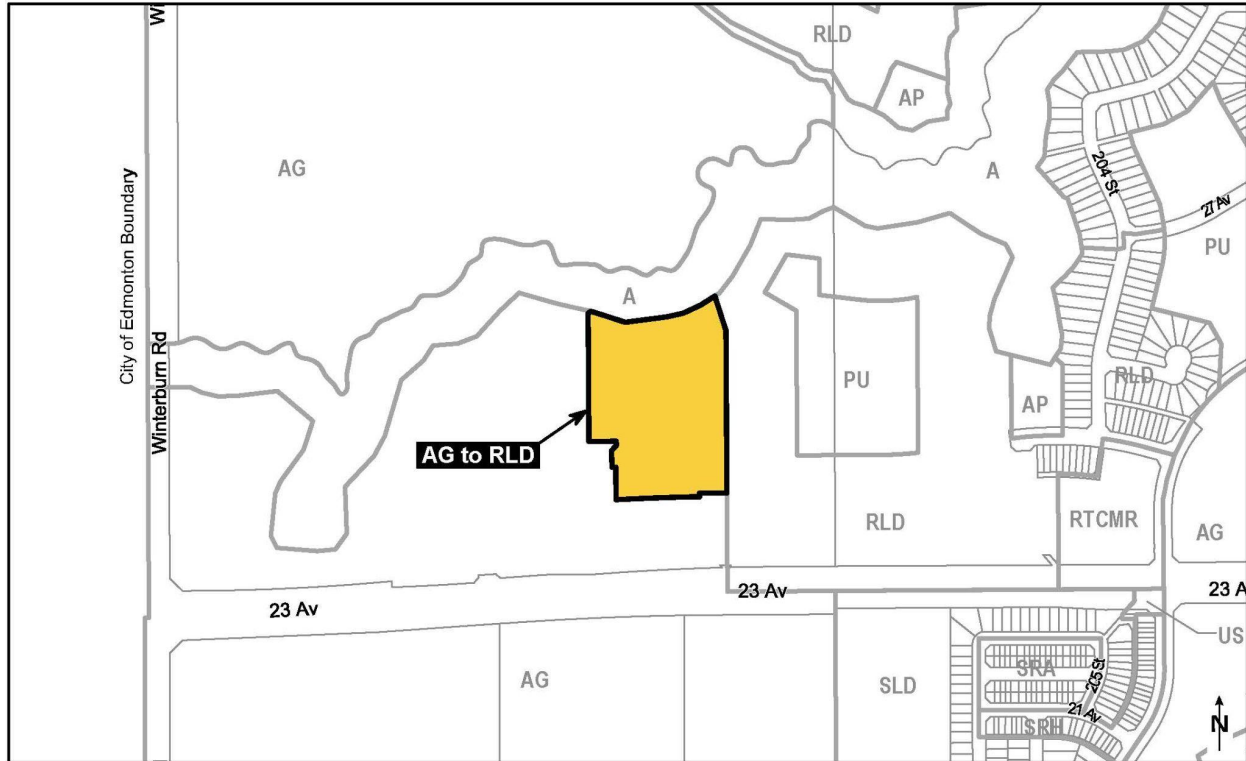




# ADMINISTRATION REPORT REZONING THE UPLANDS

## 20704 - 23 Avenue NW

To allow for single detached housing.



**Recommendation:** That Charter Bylaw 19997 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be **APPROVED**.

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

- will facilitate the orderly development of the neighbourhood;
- is compatible with existing and planned land uses; and
- conforms to the approved The Uplands Neighbourhood Structure Plan.

## Report Summary

This application was submitted by Reanna Rehman with Qualico Communities on June 15, 2021. The purpose of the proposed rezoning to the RLD Zone is to allow for a range of ground-oriented housing forms, including single detached housing, in conformance with the approved The Uplands Neighbourhood Structure Plan (NSP).

This Charter Bylaw aligns with the applicable policies of *The City Plan* (MDP) by accommodating future growth for a population of 1.25 million within Edmonton's existing boundaries. The application will allow for the development of single detached dwellings with flexible lot sizes and widths, including zero lot line development. If approved, it will support Edmonton's growing population, utilize land and infrastructure efficiently, and continue the sequential development of The Uplands neighbourhood.

The Uplands is within the boundaries of the West Henday District Plan.

