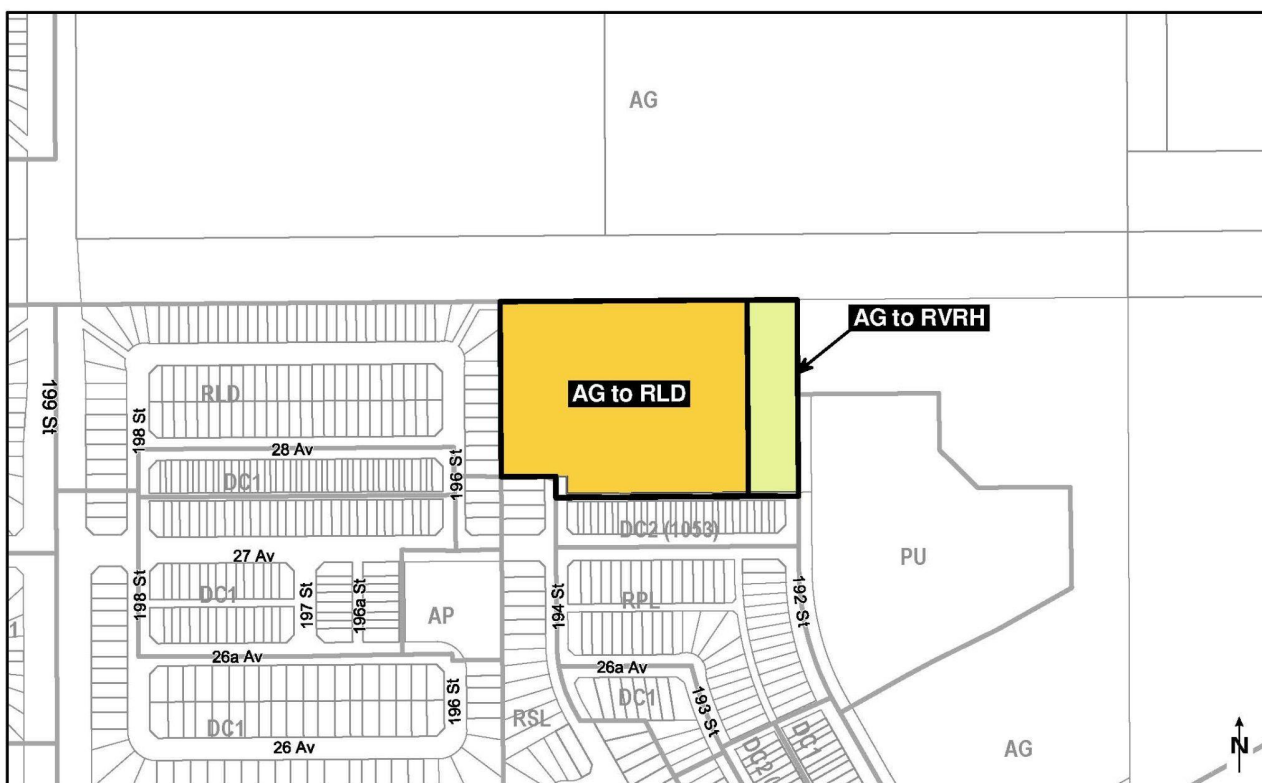


# Administration Report The Uplands / River's Edge

Edmonton

## 2303 - 199 Street NW

To create a Special Area Riverview and the (RVRH) Riverview Row Housing Zone, and to rezone land to allow for the development of row housing and low density residential.



**Recommendation:** That Charter Bylaw 20053 to amend the Zoning Bylaw to create the Riverview Special Area and the (RVRH) Riverview Row Housing Zone, and Charter Bylaw 20054 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RVRH) Riverview Row Housing Zone be **APPROVED**.

Administration is in **SUPPORT** of this application because it is compatible with surrounding existing and planned land uses and helps to increase and diversify Edmonton's housing supply in The Uplands and River's Edge neighborhoods through the staged expansion of these developing neighbourhoods, in accordance with the City Plan.

## Application Summary

CHARTER BYLAW 20053 to amend the Zoning Bylaw to create a Special Area Riverview and the (RVRH) Riverview Row Housing Zone.

CHARTER BYLAW 20054 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RVRH) Riverview Row Housing Zone. The purpose of the RLD Zone is to allow the development of low density residential. The purpose of the RVRH Zone is to allow the development of row housing.

This application was accepted from Stantec Consulting on November 25, 2021 on behalf of landowners Riverview Land Company. This amendment creates a "Special Area Riverview", and a Special Area Zone, namely the (RVRH) Riverview Row Housing Zone. The application also involves a rezoning of land in The Uplands to which the RLD Zone and the proposed RVRH Zone will be applied.

This proposal is within a developing area of CityPlan (MDP), outside of the area where most residential unit growth is anticipated, in a location where contiguous development is supported and aligned with the City Plan and regional direction. This proposal helps to increase and diversify Edmonton's housing supply through the staged expansion of developing neighbourhoods.

This application to amend the Zoning Bylaw proposes to create a "Special Area Riverview" for use within The Uplands and River's Edge neighbourhood, both located within the Riverview Area Structure Plan. It also involves a rezoning of land in The Uplands to the RLD Zone and the proposed RVRH Zone.

The purpose of the proposed RVRH Zone is to accommodate a row housing product that allows a 13 m Height, with rear attached garages, on potentially shallow lots (25 m), with 57% Site Coverage for internal row house sites, reduced minimum internal row house site widths, and a reduced Side Setback on a Corner Lot, which cannot be accommodated under existing row housing zones. In the past, versions of this type of product have been facilitated under various Direct Control Provisions, and the Stillwater Special Area Zones, such as the (SRH) Stillwater Row Housing Zone.

The applicant's rationale for use of a Special Area Zone is that the type of residential row house product desired by builders (and consumers) in this area cannot be accommodated under any of the standard zones that allow row house development and can be more widely applied than by using a Direct Control Provision. This approach will provide continuity in zoning for this row house product type (in these two neighbourhoods), and will ease the approval process for builders wishing to provide this product type in these areas over the long term.

Construction of this product is desired prior to the conclusion of Zoning Bylaw Renewal where there is the potential to ensure this type of product can be accommodated under a standard zone.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Given the nature of this area as developing neighbourhoods, a Basic Approach was deemed appropriate.

The Basic Approach included the mailing of an Advance Notice and the creation of Simple Land Development Application webpages for The Uplands and River's Edge neighbourhoods.

