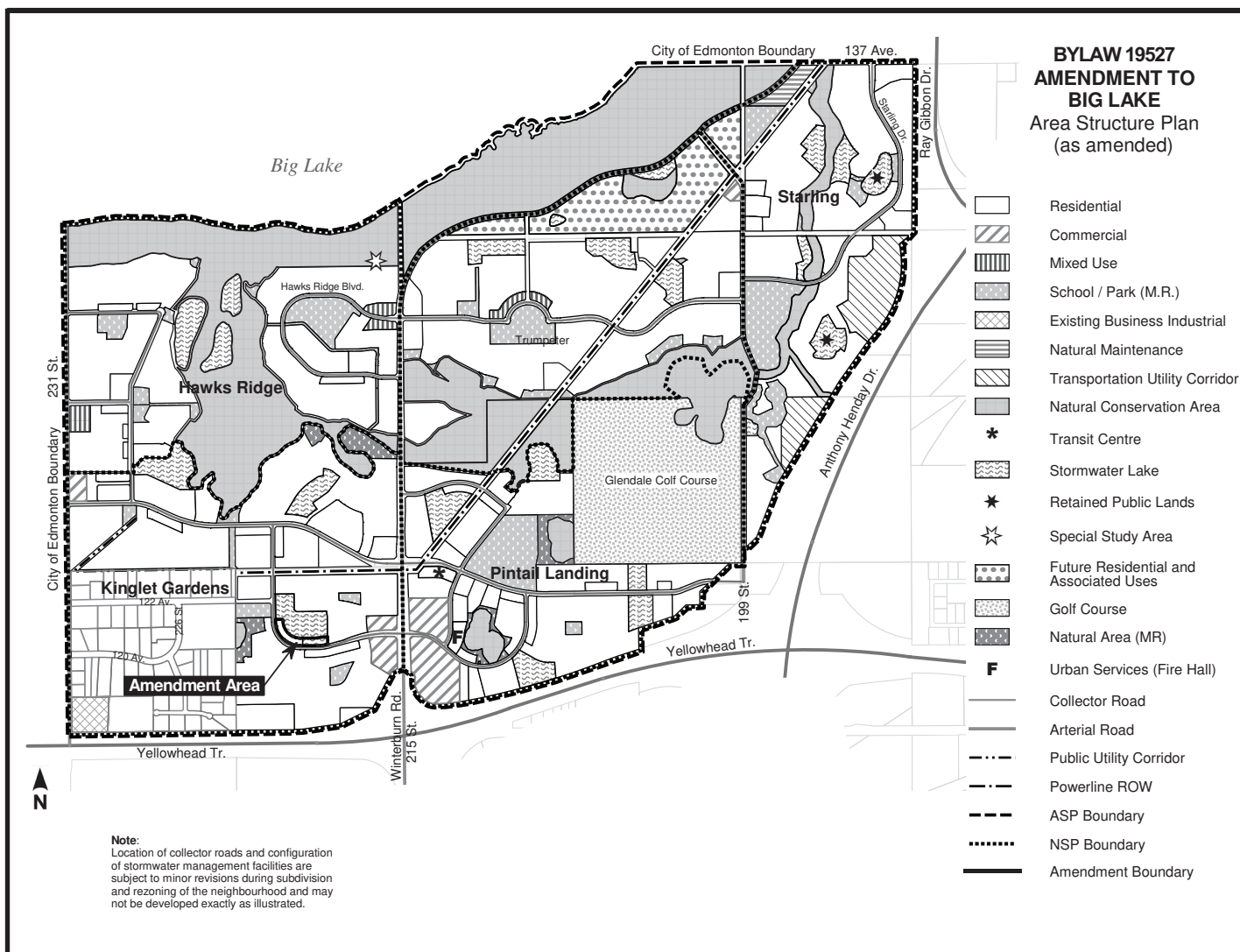
Administration recommends that City Council **APPROVE** this application.

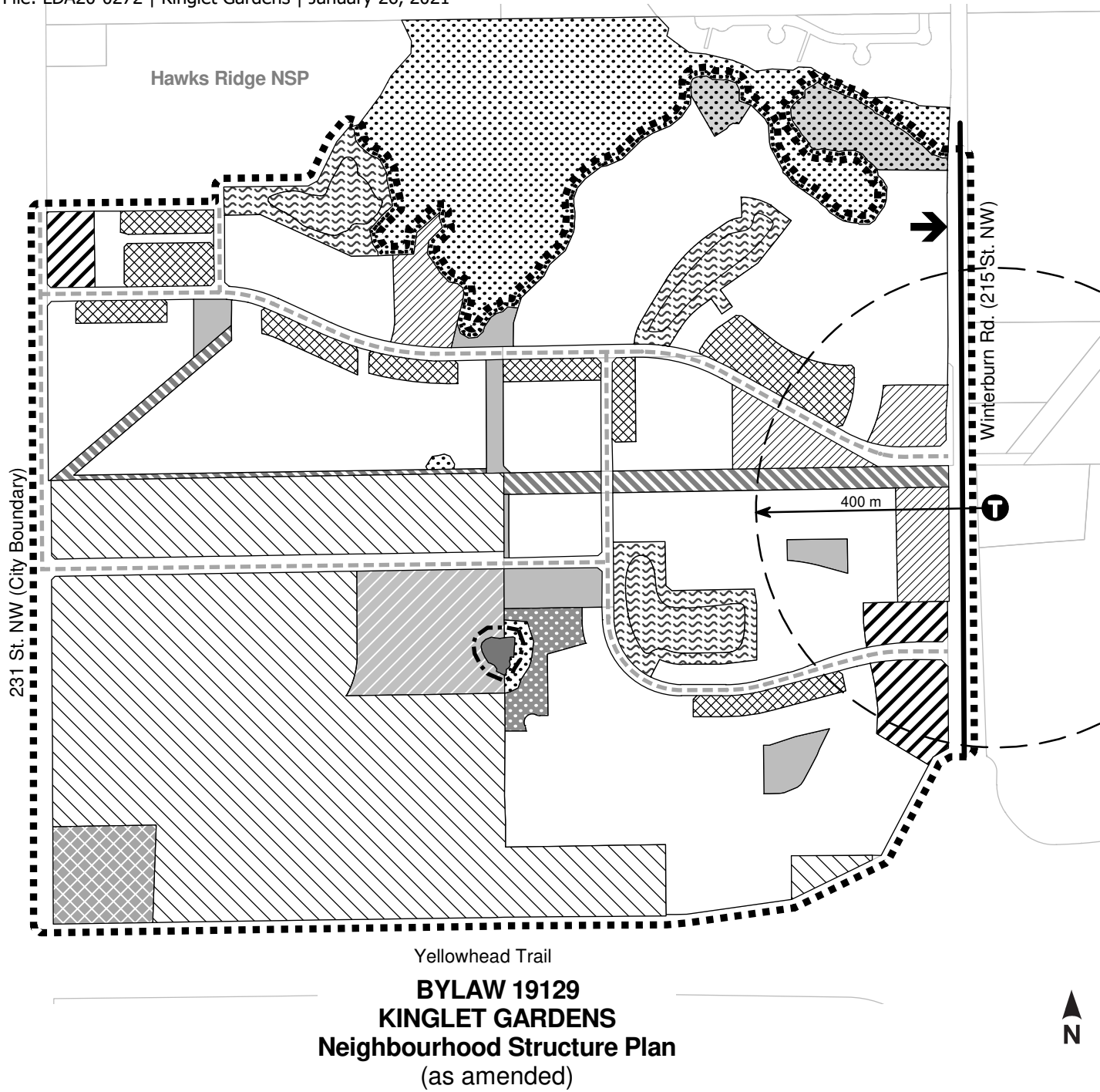
## APPENDICES






















- 1 Approved Big Lake ASP – Bylaw 19136
- 2 Proposed Big Lake ASP – Bylaw 19527
- 3 Approved Kinglet Gardens NSP Land-use Concept – Bylaw 19129
- 4 Proposed Kinglet Gardens NSP Land-use Concept – Bylaw 19528
- 5 Application Summary





**BYLAW 19527**

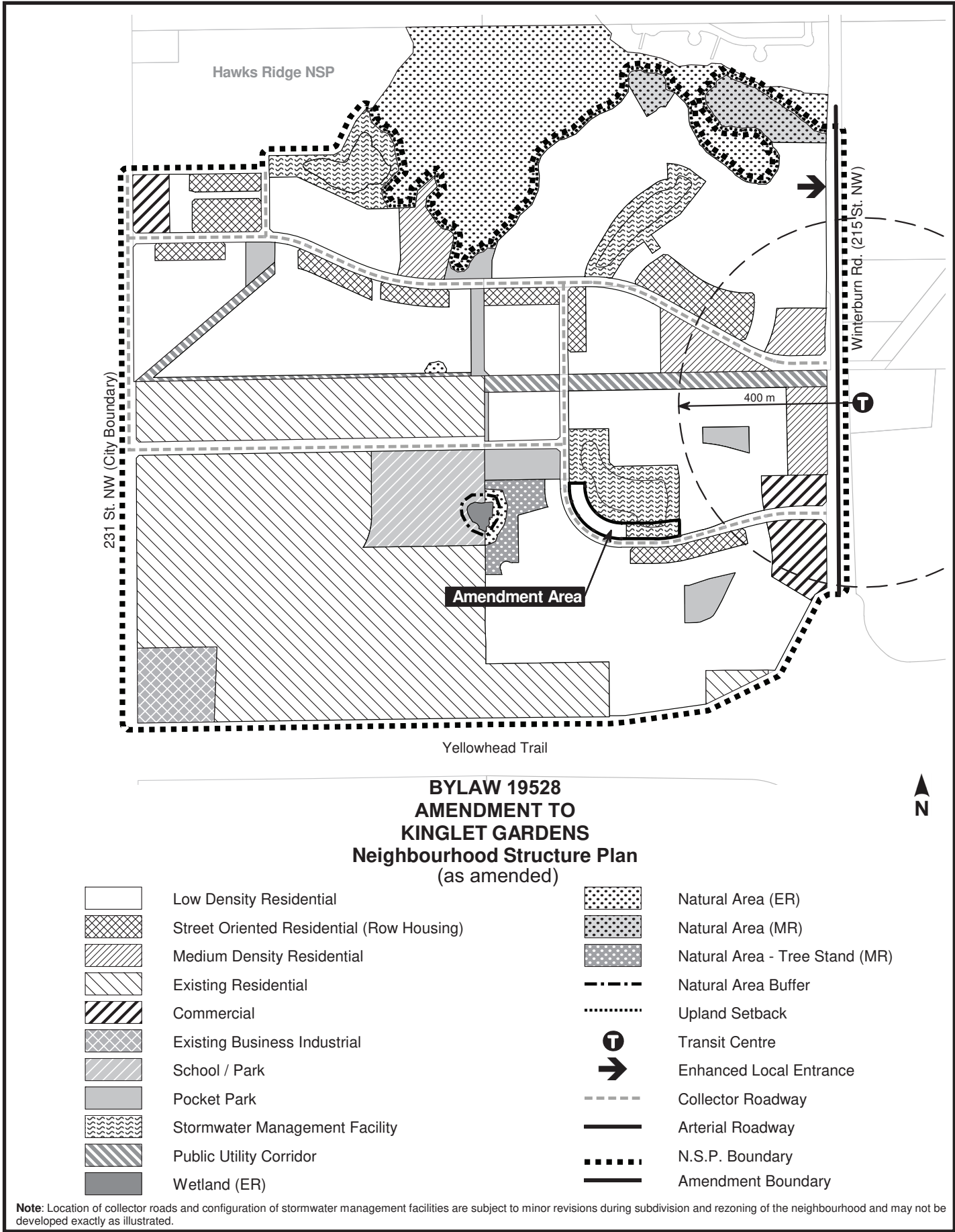


	Low Density Residential		Natural Area (ER)
	Street Oriented Residential (Row Housing)		Natural Area (MR)
	Medium Density Residential		Natural Area - Tree Stand (MR)
	Existing Residential		Natural Area Buffer
	Commercial		Upland Setback
	Existing Business Industrial		Transit Centre
	School / Park		Enhanced 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.



BYLAW 19528



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendments (Big Lake ASP and Kinglet Gardens NSP) & Rezoning
Bylaws:	Bylaw 19527, Bylaw 19528 & Charter Bylaw 19529
Location:	North of future southern collector road connecting to 215 Street NW and west of Winterburn Road (215 Street NW)
Address:	Portion of 11870 Winterburn Road NW
Legal Description:	Portion of SE 13-53-26-4
Site Area:	1.06 ha
Neighbourhood:	Kinglet Gardens
Notified Community Organizations:	Big Lake Community League and Big Lake Estates Homeowners Association Area Council; & Parkland County
Applicant:	Stantec

### PLANNING FRAMEWORK

Current Zones:	Public Utility Zone (PU) & Residential Small Lot (RSL)
Proposed Zones:	Public Utility Zone (PU) & Residential Low Density (RLD)
Plans in Effect:	Kinglet Gardens NSP, Big Lake ASP, & Yellowhead Corridor ASP
Historic Status:	n/a

Written By:	Kenan Handzic
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination