



## ADMINISTRATION REPORT PLAN AMENDMENT TRUMPETER

### 12923 Winterburn Road NW



AIR PHOTO OF PLAN AMENDMENT AREA

**RECOMMENDATION:** That Bylaw 19536 to amend the Trumpeter Neighbourhood Structure Plan be APPROVED.

Administration is in **SUPPORT** of this application because the proposal:

- is compatible with surrounding planned residential;
- does not result in a significant change to the residential density of the neighbourhood; and
- facilitates the development of residential and the full build out of the Trumpeter neighbourhood.

## REPORT SUMMARY

This plan amendment was submitted by Stantec Consulting Ltd. on September 8, 2020 on behalf of the landowner United Big Lake Corp. The application proposes an amendment to the Trumpeter Neighbourhood Structure Plan (NSP) to change the land use designation of an area of land south of Trumpeter Way and east of Winterburn Road from "Row Housing" to "Street Oriented Residential" to allow for the development of a mix of housing typologies that have a pedestrian oriented streetscape.

The applicant's stated intention for the amendment is to address shifting consumer preferences and changing market demands in order to build a single detached product instead of a row housing product in this location. There is no significant reduction to the density calculation for the neighborhood as a result of this amendment. The units per net residential hectare for the neighbourhood remains at 36.

This proposal is in alignment with the City Plan by facilitating the development of residential in the Trumpeter neighbourhood, located in the West Henday District, to accommodate future growth to a 1.25 million population within Edmonton's existing boundaries.

## PLANNING ANALYSIS

The Trumpeter NSP currently identifies the amendment area for Row House development and the amendment area is zoned (RMD) Residential Mixed Dwelling Zone. The proposed amendment will change the designation of the subject area to Street Oriented Residential. The applicant's reason for the change is market driven where a single detached product is currently more desirable for young families than the row house product. The RMD Zone allows both housing typologies and the plan amendment acknowledges that the row house product will not be built in this area of the plan.

### City Plan Alignment

Trumpeter is located generally at the north westerly end of the West Henday District of the City Plan. The proposed amendment will facilitate the development of residential within a developing area providing housing for the City's first anticipated population growth from 1 to 1.25 million people.

## TECHNICAL REVIEW

As part of the technical review the following advisements were provided:

### Transit

- Trumpeter will be included in the On Demand Transit Program; however, locations have not been determined at the time of circulation of this application.
- Transit will use neighbourhood collectors and nearby arterials.

### Drainage

- Permanent sanitary and storm servicing for the area shall be in general accordance with the servicing schemes as identified in the accepted Big Lake Neighbourhood 1 NDR amendment, dated May 5, 2018
- The proposed change from Row Housing to Street Oriented Residential will not significantly impact the neighbourhood sanitary or storm sewer systems.

### EPCOR Water

- All stages of development must be designed and constructed in accordance with the City of Edmonton Design and Construction Standards and the applicable Hydraulic Network Analysis (HNA).
- The submission of a HNA is required prior to the submission of a subdivision application.
- The applicant / owner is responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

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

## **PUBLIC ENGAGEMENT**

<b>ADVANCE NOTICE</b> October 1, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 110</li><li>• No responses</li></ul>
<b>WEBPAGE</b>	<a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/trumpeter-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/trumpeter-planning-applications.aspx</a>

## **CONCLUSION**

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

## **APPENDICES**

- 1 Approved NSP Land Use and Population Statistics – Bylaw 19140
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19536
- 3 Approved NSP – Bylaw 19140
- 4 Proposed NSP – Bylaw 19536
- 5 Application Summary

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

LAND USE	Area (ha)	% of GDA
<b>Gross Area</b>	<b>172.04</b>	
Environmental Reserves ('ER')*	27.11	
Stormwater Management within 'ER'	1.03	
Powerline ROW	4.97	
Arterial Road Widening	6.06	
Sewer ROW	3.16	
<b>Gross Developable Area</b>	<b>129.71</b>	<b>100%</b>
Municipal Reserves**		
Parks ***	8.63	6.7%
Greenways	0.24	0.2%
Bioswales	0.61	0.5%
Stormwater Management / PUL ***	10.23	7.9%
Greenway PUL	1.90	1.5%
Commercial	0.48	0.4%
Mixed-Use (Commercial) ****	0.17	0.1%
Circulation @ 20 ***	26.13	20.1%
<b>Total Non-Residential Area</b>	<b>48.39</b>	<b>37.3%</b>
<b>Net Residential Area</b>	<b>81.32</b>	<b>62.7%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	% of Total	People / Unit	Population
Low Density Residential	50.94	25	1274	43.9%	2.8	3566
Street-Oriented Residential	2.07	35	72	2.5%	2.8	203
Row Housing	5.25	45	236	8.1%	2.8	662
Medium Density Residential	7.53	90	678	23.4%	1.8	1220
Mixed Use (Residential) ****	0.97	45	44	1.5%	1.8	79
Future Residential and Asso. Uses						
Low Density Residential ***	11.12	25	278	9.6%	2.8	778
Medium Density Residential ***	3.54	90	319	11.0%	1.8	573
<b>Total</b>	<b>81.42</b>		<b>2900</b>	<b>100.0%</b>		<b>7080</b>

Net Population Density:	87.0	persons per net residential hectare
Unit Density:	35.6	units per net residential hectare
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 Services	94%	
Presence/Loss of Natural Area Features	Ha	
Protected as Environmental Reserve	<b>27.11</b>	
Conserved as naturalized Municipal Reserve	N/A	
Portected through other means	N/A	
Lost to Development	N/A	

**STUDENT GENERATION STATISTICS**

Level	Public	Separate	Total
Elementary	261	131	<b>391</b>
Junior High	131	65	<b>196</b>
Senior High	131	65	<b>196</b>
<b>Total</b>	<b>522</b>	<b>261</b>	<b>783</b>

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 19536**

LAND USE	Area (ha)	% of GDA
<b>Gross Area</b>	<b>172.04</b>	
Environmental Reserves ('ER')*	27.11	
Stormwater Management within 'ER'	1.03	
Powerline ROW	4.97	
Arterial Road Widening	6.06	
Sewer ROW	3.16	
<b>Gross Developable Area</b>	<b>129.71</b>	<b>100%</b>
Municipal Reserves**		
Parks ***	8.63	6.7%
Greenways	0.24	0.2%
Bioswales	0.61	0.5%
Stormwater Management / PUL ***	10.23	7.9%
Greenway PUL	1.90	1.5%
Commercial	0.48	0.4%
Mixed-Use (Commercial) ****	0.17	0.1%
Circulation @ 20 ***	26.13	20.1%
<b>Total Non-Residential Area</b>	<b>48.39</b>	<b>37.3%</b>
<b>Net Residential Area</b>	<b>81.32</b>	<b>62.7%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	% of Total	People / Unit	Population
Low Density Residential	50.94	25	1274	44.1%	2.8	3566
Street-Oriented Residential	3.04	35	106	3.7%	2.8	298
Row Housing	4.28	45	193	6.7%	2.8	539
Medium Density Residential	7.53	90	678	23.4%	1.8	1220
Mixed Use (Residential) ****	0.97	45	44	1.5%	1.8	79
Future Residential and Asso. Uses						
Low Density Residential ***	11.12	25	278	9.6%	2.8	778
Medium Density Residential ***	3.54	90	319	11.0%	1.8	573
<b>Total</b>	<b>81.42</b>		<b>2890</b>	<b>100.0%</b>		<b>7053</b>

Net Population Density:	87	persons per net residential hectare
Unit Density:	36	units per net residential hectare
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 Services	94%	
Presence/Loss of Natural Area Features	Ha	
Protected as Environmental Reserve	<b>27.11</b>	
Conserved as naturalized Municipal Reserve	N/A	
Portected through other means	N/A	
Lost to Development	N/A	

**STUDENT GENERATION STATISTICS**

Level	Public	Separate	Total
Elementary	260	130	<b>390</b>
Junior High	130	65	<b>195</b>
Senior High	130	65	<b>195</b>
<b>Total</b>	<b>520</b>	<b>260</b>	<b>780</b>

Note:

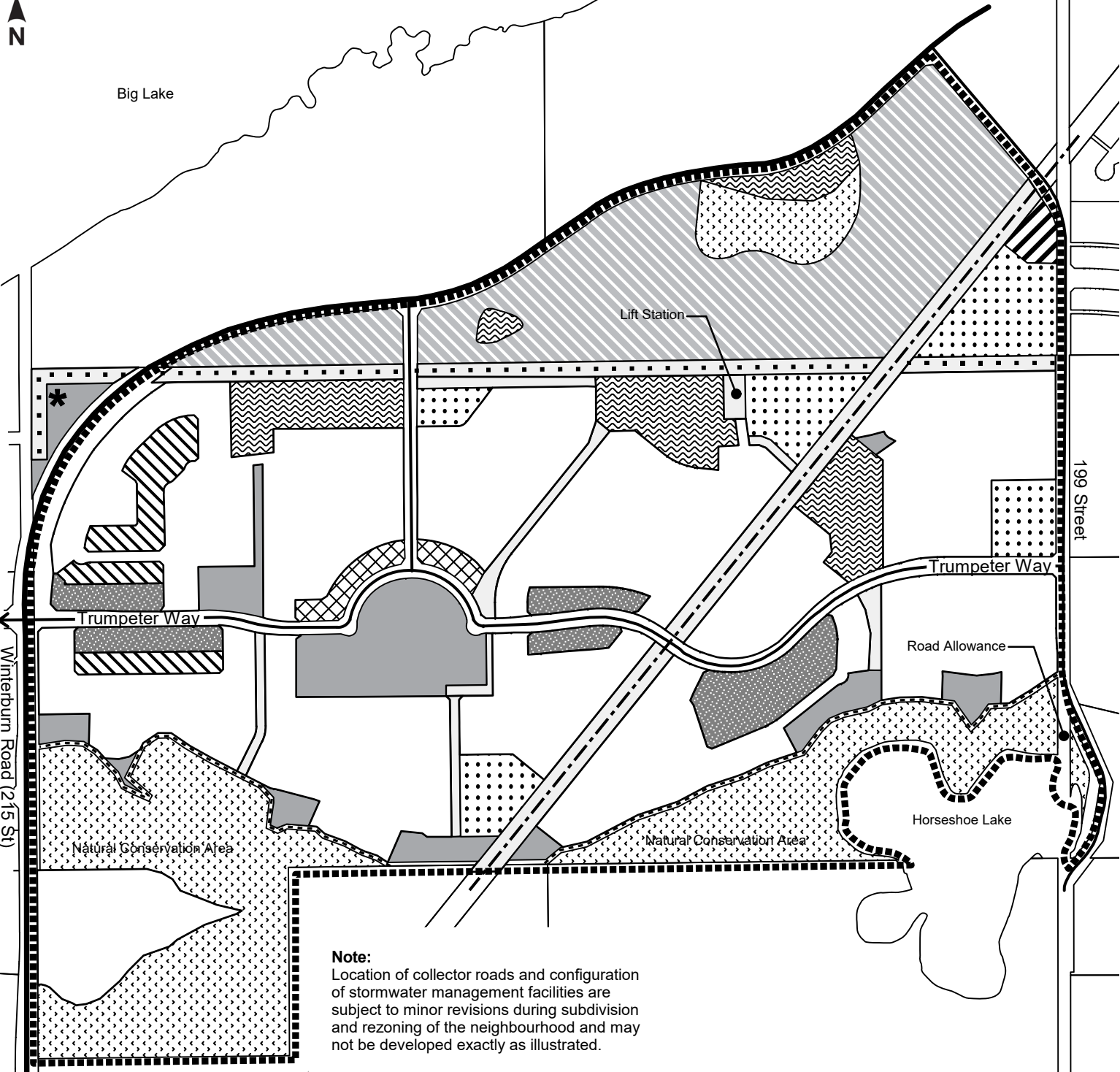
\*Areas for Environmental Reserves (Natural Conservation Areas) are based on contour and air photo interpretation only and subject to change.

\*\*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.

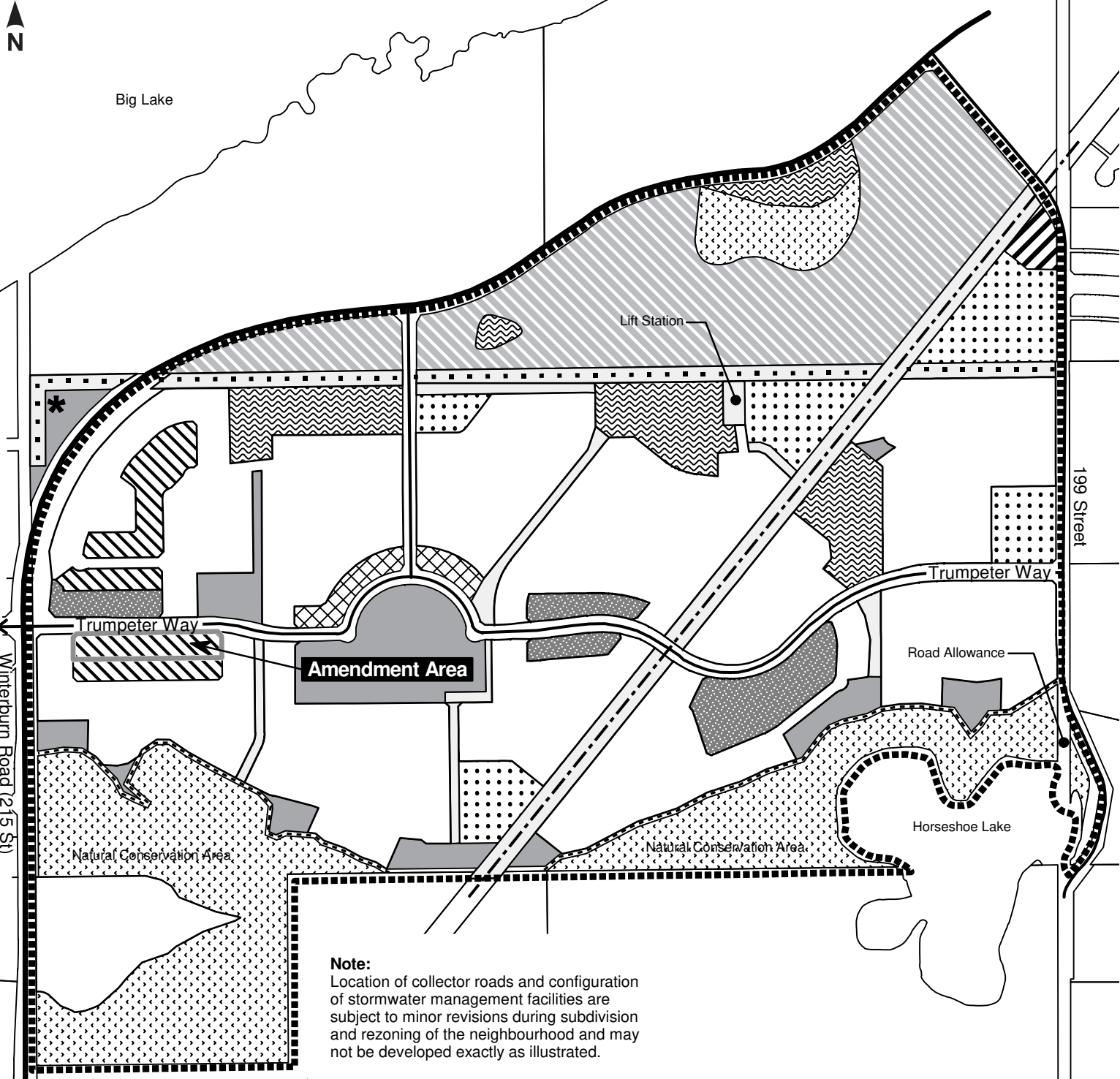


**Note:**  
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**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





**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 19536  
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 Boundary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment
Bylaw:	19536
Location:	South of Trumpeter Way NW East of Winterburn Road NW
Address:	12923 Winterburn Road NW
Legal Description(s):	Portion of SW-19-53-25-4
Site Area:	Amendment Area 1 ha
Neighbourhood:	Trumpeter
Notified Community Organization(s):	Big Lake Community League Big Lake Estates Homeowners Association Area Council
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	N/A
Plan in Effect:	Trumpeter Neighbourhood Structure Plan
Historic Status:	N/A

Written By:  
Approved By:  
Branch:  
Section:

Cyndie Prpich  
Tim Ford  
Development Services  
Planning Coordination