### **Advance Notice**, December 17, 2021

- Number of recipients: 105
- Number of responses with concerns: 0

### **Comments and concerns raised:**

- None

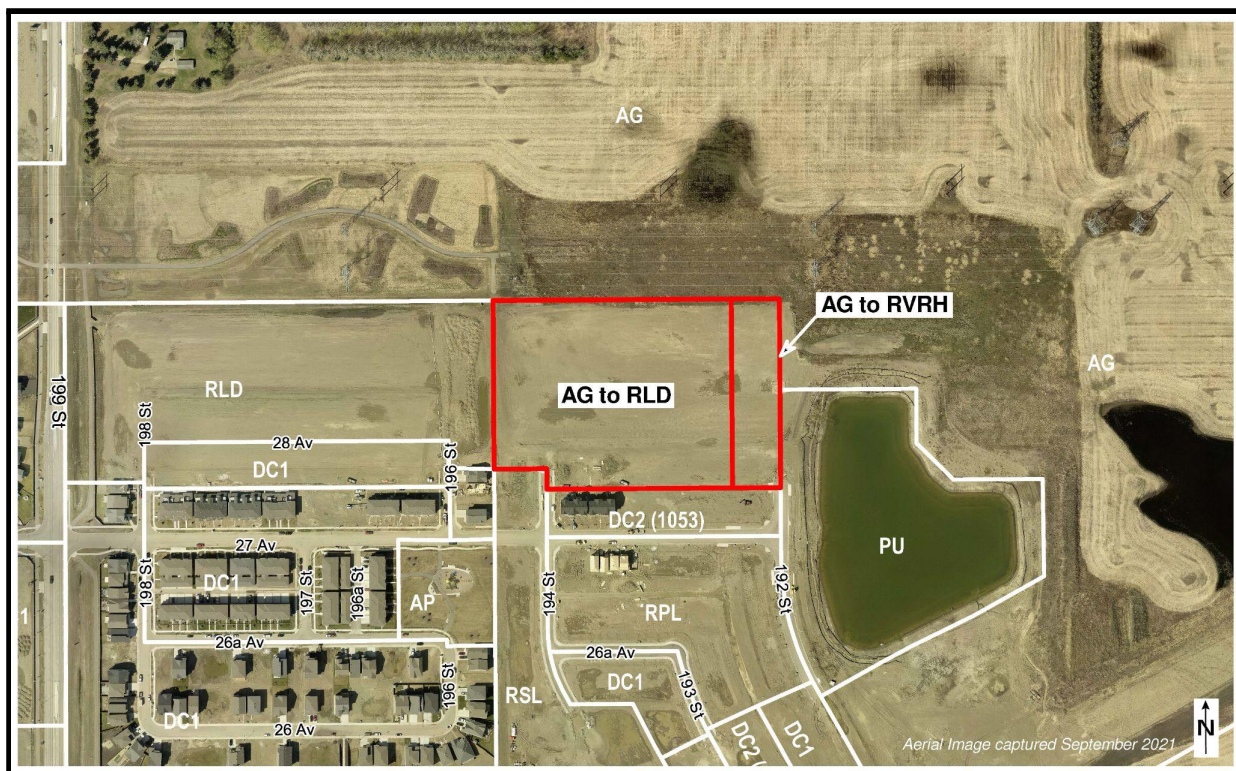
### **Webpages**

- [edmonton.ca/theuplandsplanningapplications](http://edmonton.ca/theuplandsplanningapplications)
- [edmonton.ca/riversedgeplanningapplications](http://edmonton.ca/riversedgeplanningapplications)

No formal feedback or position was received from the Edgemont Community League or the West Edmonton Communities Council Area Council at the time this report was written.

## Site and Surrounding Area

The subject rezoning site is undeveloped agricultural land and is located east of 199 Street NW and north of 27 Avenue within The Uplands neighbourhood.



Aerial view of rezoning application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Power right-of-way / Shared Use Path
East	(AG) Agricultural Zone (PU) Public Utility Zone	Undeveloped Stormwater management facility
South	(RSL) Residential Small Lot Zone (DC2.1053) Site Specific Development Control Provision	Undeveloped Developing as row housing
West	(RLD) Residential Low Density Zone	Undeveloped

## Planning Analysis

The proposed Special Area and rezoning will contribute to the development of variety in housing choice in The Uplands and River's Edge neighbourhoods, is compatible with surrounding existing and planned land uses, and will facilitate the timely development of these neighbourhoods in response to market demand.

## Land Use Compatibility

None of the standard zones allow for the development of the type of row house product desired by builders, as illustrated in this section. The proposed Riverview Row Housing Zone (RVRH) is for a product that requires lane access. The standard Zones (and the existing Stillwater Special Area Row Housing Zone) for a row house product provides flexibility for either front access or lane access, detached or attached front or rear garages. A comparison summary between the regulations of the proposed zone and the most similar existing zones (where lane access and rear attached garages are provided) follows:

### Rowhousing Comparison Summary

	Special Area Stillwater Row Housing Zone	RF5 Zone	UCRH Zone	Riverview Row Housing Zone
<b>Principal Building</b>	Multi-unit Housing, in the form of row housing (with rear attached garage)			
<b>Maximum Height</b>	13.5 m	10 m	12.0 m	13 m
<b>Minimum Site Area</b>	60 m <sup>2</sup> Corner Lot 72 m <sup>2</sup>	125 m <sup>2</sup> per principal Dwelling	125 m <sup>2</sup> per principal Dwelling	90 m <sup>2</sup> Internal 120 m <sup>2</sup> End 150 m <sup>2</sup> Corner
<b>Minimum Site Width</b>	4.2 m Corner Lot 5.5 m	5 m	5 m	3.6 m Internal 4.8 m End 6.0 m Corner
<b>Minimum Site Depth</b>	14.5 m	30 m	30 m	25 m
<b>Maximum Site Coverage</b>	90% Internal 75% End 72% Corner	50% plus 2% if single storey Unenclosed Front Porches are included	50% plus 2% if single storey Unenclosed Front Porches are included	57% Internal 45% End 40% Corner
<b>Minimum Density<sup>1</sup></b>	No regulation	35 dwelling units / ha	35 dwelling units / ha	No regulation
<b>Minimum Front Setback</b>	4.0 m except 3.5 m on a treed landscaped boulevard	4.5 m, except 3.0 m where vehicle access is from a lane and a treed boulevard is provided	3.0 m minimum on a treed landscaped boulevard, and 4.5 m minimum on a no treed landscaped boulevard 6.0 m maximum	4.5 m

<sup>1</sup> Section 46(5) states: "Secondary Suites shall not be included in the calculation of maximum densities in this Bylaw. Secondary Suites shall be included in the calculation of minimum densities in this Bylaw."

<b>Minimum Interior Side Setback</b>	1.2 m	1.2 m	1.2 m if Height is <8.9 m 2.2 m if stepbacks above 8.9 m Height is provided	1.2 m
<b>Minimum Flanking Side Setback</b>	2.5 m	3.0 m	3.0 m	2.4 m
<b>Minimum Rear Setback (Lane)</b>	1.1 m	5.5 m	5.5 m	5.5 m

In summary, the proposed RVRH Zone allows for the development of Multi-unit Housing in the form of row housing with rear attached garages, and will allow the following relative to the identified standard Zones:

- increased maximum Height +3 m (the UCRH Zone +1 m)
- decreased minimum Site Area for internal lots (90 m<sup>2</sup> and 120 m<sup>2</sup> from 125 m<sup>2</sup>)
- increased minimum Site Area for corner lots (150 m<sup>2</sup> from 125 m<sup>2</sup>)
- increased Site Coverage +7% (57% with no front porch requirement, from 50% with provision for +2% if front porches are provided)
- decreased minimum Site Width by 1.4 m for an internal unit and by 0.2 m for an end unit from the standard 5.0 m
- increased minimum Site Width of Corner unit by 1 m (from 5.0 m to 6.0 m)
- decreased minimum Site Depth by 5 m (from 30 m to 25 m)
- reduced Side Setback to flanking public roadway, other than a lane by 0.6 m (from 3 m to 2.4 m)
- The RF5 Zone requires principal buildings adjacent to a public roadway, other than a Lane, to have an entrance feature facing that public roadway (160.4.21), and an entrance door that fronts onto the public roadway where the Facade of the principal Dwelling is 12.2 m or greater (160.4.22). This is suggested, not required in the proposed RVRH Zone (4.9) and is similar to the UCRH Zone.



## **Zoning Bylaw Section 900**

Section 900 of the Zoning Bylaw stipulates that a Special Area can be established where an approved statutory plan states that a Special Area be allowed in order to achieve clearly stated objectives, and explains why conventional zoning cannot adequately or appropriately deal with the special or unique attributes of the specified geographical area.

## **PLANS IN EFFECT**

### **The City Plan**

The Uplands and Riverview neighbourhoods are located in the West Henday District of City Plan, a developing area, where the most growth is anticipated after the City reaches 1.5 million. A District Node is located at the intersection of these two neighbourhoods and the Stillwater neighbourhood, at the intersection of 199 Street and 23 Avenue (Maskekosiik Trail). The proposed rezoning is located northeast of the District Node. This proposal helps to increase and diversify Edmonton's housing supply through the staged expansion of developing neighbourhoods.

### **Riverview Area Structure Plan (ASP)**

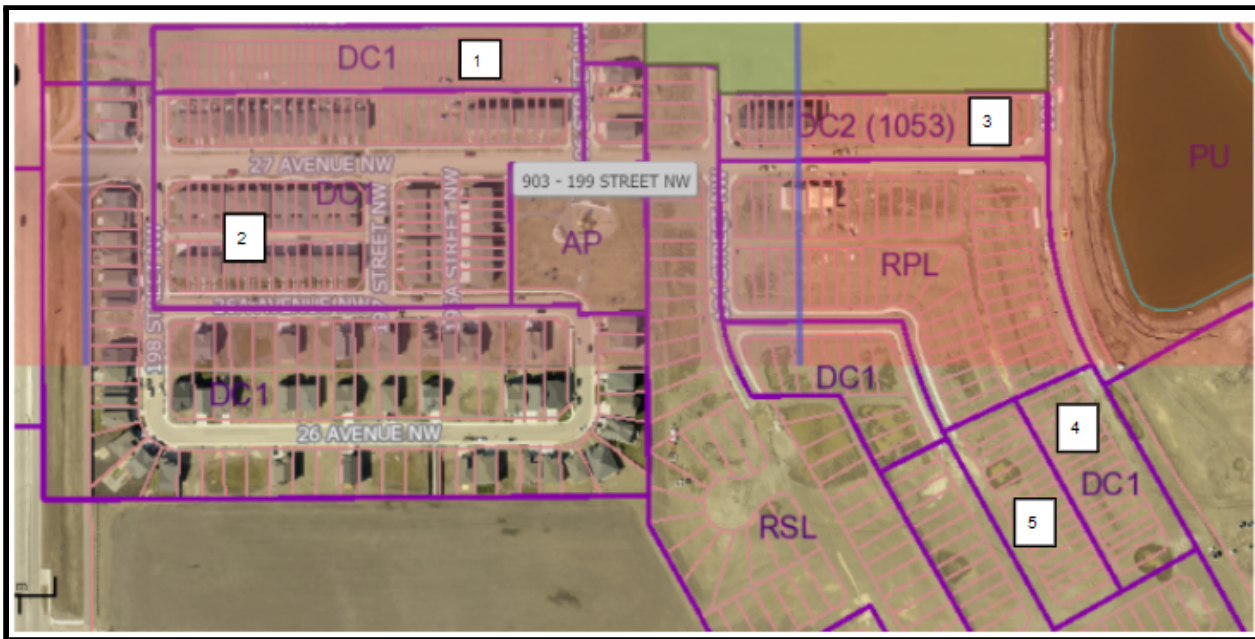
The Riverview Area Structure Plan makes no reference to any objectives or explanation for a Special Area and identifies the subject land for residential use.

### **The Uplands Neighbourhood Structure Plan (NSP)**

The Uplands NSP supports innovative and intensive housing styles, such as reverse-housing, shallow lot or zero lot line housing, etc., as they add variety to the streetscape and make neighbourhoods more interesting places to live. The NSP also supports the use of site specific Direct Control Provisions (DC1 or DC2) or Special Area Zones to achieve these styles.

The Uplands NSP identifies four residential land use categories: Single/Semi-detached, Street Oriented Residential, Row Housing and Low-rise/Medium Density. The proposed Special Area RVRH Zone is intended to be applied anywhere within the Uplands neighbourhood where there is the Street Oriented Residential or Row Housing designation. Statistical calculations for lands identified for the Row Housing category allows for greater residential density. The density of the proposed RVRH Zone, with the proposed associated subdivision, exceeds the planned density of both the Row Housing category (45 units / ha) and the Street Oriented Residential category (35 units / ha) as the subdivision results in 82 units / ha. It should be noted that the lots in the proposed subdivision are at the minimum depth of the proposed RVRH Zone but not the minimum width of the proposed RVRH Zone. Actual density will be higher if all row housing were to be developed in a compact form (maximising requested minimum dimensions).

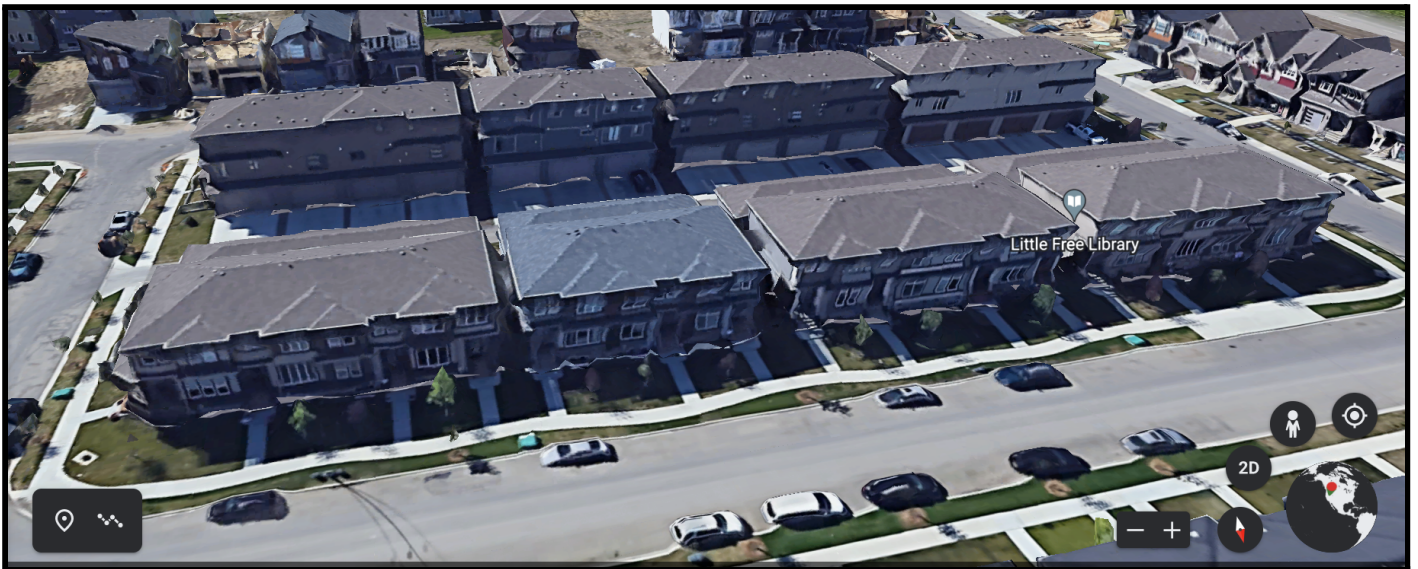
There have been 5 Direct Control Provisions approved in The Uplands to facilitate a unique row housing product that could not be constructed with a standard zone. They include the following:



Not all sites have developed yet, most are for a row housing product style with a rear attached garage (the exception being Charter Bylaw 19693 which is for a row housing product with a rear detached garage).

1. **Charter Bylaw 19232, April 28, 2020** - The intended Row Housing product is for development on individual shallow lots (25 m minimum), 13 m Height, reduced row house widths (but not as narrow as proposed RVRH) which range 4.2 m to 6.7 m vs. 3.6 m to 6.0 m). The approved subdivision created lots with a 25 m depth and individual row house site widths ranging from 4.27 (internal) to 8.66 m (corner).
2. **Charter Bylaw 17470, December 14, 2015 (DC1, Area 2)** - The row housing product developed under Charter Bylaw 17470 was the first 13 m Height Row Housing development on shallower lots (27.5 m vs. 30 m minimum standard), with rear attached garages in The Uplands. The proposed RVRH Zone requests the potential for a more shallow lot (25 m) and narrower site widths than those in this DC1, where development included a range of widths (6.1 m minimum internal to 10.88 m on a corner compared to the 6.1 m to 8.5 m minimum widths established in the DC1 and to 3.6 to 6 m minimum widths in the proposed RVRH Zone. Side Setbacks are the same except that 3.0 m is required where a landscaped boulevard strip between the curb and walkway is provided in the roadway cross section, as per the City of Edmonton Design and Construction Standards, in this DC1 but not under the proposed RVRH Zone. Many of the subsequent approved DC1 Provisions (City wide) require only a 2.4 m corner Side Setback regardless of the roadway cross section.





View of row housing product looking south to 27 Avenue at units with rear attached garages (Charter Bylaw 17470)

3. **Charter Bylaw 18775 (April 1, 2019) DC2.1053** The intended Row Housing product is for development on individual shallow lots (25 m minimum with a private amenity area and a fenced front yard), 13 m Height, reduced row house widths (but not as narrow as proposed RVRH) which range 4.2 m to 6.7 m vs. 3.6 m to 6.0 m). The approved subdivision created lots with a 25 m depth and individual row house site widths ranging from 4.27 (internal) to 8.24 m (corner).



View of row housing product looking south to 27 Avenue at units with rear attached garages (Charter Bylaw 18775)



View of row housing product looking north from 27 Avenue at units with rear attached garages (Charter Bylaw 18775)

4. **Charter Bylaw 19693 (May 18, 2021)** Row Housing with rear attached Garage (rezoned on land subdivided with 33 m lot depths and where lot widths are not the minimum established.)

5. **Charter Bylaw 19693 (May 18, 2021) DC2.1161** - Row Housing with rear detached Garage (rezoned on land subdivided with 33 m lot depths and where lot widths are not the minimum established.).

The use of Direct Control Provisions to provide a more compact row house development (shallow lot development) has not always been the result. Generally the DC2 Provisions facilitated the development of Row Housing of a greater Height, with a reduced Corner Side Setback, marginally more narrow units on lots that may have a more shallow lot depth (25 m or 27.5 m) than what is allowed under the standard zone (typically 30 m or 33 m). The RVRH Zone seeks to do the same plus allow a more narrow product (12" to 14") than what has been approved by DC Provisions in The Uplands.

### **Riverview Neighborhood 3 (River's Edge) Neighborhood Structure Plan (NSP)**

To achieve a plan objective to plan for a variety of residential housing types in different built forms for a range of household types and incomes, the NSP shall encourage intensive and/or innovative housing forms through the use of alternative and land-efficient development regulations (e.g. reduced minimum site area and depth, reduced lot width, reduced yard requirements, higher site coverage, etc.).

The Riverview Neighbourhood 3 NSP identifies three residential land use categories: Single/Semi-detached Residential, Row Housing and Low-rise/Medium Density. The proposed Special Area RVRH Zone is intended to be applied anywhere within the current NSP boundaries where Row Housing is identified.

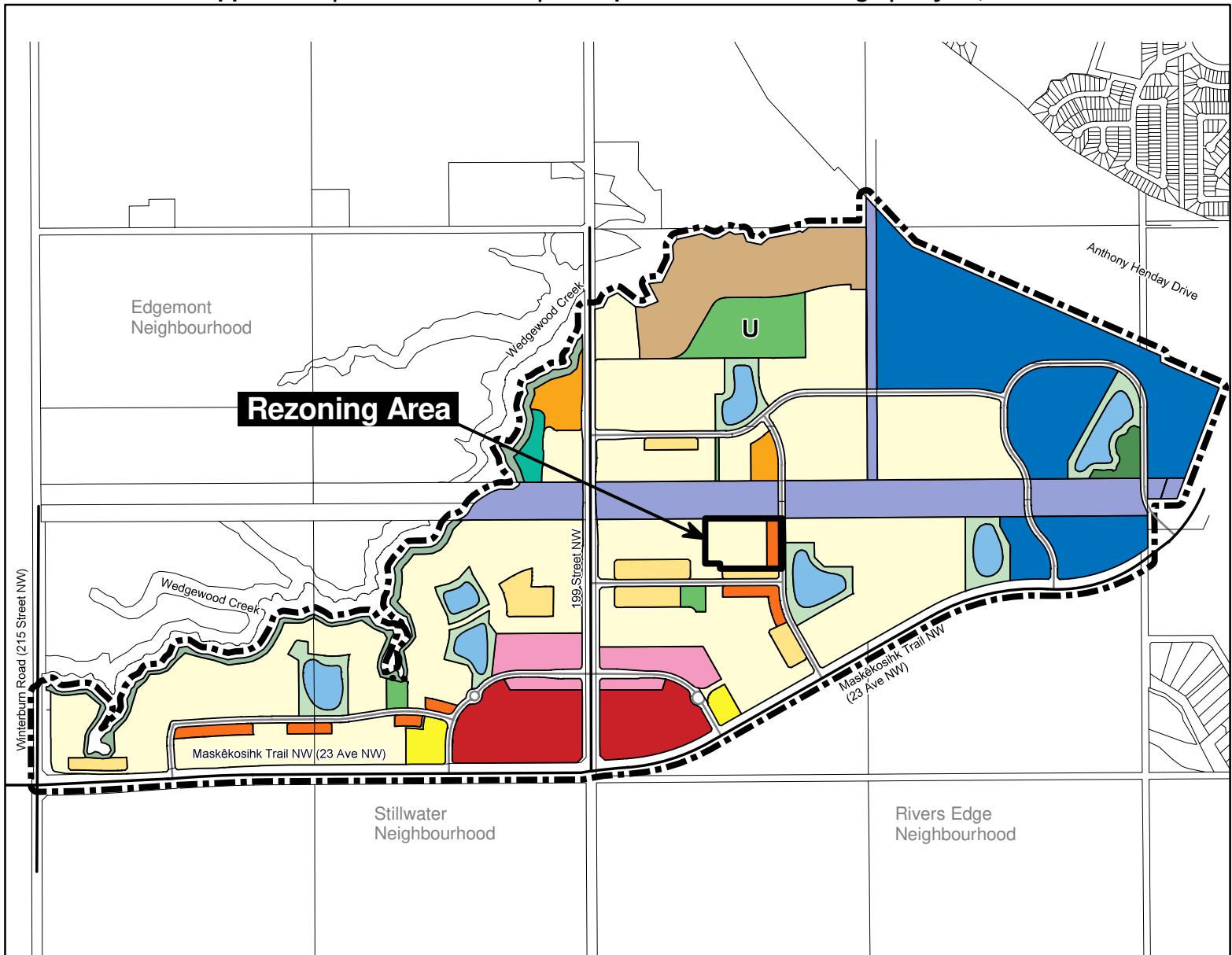
If approved, the RVRH Zone will be requested under a forthcoming Bylaw in the River's Edge Neighbourhood (LDA21-0567). The subdivision of these lands proposed under LDA21-0601 are for lot depths of 25 m with widths ranging from 3.66 m to 7.44 m.

## **Technical Review**

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

## **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

<b>Application Type:</b>	Text Amendment, Rezoning
<b>Charter Bylaws:</b>	20053, 20054
<b>Location:</b>	The Uplands, Rivers Edge East of 199 Street NW and north of Maskekosihk Trail
<b>Address:</b>	2303 199 Street NW
<b>Legal Description:</b>	Portion of Lot A, Block 1, Plan 2122223
<b>Site Area:</b>	3.26ha
<b>Neighbourhood:</b>	The Uplands
<b>Ward:</b>	sipiwiyiniwak
<b>Notified Community Organizations:</b>	Edgemont Community League West Edmonton Communities Council Area Council
<b>Applicant:</b>	Stantec Consulting Ltd.

### Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zones:</b>	(RLD) Residential Low Density Zone (RVRH) Riverview Row Housing Zone
<b>Plans in Effect:</b>	Riverview Area Structure Plan The Uplands Neighbourhood Structure Plan Riverview Neighbourhood 3 Neighbourhood Structure Plan
<b>Historic Status:</b>	N/A

Written By:  
Approved By:  
Branch:  
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Planning Coordination