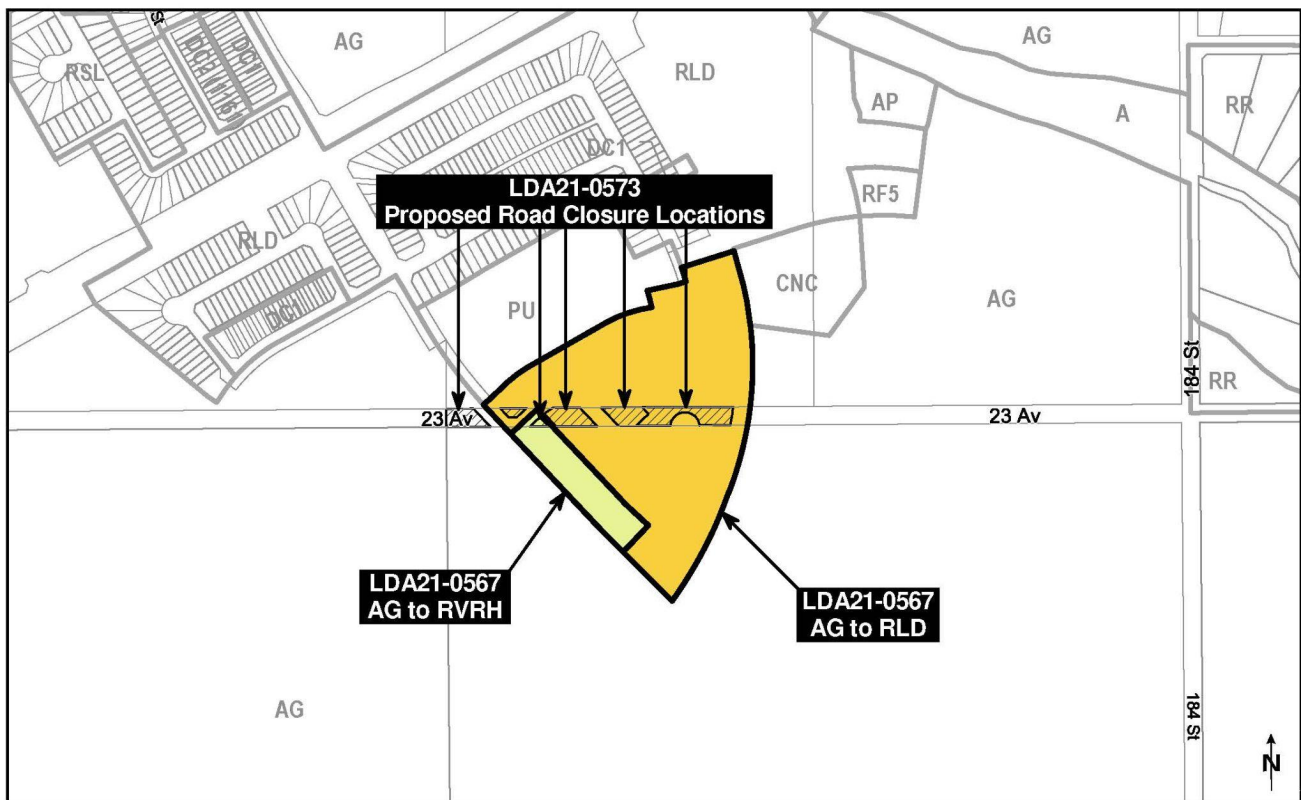


## Portions of 23 Avenue NW as proposed under Road Closure Bylaw 20135, 1704 – 184 Street NW and 18904 - 23 Avenue NW

To allow for a range of low density housing forms and row house development.



**Recommendation:** That Bylaw 20135 to close portions of 23 Avenue NW and Charter Bylaw 20136 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RVRH) Riverview Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- the proposed zoning is compatible with existing and planned surrounding land uses; and
- It provides for a variety of housing types within Edmonton's existing boundary in a developing neighbourhood.

## Application Summary

**Bylaw 20135** proposes to close portions of the road right-of-way located along 23 Avenue NW east of 199 Street NW. The road closure areas are being rezoned residential and the unclosed portions will remain as roadway with future subdivision and development of the rezoning lands for residential, in accordance with the Riverview Neighbourhood 3 NSP.

**CHARTER BYLAW 20136** will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RVRH) Riverview Row Housing Zone for the purpose of accommodating a range of low density housing forms and row house development. The proposed amendment conforms with the Riverview Neighbourhood 3 Neighbourhood Structure Plan (NSP) and aligns with City Plan.

This application was accepted on December 6, 2021, from Qualico Communities on behalf of Riverview Land Company and Qualico Developments West Ltd..

This proposal aligns with the goals and policies of CityPlan (MDP) to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the rezoning is within a developing area, it complies with the Riverview Neighbourhood 3 NSP, it supports the City Plan's growth objectives, and there was no feedback received from the Advance Notice. The Basic Approach included the following techniques:

### Advance Notice, February 25, 2022

- Number of recipients: 30
- Number of responses with concerns: 0

### Webpage

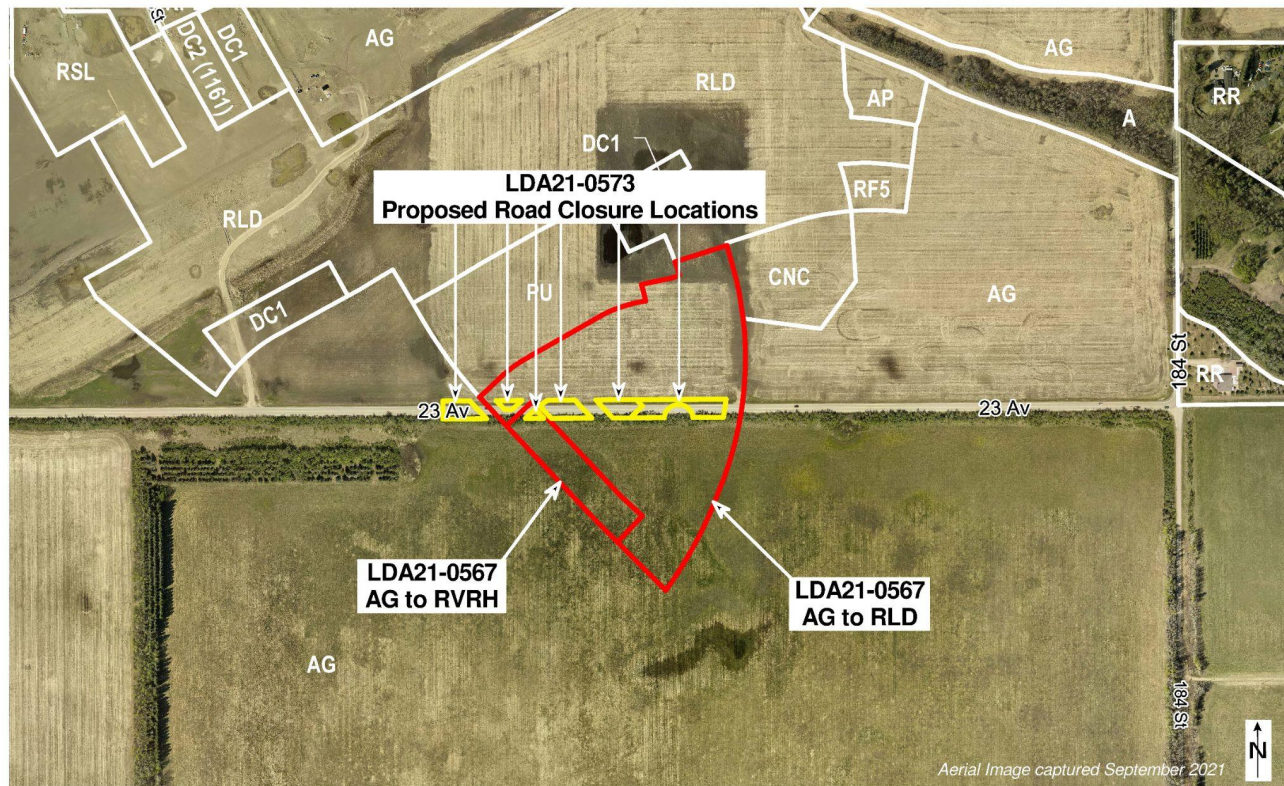
- [edmonton.ca/riversedgeplanningapplications](https://edmonton.ca/riversedgeplanningapplications)

As there is no Community League in the River's Edge neighbourhood notice of this application was sent to the Cameron Heights Community League, Greater Windermere Community League, Wedgewood

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

## Site and Surrounding Area

The subject site is a portion of two titled areas, owned by different landowners and bisected by 23 Avenue NW. Land to the north of the rezoning area is planned and zoned for a stormwater management facility and residential development. Land to the east is planned and zoned for neighbourhood commercial uses. The land in the area is currently undeveloped agricultural land.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped farmland 23 Avenue NW
<b>CONTEXT</b>		
North	(PU) Public Utility Zone  (RLD) Residential Low Density Zone	Undeveloped farmland, zoned for stormwater management facility Undeveloped farmland,

		zoned for residential
East	(CNC) Neighbourhood Convenience Commercial Zone (AG) Agricultural Zone	Undeveloped farmland, zoned for commercial Undeveloped farmland
South	(AG) Agricultural Zone	Undeveloped farmland,
West	(AG) Agricultural Zone	Undeveloped farmland,

## Planning Analysis

### Land Use Compatibility

The application proposes to rezone the subject site from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone and (RVRH) Riverview Row Housing Zone.

The RLD Zone allows for a range of low-density housing and lot sizes to accommodate a mix of low density housing types. This zone is typically used in new and developing neighbourhoods and provides flexibility in the form of various lot sizes and configurations including zero lot line development. As the site is primarily surrounded by low density residential uses, the proposed RLD Zone will be compatible with the existing and future surrounding development.

The proposed RVRH Provision is comparable to the RLD Zone and will allow for development of shallow lot row housing with increased height compared to typical row housing zones. The built form allowed in the RVRH will be compatible with the surrounding zones and future surrounding development.

### RPL & RVRH Zone Summary

	RLD Proposed	RVRH Proposed
<b>Principal Building</b>	Single Detached Semi-detached Duplex Housing	Multi-unit Housing in the form of Row Housing (with rear attached garages)
<b>Maximum Height</b>	10.0 m	13.0 m

<b>Minimum Front Setback</b>	min 3.0 m	min 4.5 m
<b>Minimum Interior Side Setback</b>	ranges 0 m to min 1.2 m	min 1.2 m
<b>Minimum Flanking Side Setback</b>	min 2.4 m	min 2.4 m
<b>Minimum Rear Setback</b>	min 7.5 m (4.5 m on a corner site)	min 5.5 m

### Plans in Effect

The proposed rezoning complies with the Riverview Neighbourhood 3 NSP which identifies the subject land for “Single / Semi-detached Residential” and “Row Housing” as highlighted in Appendix 1, Context Plan Map. 23 Avenue is planned for realignment north of the rezoning area as Maskêkosihk Trail NW.

The Riverview Neighbourhood is located in a developing area within the West Henday District of the City Plan, where nominal growth (200 residential dwelling units) is anticipated to contribute to the growth of the city to 1.25 million. This proposal contributes to growth within Edmonton’s current boundary where 65% net unit growth is realized through new development.

## Technical Review

### Transportation

The proposed RVRH Zone fronting onto 192 Street NW shall have vehicle access only via a rear lane. Road dedication from 18904 - 23 Avenue NW for the construction of 23 Avenue NW (Maskêkosihk Trail) and Riverview Boulevard between 23 Avenue NW (Maskêkosihk Trail) and the existing 23 Avenue is conditioned under subdivision LDA16-0056. Transportation advises that the construction of the first two lanes of 23 Avenue NW (Maskêkosihk Trail) is expected to be completed mid-2022.

### Drainage

Drainage advised that sewer and drainage facilities currently do not exist within the proposed closure area. Sanitary and stormwater infrastructure requirements will be implemented at the time of future subdivision of the area.

## **EPCOR Water**

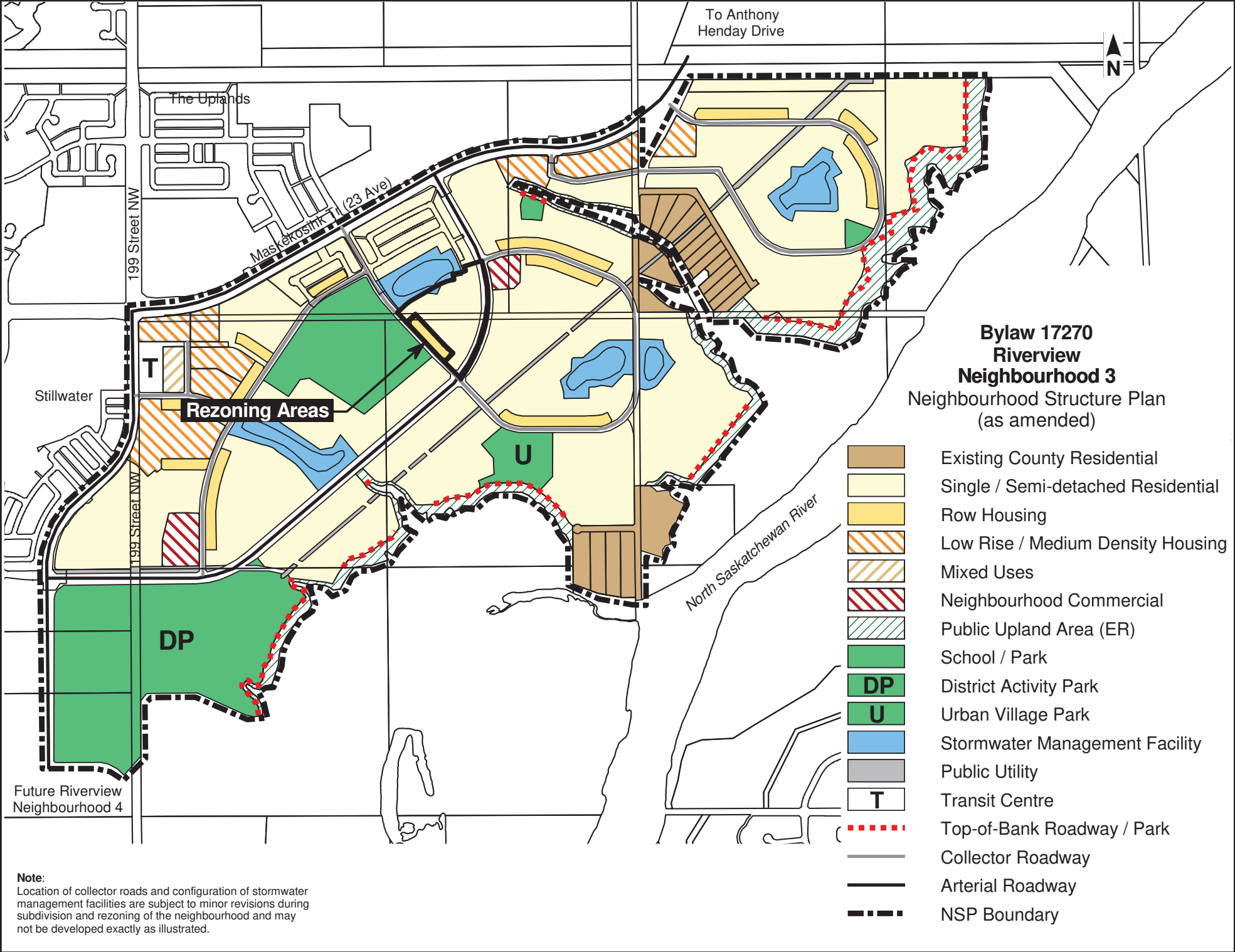
The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

## **Appendices**

- 1 Context Plan Map
- 2 Application Summary





## Application Summary

### Information

<b>Application Type:</b>	Rezoning Road Closure
<b>Charter Bylaw:</b>	20136
<b>Bylaw:</b>	20135
<b>Location:</b>	North and south of 23 Avenue NW between 199 and 184 Streets NW
<b>Addresses:</b>	Portions of 23 Avenue NW 1704 - 184 Street NW 18904 - 23 Avenue NW
<b>Legal Descriptions:</b>	Portions of NE-32-51-25-4 & SE -32-51-25-4 and Lot B, Block 1, Plan 2122222
<b>Site Area:</b>	Rezoning Area 5.9 ha
<b>Neighbourhood:</b>	River's Edge
<b>Ward:</b>	sipiwiyiniwak
<b>Notified Community Organizations:</b>	Cameron Heights Community League Greater Windermere Community League Wedgewood Community League West Edmonton Communities Area Council
<b>Applicant:</b>	Qualico Communities

### 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 Riverview Neighbourhood 3 Neighbourhood Structure Plan
<b>Historic Status:</b>	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination