

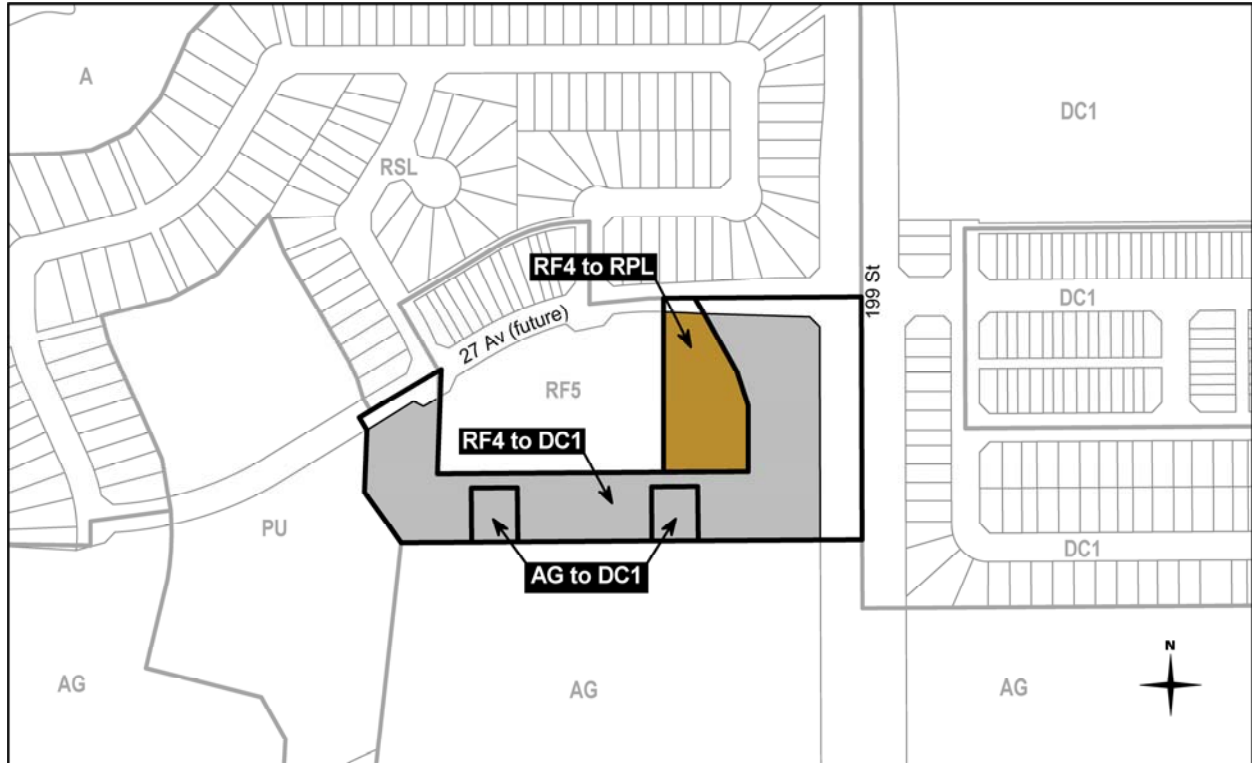


REZONING

THE UPLANDS

2304 – 199 Street NW

To allow for low density residential housing including zero-lot line dwellings.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

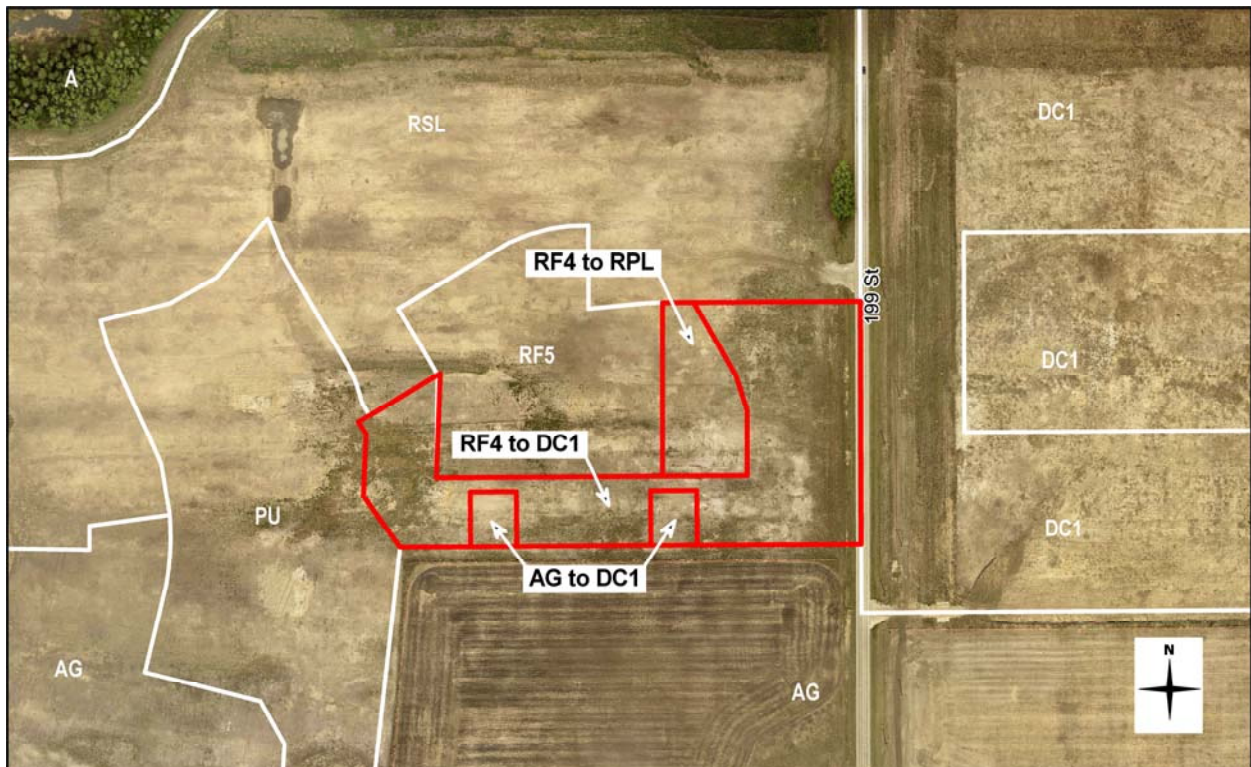
- Single-detached residential uses with a zero lot line setback and laneway access provides a broader range of housing choices;
- It is in keeping with the low density character of this part of the neighbourhood; and
- It conforms to the intent of *The Uplands Neighbourhood Structure Plan (NSP)* that designates the lands as suitable for Single/Semi-detached Residential uses.

THE APPLICATION

BYLAW 18136 to amend the Zoning Bylaw rezoning from (AG) Agricultural Zone and (RF4) Semi-detached Zone to (RPL) Planned Lot Residential Zone and (DC1) Direct Development Control Provision. The proposed DC1 and RPL zones allow single detached housing and add opportunity for a zero meter side setback for lots and laneway access for development.

SITE AND SURROUNDING AREA

The site is located in the central portion of The Uplands Neighbourhood, west of 199 Street NW and North of Maskêkosihk Trail (23 Avenue). East is land zoned DC1 planned to accommodate wide shallow single detached housing use. The Public Utility Zone to the west is intended for a future Storm Water Retention Facility. The AG Zoned land to the south is intended for a mix of commercial and residential uses at the future Town Centre.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone (RF5) Row Housing Zone 	<ul style="list-style-type: none"> Undeveloped and subdivided Undeveloped
West	<ul style="list-style-type: none"> (PU) Public Utility Zone 	<ul style="list-style-type: none"> Undeveloped
South	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped farmland
East	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Undeveloped and subdivided

PLANNING ANALYSIS

Both the (RPL) Zone and (DC1) Provision proposed allow for single detached housing on smaller lot sizes with zero lot line housing products and laneway access, providing opportunity for a greater range of housing choices. This DC1 Provision decreases site area and increases site coverage compared to the RPL Zone and has been approved in a number of residential neighbourhoods.

The proposed rezoning aligns with The Uplands Neighbourhood Structure Plan (NSP) that designates the land for Single/Semi-detached Residential uses as compatible with existing and planned development of the surrounding land.

Over the last few years, there has been a notable increase in the use of this DC1 Provision in a number of established and developing communities. Going forward, low density DC1 applications will be reviewed on a case by case basis to determine if they are similar to DC1's that have been approved in these areas, before being accepted and processed.

Currently, the City is working with the development industry in creating 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 approved by Council, the frequency of using Direct Control provision applications for these uses is expected to lessen.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

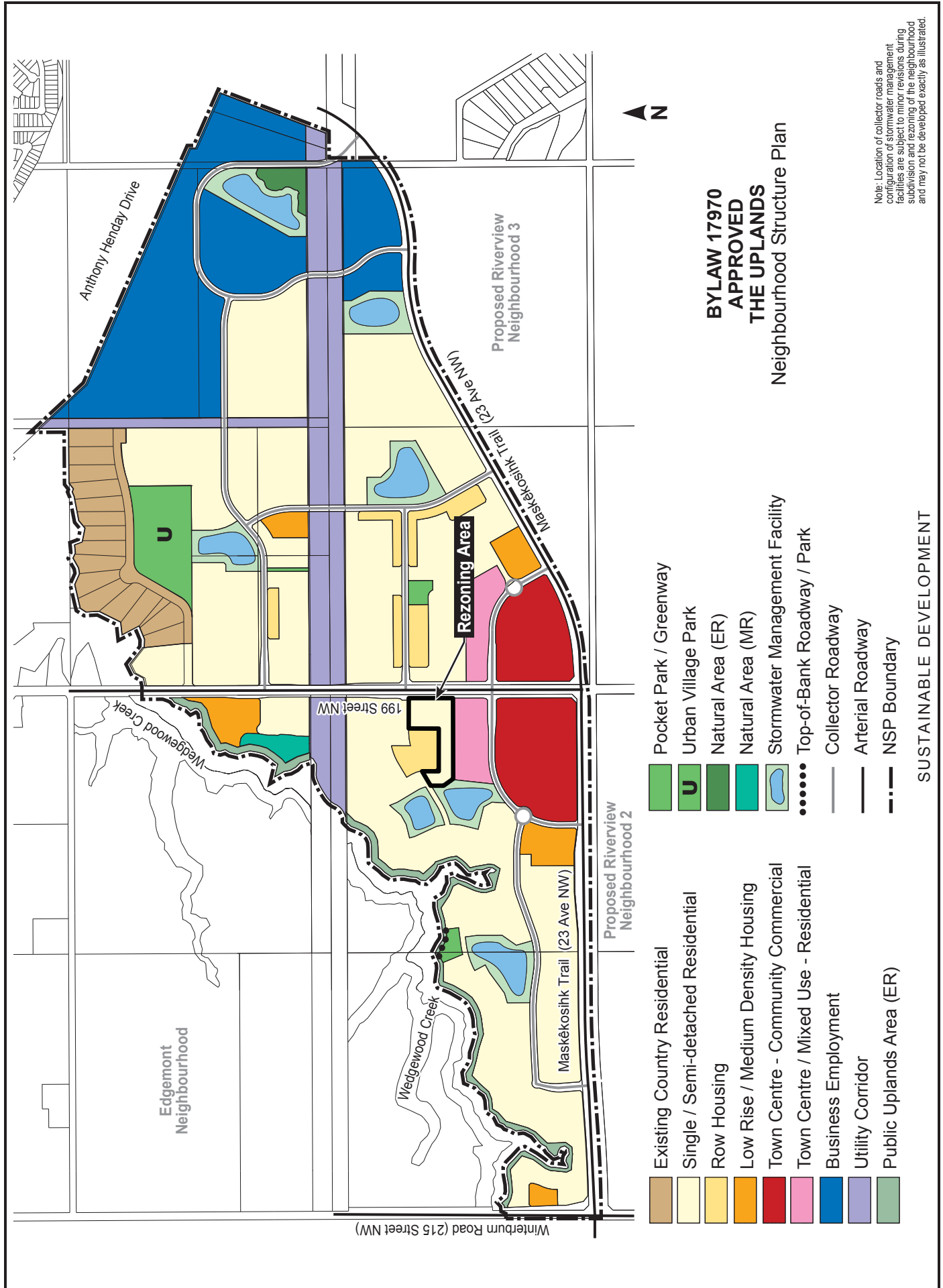
ADVANCE NOTICE June 8, 2017	<ul style="list-style-type: none">• Number of recipients: 4• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBSITE POSTED July 25, 2017	<ul style="list-style-type: none">• Posted online

CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18136
Location:	North of 23 Avenue NW and west of 199 Street NW
Address:	2304 – 199 Street
Legal Description:	Portion of SE-6-52-25-4
Site Area:	N/A
Neighbourhood:	The Uplands
Ward - Councillor:	#5 – Michael Oshry
Notified Community Organizations:	Wedgewood Ravine Community League and the West Edmonton Communities Area Council
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-detached Residential Zone and (AG) Agricultural Zone
Proposed Zones:	(RPL) Planned Lot Residential Zone and (DC1) Direct Development Control Provision
Plans in Effect:	The Uplands Neighbourhood Structure Plan, Riverview Area Structure Plan
Historic Status:	None

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Department:	Urban Form and Corporate Strategic Development
Section:	Planning Coordination