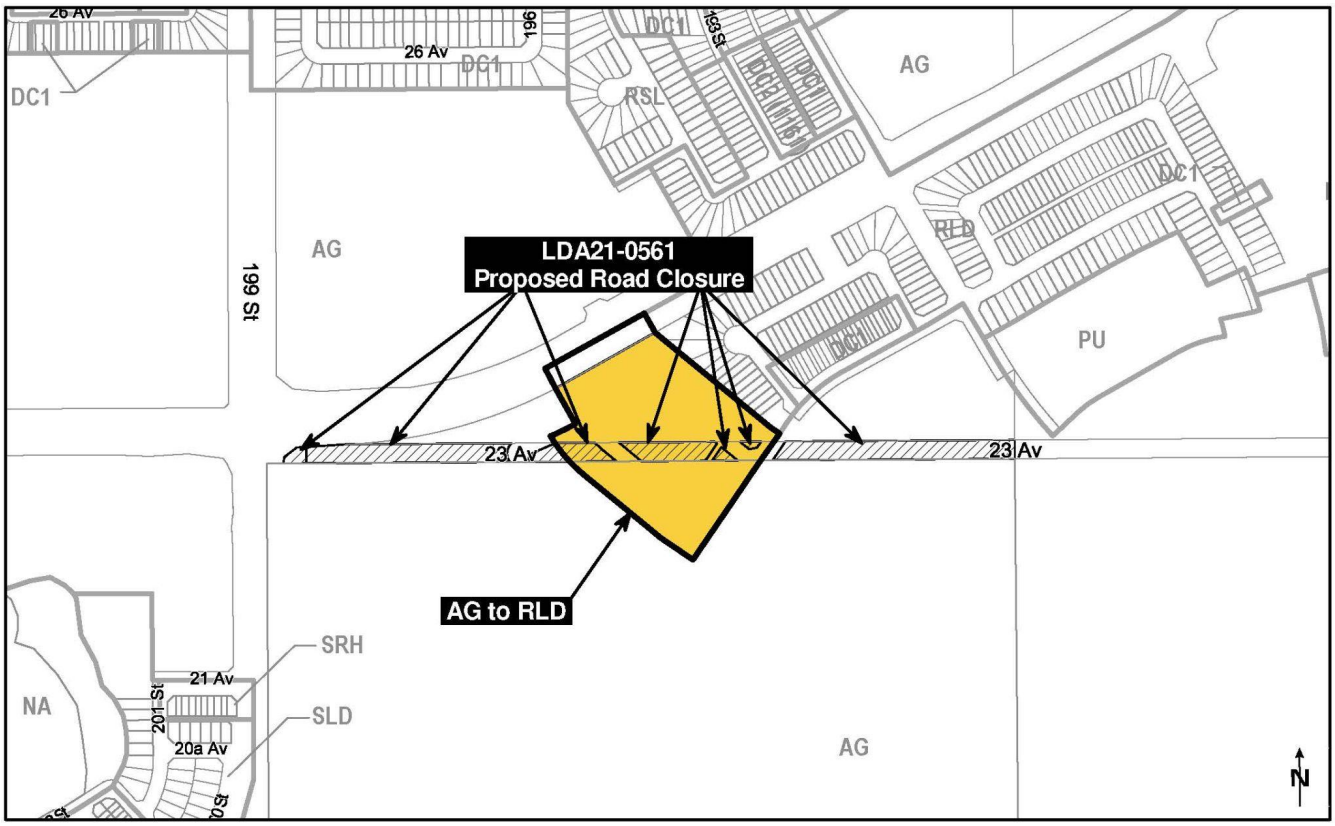
1703 & 2303 - 199 Street NW

To allow for the development of low density residential uses.



Recommendation: That Bylaw 20151 to close portions of the road right-of-way located along 23 Avenue NW and Charter Bylaw 20152 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be **APPROVED.**

Administration **SUPPORTS** this application because it:

- will be compatible with existing and planned surrounding land uses;
- conforms with the Riverview Neighbourhood 3 Neighbourhood Structure Plan (River's Edge).

Application Summary

Bylaw 20151 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 conformance with the Neighbourhood Structure Plan (NSP), Riverview Neighbourhood 3 (River's Edge).

Charter Bylaw 20152 proposes to rezone the subject site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone to allow for the development of low density housing.

This application was accepted on November 30 2021, from Qualico Communities on behalf of Qualico West Ltd. The application will allow for the development of single detached housing with flexible lot sizes and widths, utilize land and infrastructure efficiently, and continue the sequential development of the neighbourhood in conformance with the NSP.

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 proposed change is compatible with surrounding land uses' and the proposal conforms to the City Plan and planning policies. The Basic Approach included the following techniques:

Advance Notice, December 17, 2021

- Number of recipients: 121
- Number of responses with concerns: 0

Webpage

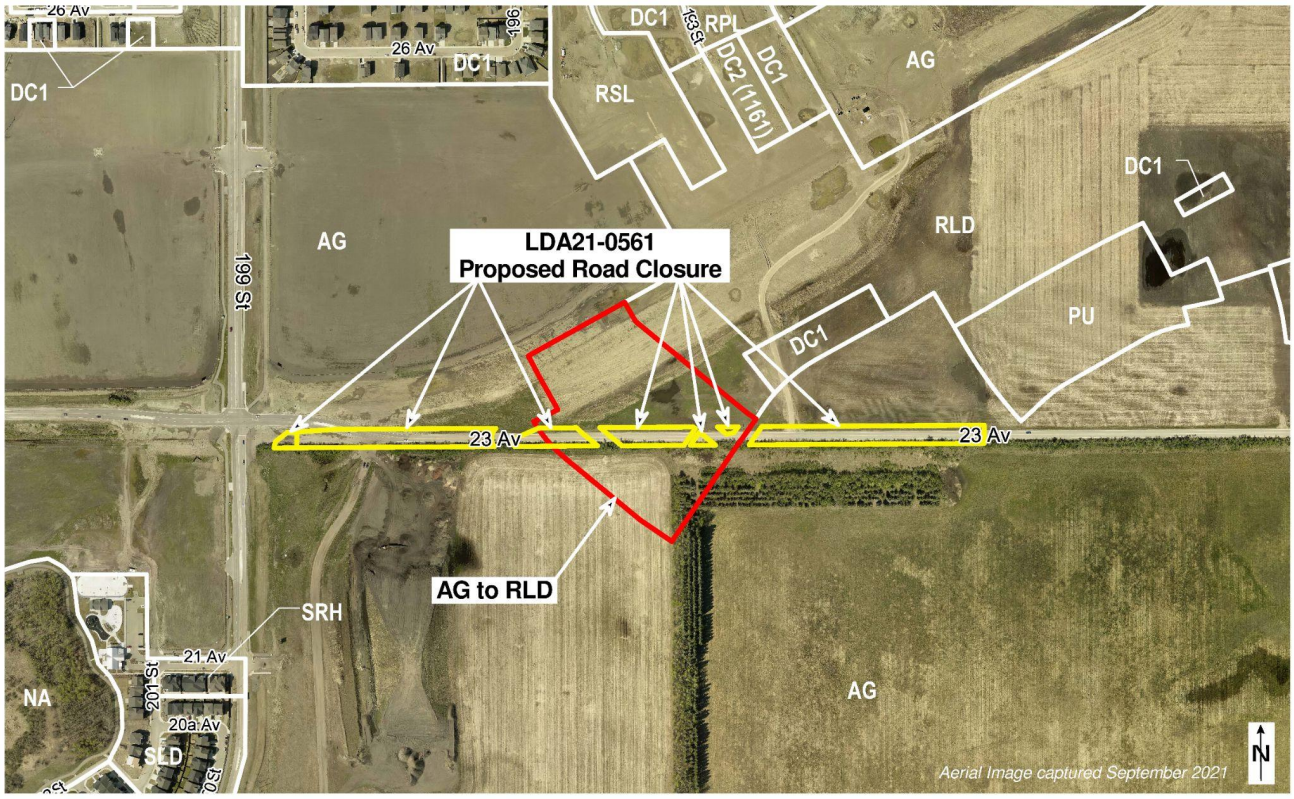
- edmonton.ca/theuplandsplanningapplications

No comments were received on this application through either method.

No formal feedback or position was received from the Edgemont Community League at the time this report was written.

Site and Surrounding Area

The site is located south of 26 Avenue NW and east of 199 Street and located in the north-east of the River's Edge neighborhood. The site is currently undeveloped and is primarily surrounded by undeveloped land that is intended for low density residential uses. To the southwest is the future Riverview Transit Centre on 199 Street NW which will support mixed use development transitioning down to lower intensity uses on the interior of the neighborhood including this site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(AG) Agricultural Zone	Vacant lot
East	(RLD) Residential Low Density Zone	Vacant lot
South	(AG) Agricultural Zone	Vacant lot
West	(AG) Agricultural Zone	Vacant lot

Planning Analysis

Land Use Compatibility

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. The application proposes to rezone the site from (AG) Agricultural Zone to (RLD) Residential Low Density 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.

RLD Zoning Summary

	RLD Proposed
Principal Building	**Single Detached** **Semi-detached** **Duplex Housing**
Maximum Height	10.0 m
Minimum Front Setback	min 3.0 m
Minimum Interior Side Setback	ranges 0 m to min 1.2 m
Minimum Flanking Side Setback	min 2.4 m
Minimum Rear Setback	min 7.5 m (4.5 m on a corner site)

Plans in Effect

The rezoning area is located within the Riverview Area Structure Plan (ASP) and the Riverview Neighbourhood 3 NSP (River's Edge). The proposal conforms with the intent of the ASP and the NSP.

The proposed rezoning aligns with the City Plan by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries.

Technical Review

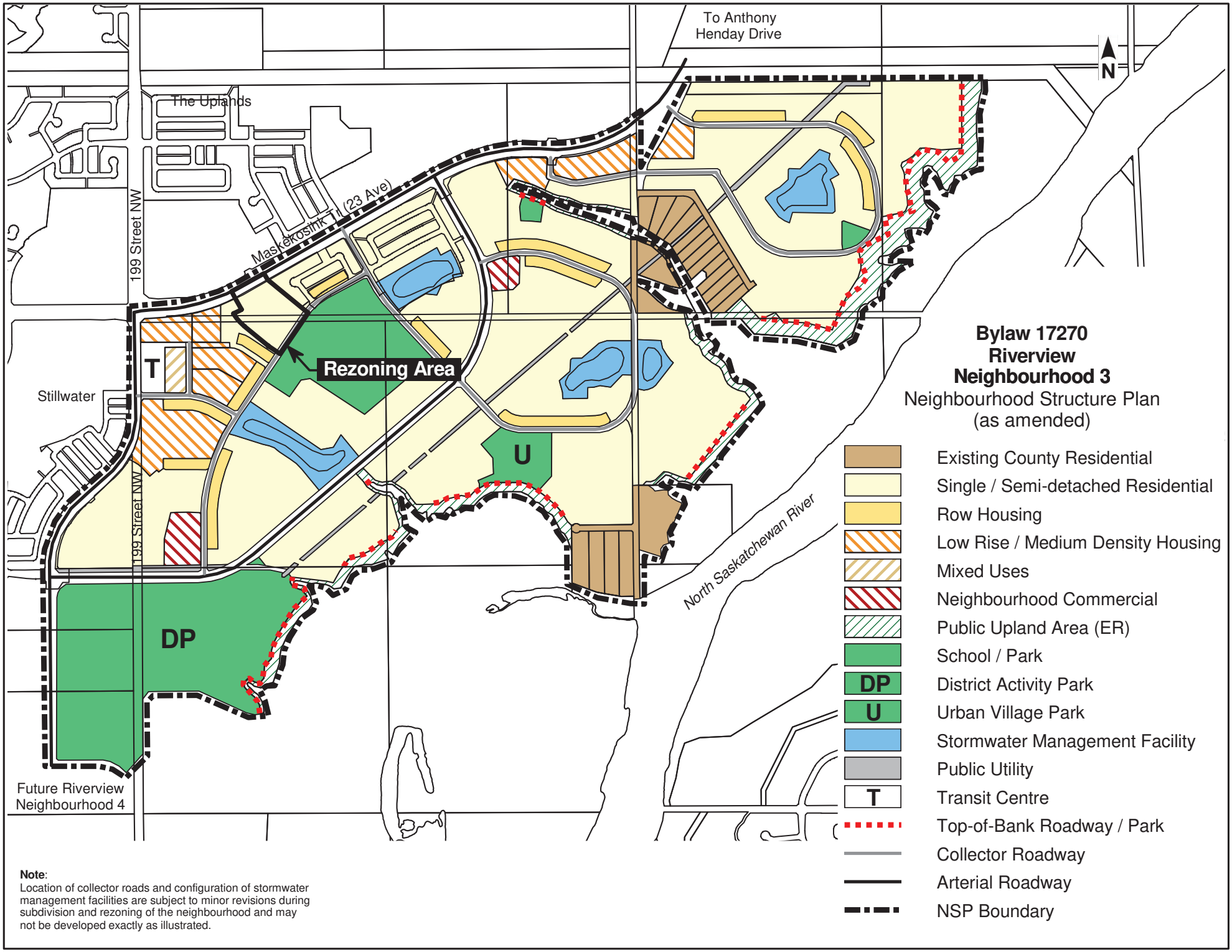
Transportation

The Riverview Neighbourhood 3 and Uplands Neighbourhood Structure Plans identify a Priority Pedestrian Crossing at 23 Avenue and 196 Street/Uplands Boulevard. Priority Pedestrian crossings have minimum pedestrian crossing times across 23 Avenue and are provided at all time periods (i.e. no pedestrian actuation). Traffic and pedestrian volumes and development patterns will be monitored in the area; with installation of the signal conditioned with a future subdivision in the area.

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

Appendices

1 Context Map
2 Application Summary



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:	Road Closure & Rezoning
Bylaw & Charter Bylaw:	20151 & 20152
Location:	South of Maskêkosihk Trail NW and east of 199 Street NW
Addresses:	1703 & 2303 - 199 Street NW
Legal Descriptions:	A portion of NW-32-51-25-4 & a portion of Lot A, Block 1, Plan 2122223
Site Area:	5.59 ha
Neighbourhood:	River's Edge
Ward:	Sipiwiyiniwak
Notified Community Organization:	Edgemont Community League
Applicant:	Qualico Communities

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Riverview Neighbourhood 3 Neighbourhood Structure Plan (River's Edge) Riverview Area Structure Plan (ASP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination