



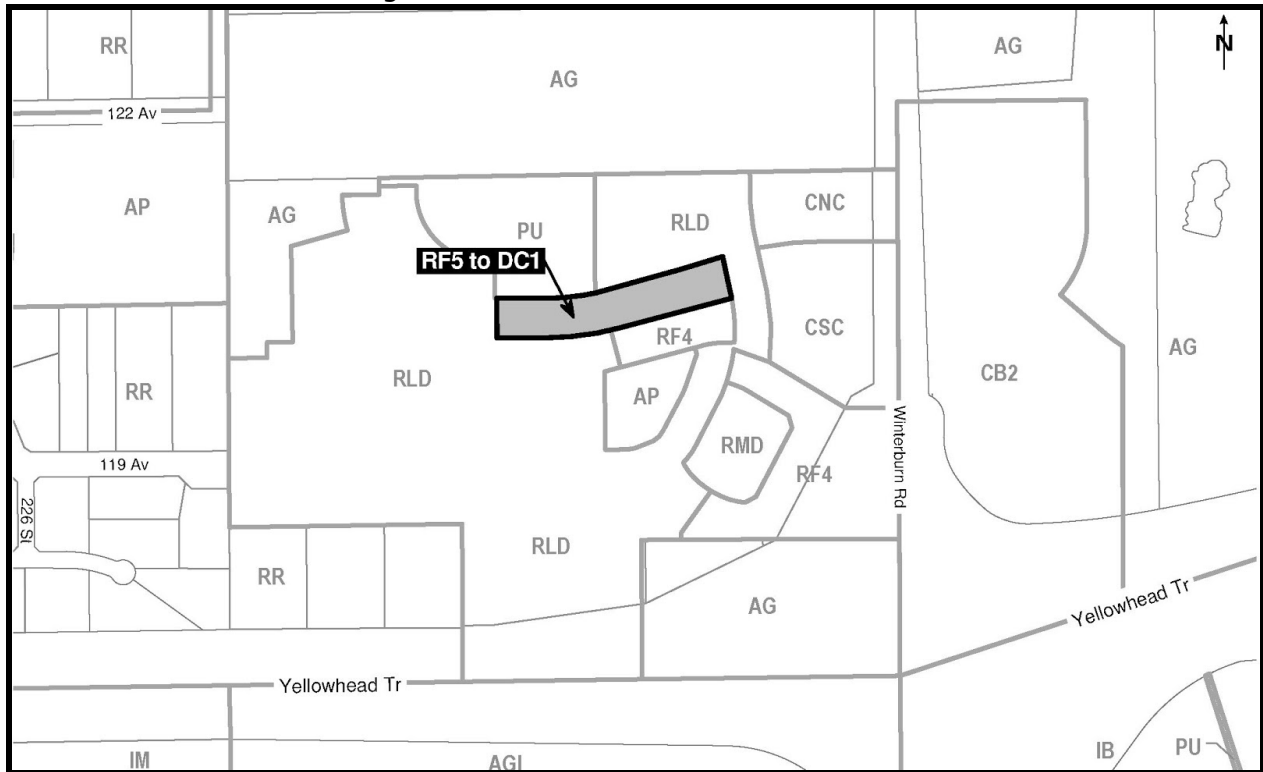
ADMINISTRATION REPORT

REZONING

Kinglet Gardens

11870 - Winterburn Road NW

To allow for multi-unit housing.



Recommendation: That Bylaw 19688 to amend the Kinglet Gardens Neighbourhood Structure Plan and Charter Bylaw 19636 to amend the Zoning Bylaw from (RF5) Row Housing Zone to (DC1) Direct Development Control Provision be APPROVED.

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

- contributes to the sequential development of the neighbourhood;
- will utilize land and infrastructure efficiently;
- contributes to diversifying housing typologies neighbourhood; and
- is compatible with existing and planned land uses.

Report Summary

This proposed rezoning application was submitted by Stantec Consulting on November 25, 2020. This application proposes to rezone the site from (RF5) Row Housing Zone to (DC1) Direct Development Control Provision to allow for the development of multi-unit housing (row housing) with increased site coverage and height compared to the standard zone.

The application aligns with the goals and policies of The City Plan (MDP) to accommodate all future growth for an additional 1.25 million population within existing Planned areas and will provide multi-unit housing that utilize land and infrastructure efficiently and contribute to densification by encouraging a compact residential urban form in Kinglet Gardens.

An administrative update to the text of the Kinglet Gardens Neighbourhood Structure Plan (NSP) accompanies this rezoning to specify the use of DC1 and DC2 Provisions to achieve more innovative and compact housing types, such as row housing. The site is designated for Street Oriented Residential (Row Housing) uses in the approved Kinglet Gardens NSP.

The Application

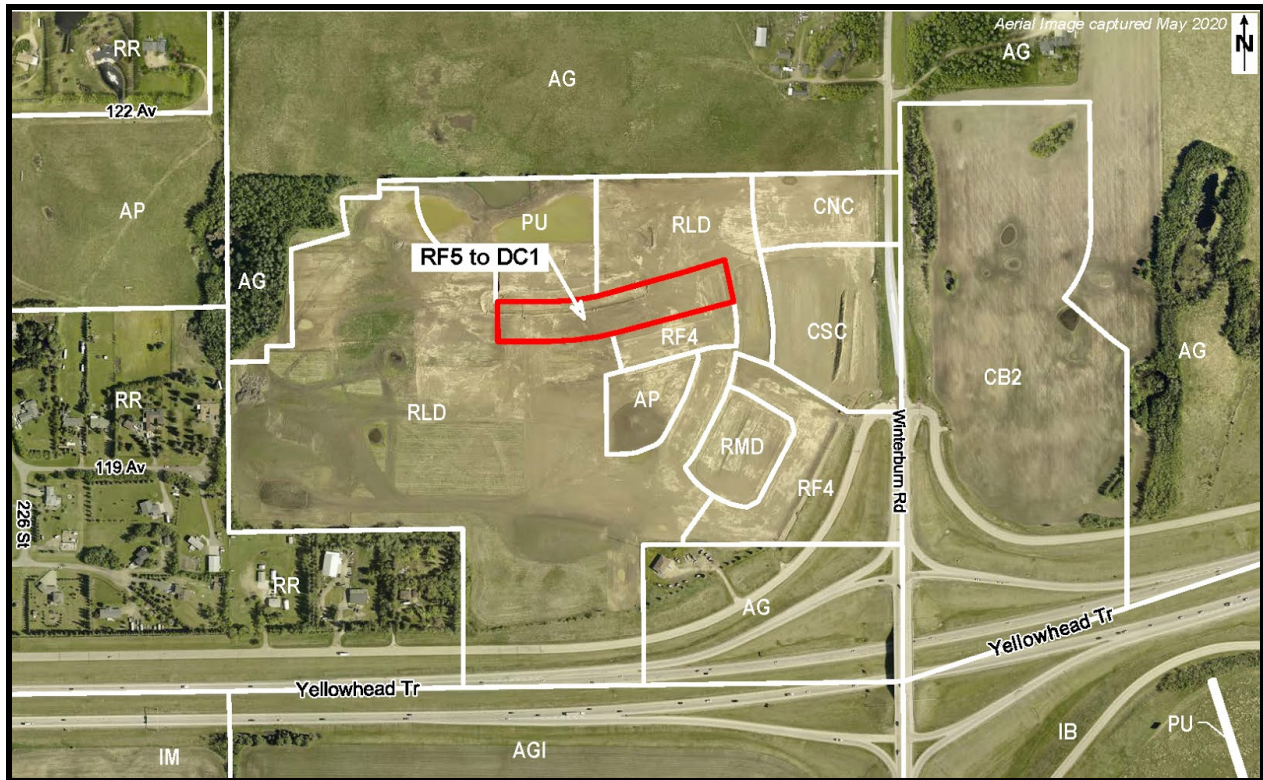
1. **BYLAW 19688** to amend the Kinglet Gardens Neighbourhood Structure Plan (NSP).
2. **CHARTER BYLAW 19636** to amend the Zoning Bylaw to (DC1) Direct Development Control Provision to allow for the development of multi-unit housing in the form of row housing.

CHARTER BYLAW 19636 proposes to amend the Zoning Bylaw from (RF5) Row Housing Zone to (DC1) Direct Development Control Provision to allow for the development of multi-unit housing in the form of row housing. It is the applicant's intent to develop multi-unit housing (row housing) with increased site coverage and height compared to the existing RF5 Zone.

To facilitate the proposed development, an amendment to the text of the Kinglet Gardens NSP to specify the use of Direct Control Provisions to achieve more compact housing types such as row housing accompanies Charter Bylaw 19636.

There is an approved subdivision for 38 row housing lots under the current RF5 Zone.

Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF5) Row Housing Zone	Vacant/undeveloped land, with an approved subdivision for 38 row housing lots
CONTEXT		
North	(RLD) Low Density Residential Zone (PU) Public Utility Zone	Vacant/undeveloped land designated for low density residential uses and a stormwater management facility
East	(RLD) Low Density Residential Zone (CNC) Neighbourhood Convenience Commercial Zone (CSC) Commercial Shopping Centre Zone	Vacant/undeveloped land designated for low density residential uses and commercial uses along Winterburn Road NW
South	(RLD) Low Density Residential Zone (RF4) Semi-detached Residential Zone (AP) Public Park Zone	Vacant/undeveloped land low density residential uses, and a pocket park
West	(RLD) Low Density Residential Zone	Vacant/undeveloped land low density residential uses



AERIAL VIEW OF SITE LOOKING TO THE NORTH

Planning Analysis

This application conforms to the approved Big Lake Area Structure Plan, which designates the subject site for Residential Uses and the Kinglet Gardens NSP, which designates it for Street Oriented Residential (Row Housing) uses.

The application aligns with the goals and policies of The City Plan (MDP) to accommodate all future growth for an additional 1.25 million population by facilitating new residential units within existing Planned areas. This development will provide multi-unit housing that utilizes land and infrastructure efficiently and contributes to densification by encouraging a compact residential urban form in Kinglet Gardens.

The proposed row housing is to be located south of the collector roadway (Kinglet Boulevard), which is a planned transit route and is within walking distance to a pocket park to the south, commercial area to the east, and stormwater management facility to the north.

The proposed row housing will contribute to the sequential development of the neighbourhood and aligns with the approved Kinglet Gardens NSP Development Concept Map, which designates the site for Street Oriented Residential (Row Housing) uses.

Proposed Bylaw 19688 is an administrative update to the text of the Kinglet Gardens NSP to specify in the plan that the application of Direct Control Provisions may be utilized to achieve the construction of innovative and more compact housing types, such as row housing.

LAND USE COMPATIBILITY

The following table compares the existing RF5 Zone and proposed DC1 Provision.

	RF5 <i>Current</i>	DC1 <i>Proposed</i>
Principal Building		
Minimum Site Area	125 m ²	n/a
Minimum Site Width	5.0 m	5.0 m
Minimum Site Depth	30.0 m	30.0 m
Minimum Density	35 Dwellings/ha	35 Dwellings/ha
Maximum Site Coverage	50%	52% (corner) 54% (end) 62% (internal)
Height	10.0 m	12.0 m
Front Setback	4.5	4.5
Front Setback (rear attached garage, or treed boulevard)	3.0 m	3.0 m
Side Setback	1.2 m	1.2 m
Flanking Side Setback	3.0 m	2.4 m
Rear Setback	7.5	7.5 m
Rear Setback (attached garage)	5.5 m	5.5 m

As shown in the table above, the proposed DC1 Provision respects the majority of the development regulations within the existing RF5 Zone except for the additional proposed height of 12.0 m instead of 10.0 m; additional site coverage; and the reduced flanking side setback from 2.4 m instead of 3.0 m.

Technical Review

Transportation and Transit

The Yellowhead Trail/215 Street NW interchange currently operates under congestion conditions during peak periods. Short-term improvements to the interchange, including traffic signals at the ramp intersections, are anticipated to be constructed in 2021. Maintaining appropriate levels of traffic movement in the longer-term will require coordination with Alberta Transportation and large scale improvements to both the interchange and Yellowhead Trail NW.

Transit Service

Kinglet Boulevard is a (future) collector roadway however, for the foreseeable future, the nearest transit service is planned within the Hawks Ridge, Trumpeter and Starling neighbourhoods with On-Demand Transit service. Bus stop locations are being finalized and are not available at this time.

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

Community Engagement

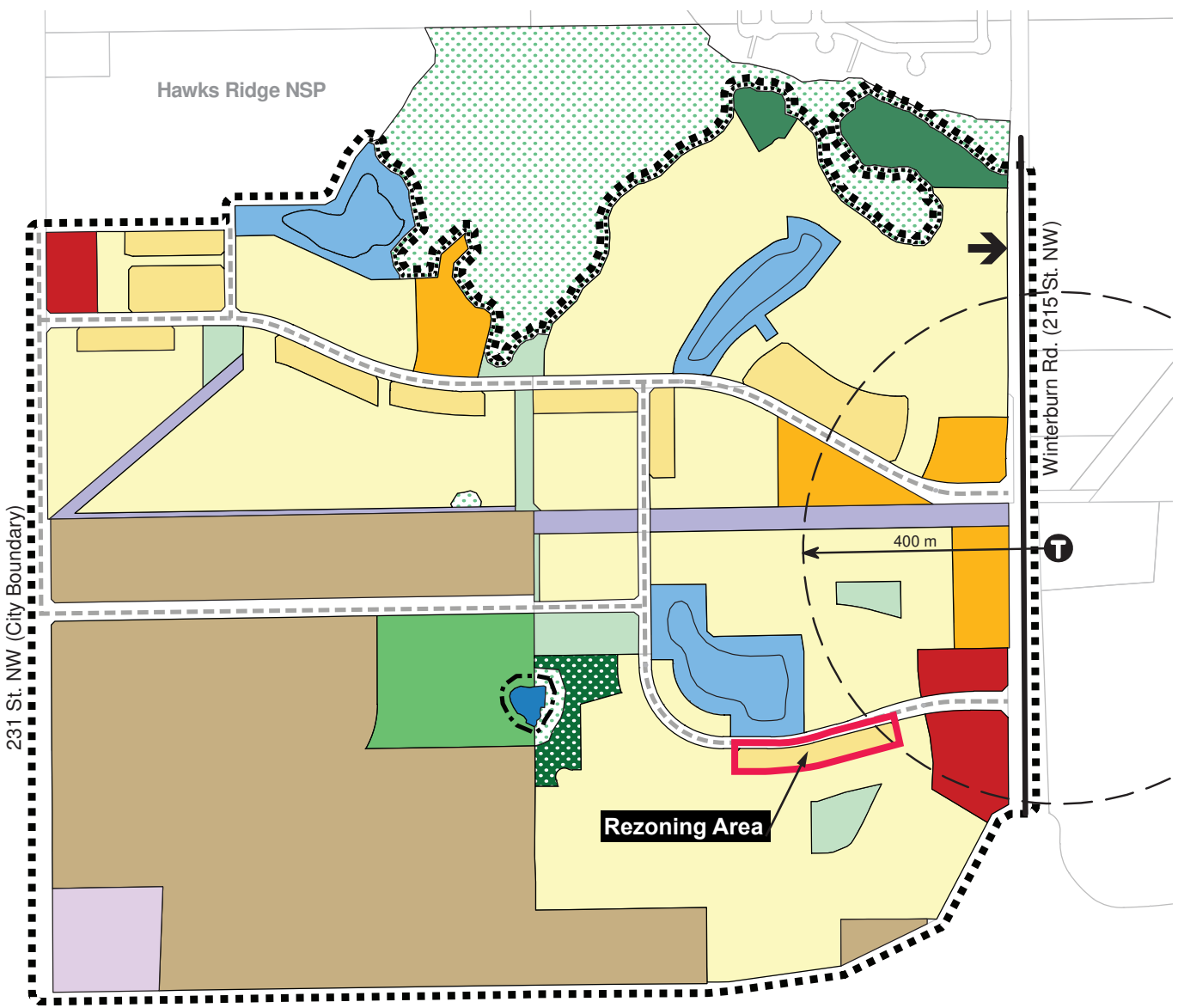
ADVANCE NOTICE January 12, 2021	<ul style="list-style-type: none">• Number of recipients: 17• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/kingletgardens

Conclusion

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






















APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19528
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:	NSP & Rezoning
Bylaw:	19688
Charter Bylaw:	19636
Location:	North of Yellowhead Trail; and west of Winterburn Road NW
Address:	11870 - Winterburn Road NW
Legal Description:	Portion of SE 13-53-26-4
Site Area:	total: 35.0 ha rezoning area: 1.6 ha
Neighbourhood:	Kinglet Gardens
Notified Community Organizations:	Big Lake Community League; and Big Lake Estates Homeowners Association Area Council
Applicant:	Keith Davies, Stantec Consulting

PLANNING FRAMEWORK

Current Zone and Overlay(s):	(RF5) Row Housing Zone
Proposed Zone and Overlay(s):	(DC1) Direct Development Control Provision
Plans in Effect:	Big Lake Area Structure Plan Kinglet Gardens Neighbourhood Structure Plan

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