## The Application

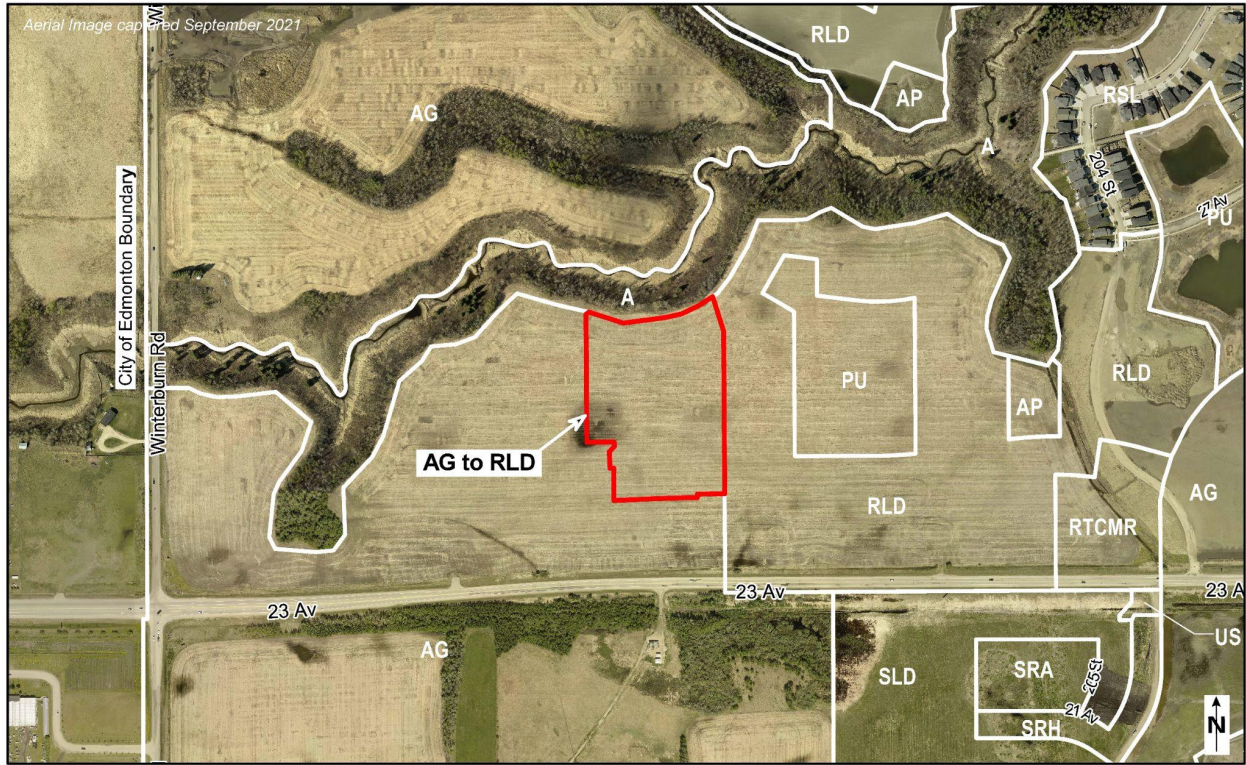
CHARTER BYLAW 19997 proposed to amend the Zoning Bylaw to (RLD) Residential Low Density Zone to allow for a range of ground-oriented housing forms, including single detached housing with flexible lots sizes and widths, and opportunities for zero lot line development.

The proposed RLD Zone conforms with the approved The Uplands Neighbourhood Structure Plan (NSP), which designates the site for low density residential uses and street-oriented residential uses..

A separate associated subdivision application to create 67 single detached residential lots is currently being processed.

## Site and Surrounding Area

The rezoning area measures approximately 3.5 ha and is located in western portion of the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Vacant
<b>CONTEXT</b>		
North	(A) Metropolitan Recreation Zone	Wedgewood Creek
East	(AG) Agricultural Zone	Vacant land designated for single and semi-detached residential uses
South	(AG) Agricultural Zone	Vacant land designated single and semi-detached residential uses
West	(AG) Agricultural Zone	Vacant land designated for single and semi-detached residential uses

## Planning Analysis

The Riverview Area Structure Plan (ASP) and The Uplands Neighbourhood Structure Plan (NSP) are in effect for the subject site. The proposed RLD Zone conforms to the low density residential and street-oriented residential designations in the approved NSP, and the Residential designation in the Riverview ASP.

The Uplands NSP states that the Street Oriented Residential designation allows for a mix of zero lot line development in the form of single detached housing, semi-detached housing, row housing and stacked row housing.

The proposed rezoning is compatible with existing and planned land uses.

This Charter Bylaw aligns with the applicable policies of *The City Plan* (MDP) by accommodating future growth for a population of 1.25 million within Edmonton's existing boundaries. The application will allow for the development of single detached dwellings with flexible lot sizes and widths, including zero lot line development. If approved, it will support Edmonton's growing population, utilize land and infrastructure efficiently, and continue the sequential development of The Uplands neighbourhood.

The Uplands is within the boundaries of the West Henday District Plan.

## TECHNICAL REVIEW

All other comments from affected City Departments and utility agencies have been addressed. The proposed land use can be accommodated by the planned civic and utility infrastructure.

## Community Engagement

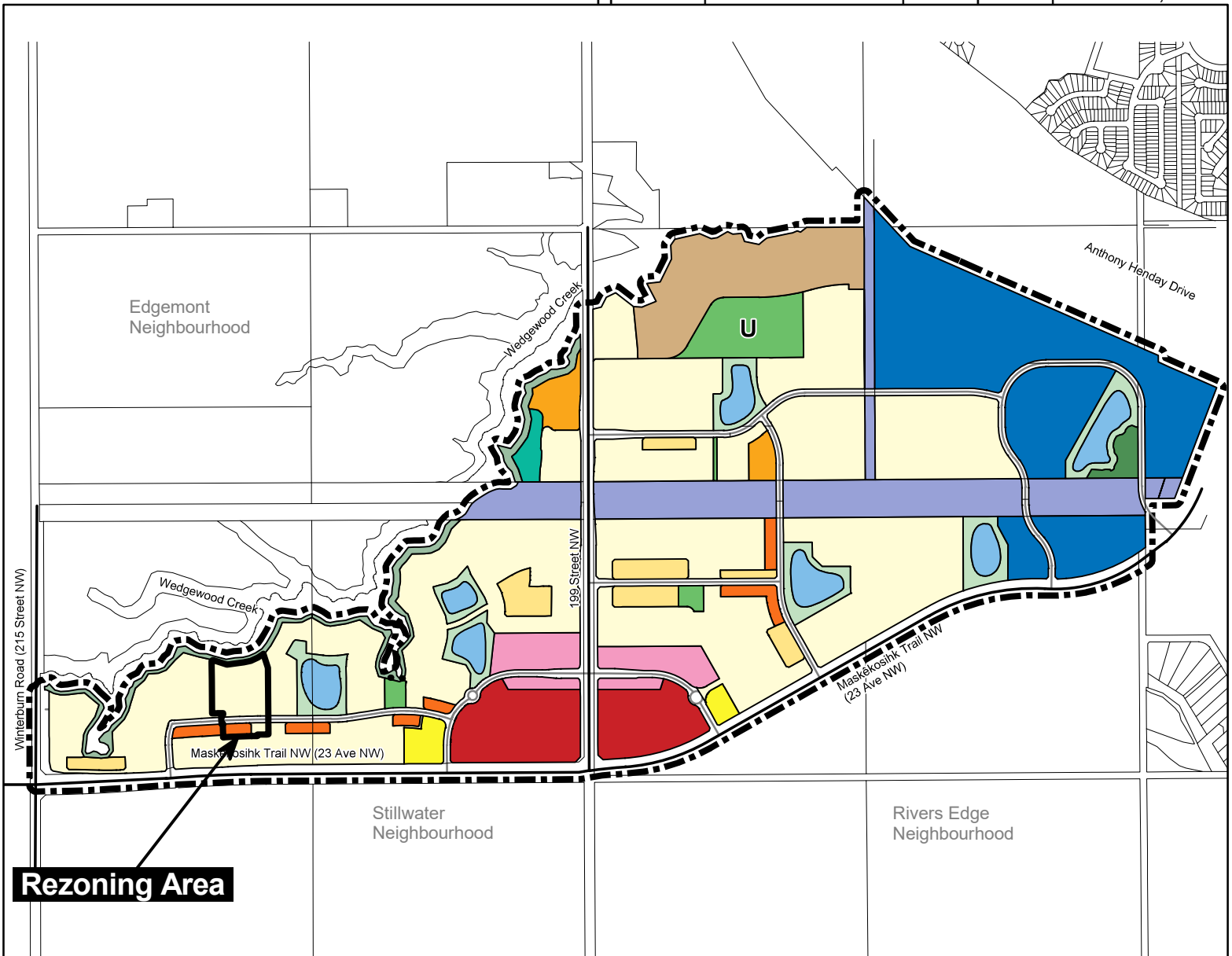
<b>ADVANCE NOTICE</b> December 9, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 11</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/theuplandsplanningapplications">edmonton.ca/theuplandsplanningapplications</a></li></ul>

## Conclusion

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



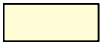

















## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19157  
THE UPLANDS**  
Neighbourhood Structure Plan  
(as amended)



	Existing Country Residential		Public Uplands Area (ER)
	Single / Semi-detached Residential		Pocket Park / Greenway
	Row Housing		Urban Village Park
	Street Oriented Residential		Natural Area (ER)
	Low Rise / Medium Density Housing		Natural Area (MR)
	Town Centre Mixed Use - Residential		Stormwater Management Facility
	Town Centre Mixed Use - Medium Rise		Top-of-Bank Roadway / Park
	Town Centre Mixed Use - Commercial		Collector Roadway
	Business Employment		Arterial Roadway
	Utility Corridor		NSP Boundary

**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:	19997
Location:	North of 23 Avenue NW and east of Winterburn Road NW
Address:	20704 - 23 Avenue NW
Legal Description:	Portion of Lot 101, Block A, Plan 2122542
Site Area:	3.45 ha
Neighbourhood:	The Uplands
Ward:	Sipiwiyiniwak
Notified Community Organizations:	Wedgewood community league and West Edmonton Communities Council Area Council
Applicant:	Reanna Rehman, Qualico Communities

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Riverview Area Structure Plan The Uplands Neighbourhood Structure Plan

Written By: Carla Semeniuk  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination