

 **REZONING
THE UPLANDS**

2303 199 Street NW

To allow for the development of single detached housing, row housing, and a stormwater management facility.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

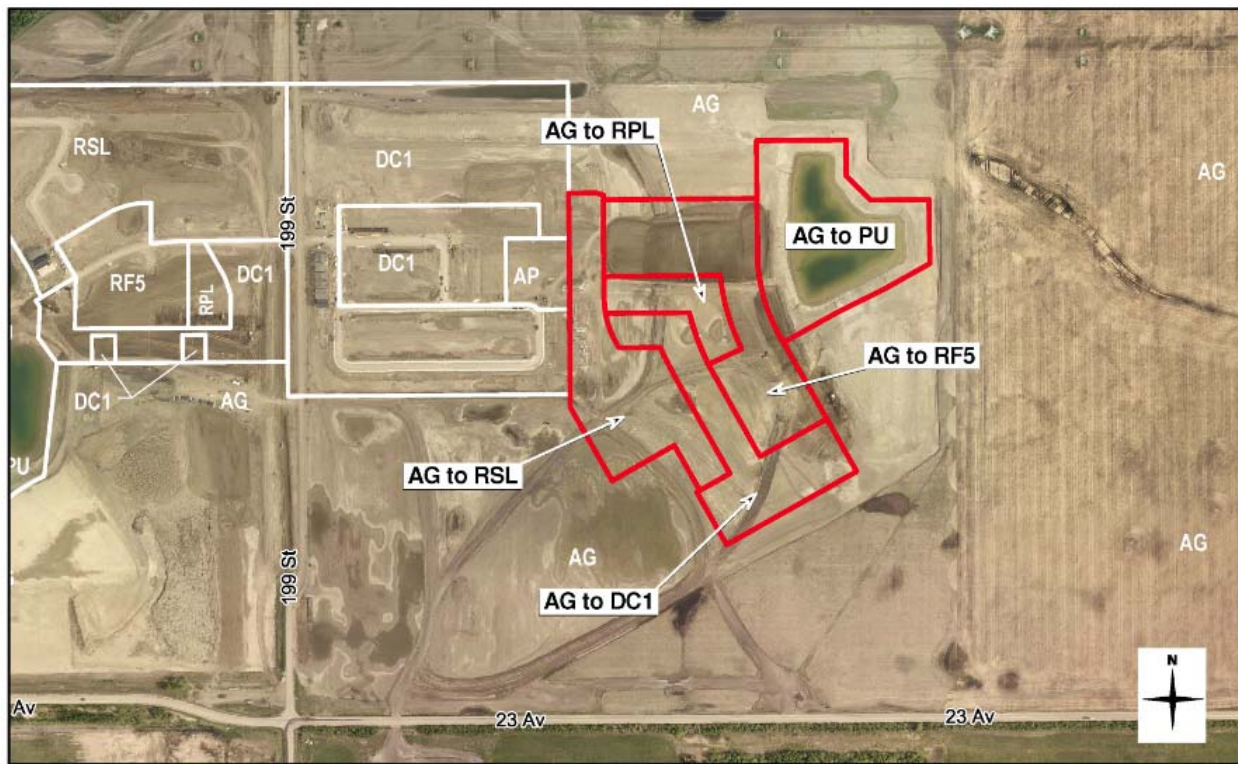
- provides the opportunity for a variety of housing types including single-detached housing and row housing;
- allows for necessary stormwater infrastructure;
- is compatible with surrounding planned and existing land uses; and
- is in conformance with the Uplands Neighbourhood Structure Plan.

THE APPLICATION

BYLAW 18262 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (RF5) Row Housing Zone, (RPL) Planned Lot Residential Zone, (RSL) Residential Small Lot zone, and (PU) Public Utility Zone. The proposed zoning would allow for the development of single detached housing, row housing, and a stormwater management facility. The purpose of the DC1 Zone is to allow for zero lot line single detached housing. Zero lot line housing is where one side setback is reduced to zero meters.

SITE AND SURROUNDING AREA

The subject site is located north of 23 Avenue NW and east of 199 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
East	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
South	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land
West	<ul style="list-style-type: none"> (AP) Public Parks Zone (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Undeveloped land

PLANNING ANALYSIS

The application conforms to the Uplands Neighbourhood Structure Plan which designates this site for single/semi-detached housing, row housing, and a stormwater management facility. The proposed rezoning will provide the opportunity for necessary storm water infrastructure and a variety of housing types.

The proposed DC1 Zone will allow for zero lot line single detached housing with no lane access. Over the last few years, there has been a notable increase in the use of similar DC1 Provisions in a number of developing communities. The City is working with the development industry to create new zones to facilitate the development of lower density residential uses, similar to the proposed DC1, that are not currently covered under standard zones. Once new zones are approved by Council, the frequency of DC1 Provision applications is expected to lessen.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. An associated subdivision affecting land in this area is currently under review that will determine access locations to the site and servicing requirements at future stages of development.

PUBLIC ENGAGEMENT

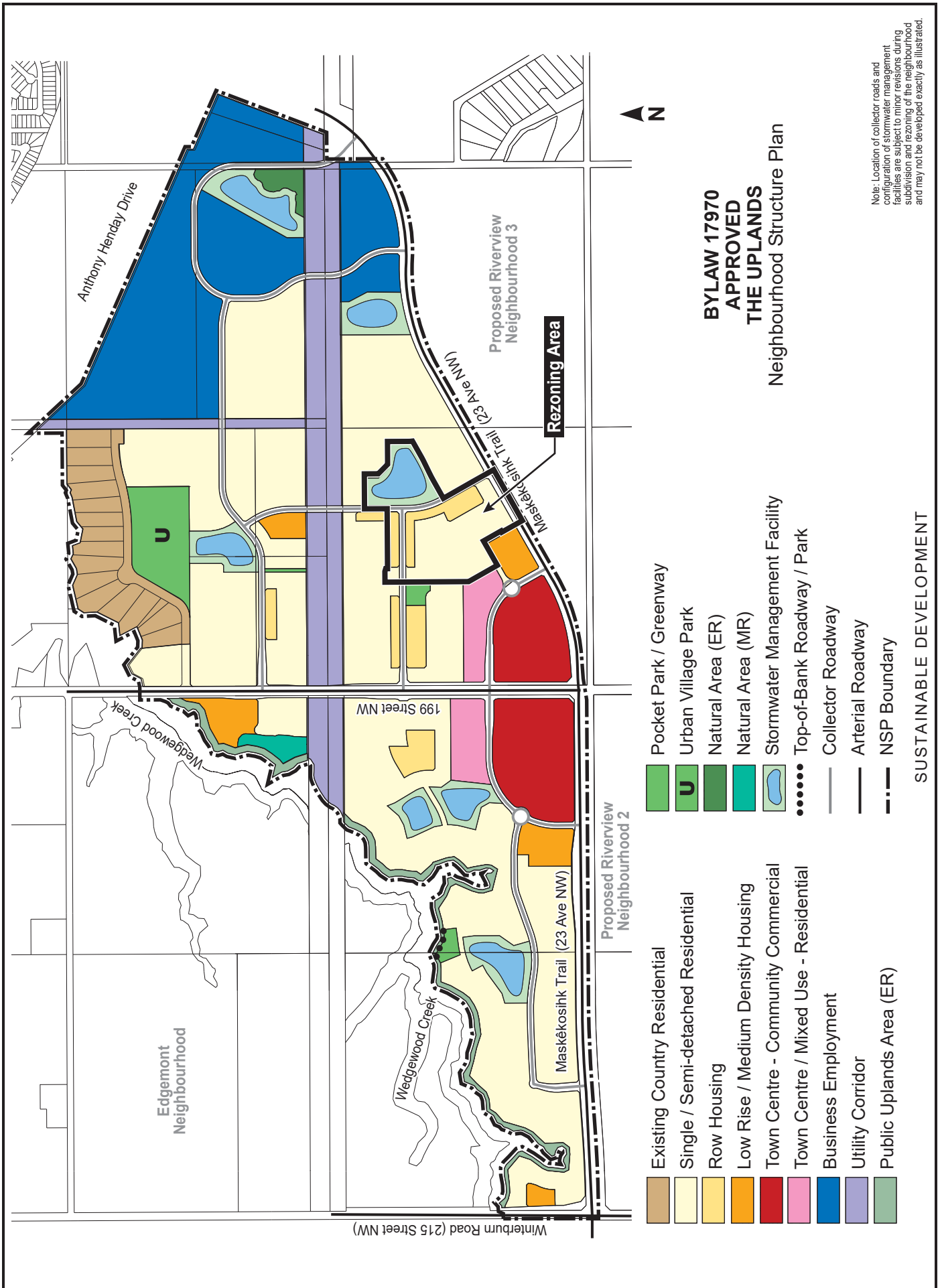
ADVANCE NOTICE September 29, 2017	<ul style="list-style-type: none">● Number of recipients: 18● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● Posted on October 12, 2017 www.edmonton.ca/theuplands

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18262
Location:	East of 199 Street NW and north of 23 Avenue NW
Address:	2303 199 Street NW
Legal Descriptions:	A portion of SW-5-52-25-4
Site Area:	N/A
Neighbourhood:	The Uplands
Ward - Councillor:	5 – Sarah Hamilton
Notified Community Organization:	Cameron Heights Community League, Greater Windermere Community League, Wedgewood Ravine Community League, West Edmonton Communities Council Area Council
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	(DC1) Direct Development Control Provision, (RF5) Row Housing Zone, (RPL) Planned Lot Residential Zone, (RSL) Residential Small Lot Zone, and (PU) public utility zone
Plans in Effect:	The Uplands Neighbourhood Structure Plan
Historic Status:	None

Written By:	Michelle Neilson
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination