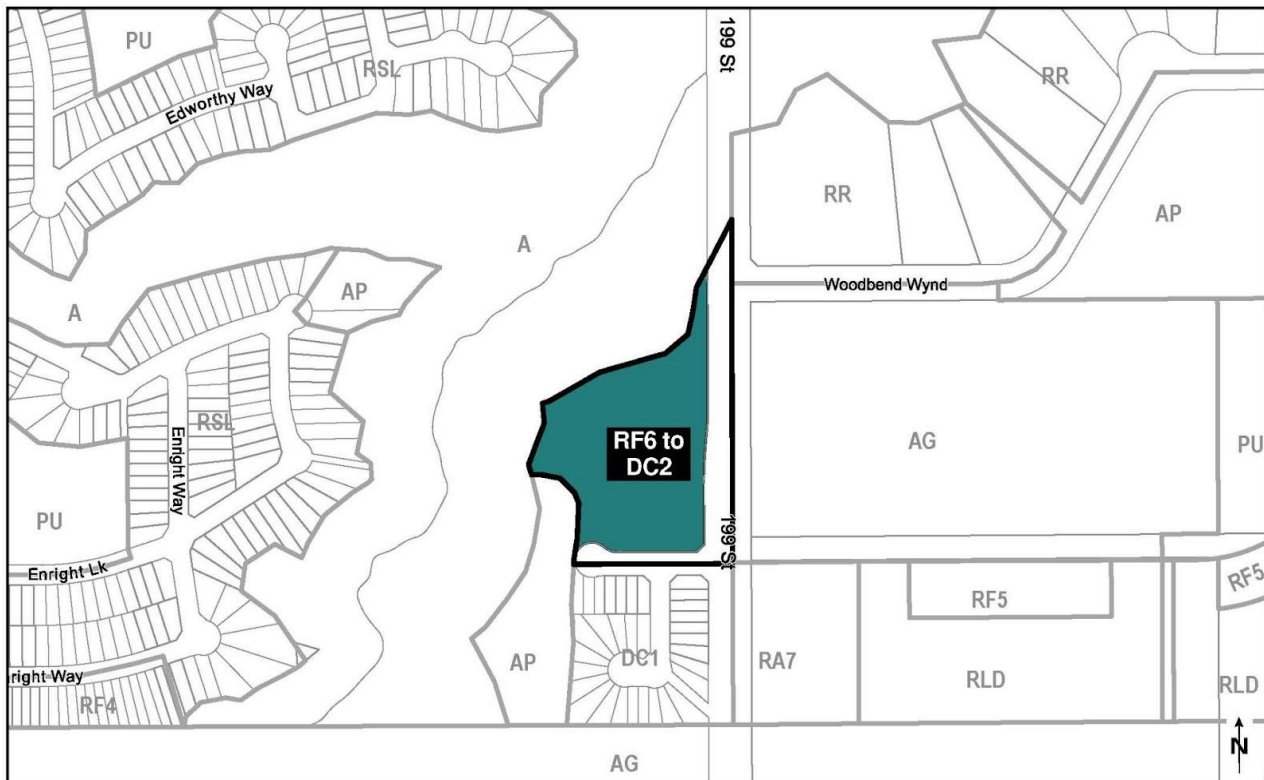


Administration Report The Uplands

Edmonton

19904 – 31 Avenue NW

To allow for a multi-unit project development in the form of low density residential.



Recommendation: That Charter Bylaw 20051 to amend The Uplands Neighbourhood Structure Plan (NSP), and that Charter Bylaw 20052 to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- facilitates the orderly development of the neighbourhood;
- is compatible with surrounding existing and planned land uses; and

- aligns with objectives of the City Plan by accommodating growth within a developing area for an additional 1 million population within Edmonton's existing boundaries.

Application Summary

CHARTER BYLAW 20051 will amend The Uplands Neighbourhood Structure Plan by redesignating a 2.11 ha site intended for "Low Rise / Medium Density Housing" to a site specific "Uplands Village DC2" designation. The amendment also redesignates 0.43 hectares of "Street Oriented Residential" to "Row Housing" and increases the plan density for Row Housing from 45 dwelling units/ha to 55 dwelling units/ha .

CHARTER BYLAW 20052 will amend the Zoning Bylaw, as it applies to the subject site, from (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision for the purpose of allowing a multi-unit project development in the form of single detached, semi-detached and/or duplex housing.

This application was accepted on December 23, 2021, from Stantec Consulting Ltd..

The applicant's stated intention is to develop Single Detached Housing, Semi-detached Housing and/or Duplex Housing as part of a bareland condo development. The proposed DC2 Provision allows for compact, ground-oriented low density residential as part of a Multi-Unit Project Development with private roads and pedestrian connections, along with private and common amenity areas.

This proposal aligns with the goals and policies of the City Plan (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 applicant had no feedback on the pre-application notification that is required when using a (DC2) Site Specific Development Control Provision, and there was no response to the Advance Notice.

The Basic Approach included the following techniques:

Pre-application Notice (required for a DC2 Provision), November 19, 2021

- Number of recipients: 8
- Number of responses with concerns: 0

Advance Notice, January 11, 2022

- Number of recipients: 16
- Number of responses with concerns: 0

Rezoning Sign, January 27, 2021

- The applicant placed a rezoning sign on the site located facing east and fronting onto the abutting 199 Street NW roadway at mid-point of the proposed DC2 site.

Webpage

- edmonton.ca/theuplandsplanningapplications

No comments were heard throughout the various methods.

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

Site and Surrounding Area

The subject site is approximately 2 ha in area, and is generally within the northwest portion of The Uplands neighbourhood which is bordered by Wedgewood Creek along its west boundary. The site is located between Wedgewood Creek and 199 Street NW (an arterial road and Secondary Corridor).

Vehicular access to the site is from 31 Avenue NW (a local cul de sac road) along the south property line of the site.

While regular bus service is not currently available in the Uplands, on-demand transit was recently introduced in the area. On-demand pick-up/drop-off stops are located nearby at the intersection of 199 Street and 27 Avenue.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF6) Medium Density Multiple Family Zone	Undeveloped
CONTEXT		
North	(A) Metropolitan Recreation Zone	Wedgewood Creek
East	(AG) Agricultural Zone	Across 199 Street NW land is undeveloped
South	(DC1) Direct Development Control Provision	Planned for Single Detached Housing
West	(A) Metropolitan Recreation Zone (AP) Public Parks Zone	Wedgewood Creek Tree stand



View of the site looking west from 199 Street NW

Planning Analysis

The proposed DC2 Provision is intended to allow for the development of Single Detached, Semi-detached and/or Duplex Housing as part of a multi-unit project development. This application would allow for low density residential built forms to be constructed as part of a bareland condominium project serviced by private roads and supported by a common amenity area rather than larger private yards. While development of sites as bareland condominiums is contemplated in the Zoning Bylaw, including the current RF6 Zone, a DC2 Provision is primarily required to reduce the Zoning Bylaw Separation Space from a minimum of 2.4 m to 1.5 m to enable side setbacks which are comparable with zero lot line development.

While the DC2 Provision allows for low density built forms, developing the site through a multi-unit project development (or condominium development) provides opportunities to increase the overall density for the site through:

- reductions in typically expected setbacks than provided in standard low density residential zones;
- the use of a common amenity area over larger private yards; and
- the use of narrower private roadways over public roadways.

The DC2 Provision will require innovation and collaboration at the Development Permit Stage to design a private road network that accommodates pedestrian circulation, service vehicle needs (fire, garbage, etc.), private and common amenity areas, and landscaping to achieve an attractive and liveable private residential area.

Dwellings will have a maximum height of 12 m and setbacks around the perimeter of the site are established at 4.5 m, except 5.0 m is required adjacent to the Urban Development Line (which generally aligns with the northwest property line), in accordance with the submitted geotechnical report. These setbacks may function as the rear yards of some principal Dwellings.

Pedestrian connections to a top of bank (TOB) shared use path, which runs parallel to Wedgewood Creek, that is accessible from two nearby public access points (west at the terminus of 31 Avenue NW, and north of the subject property adjacent to 199 Street NW) are required.

When compared to development in typical low density residential zones, houses permitted within this DC2 Provision will be located closer to one another as private roadways are generally narrower than public roadways, and there are no requirement for yards (such as a rear yard which is generally used as a private outdoor amenity area). To mitigate these impacts, the DC2 Provision requires the following:

- principal Dwellings to be setback a minimum of 5.5 m from a private road, except a minimum of 1.2m may be provided where a principal Dwelling flanks a private road;
- a minimum of 15 m² of amenity area per Dwelling, with a minimum of 7.5 m² of private amenity area to be located at the rear of each principal Dwelling, and the balance provided within a common amenity area generally located at the north end of the site; and
- One deciduous tree, one coniferous tree, and four shrubs per Dwelling is required for landscaping, with a maximum of 60% of the required trees provided within the common amenity area.

RF6 & Proposed DC2 Comparison Summary

	RF6 Current	DC2 Proposed
Principal Building	Multi-unit Housing ¹ (Discretionary on sites > 1,4 ha)	Single Detached Housing, Semi-detached Housing, and/or Duplex Housing as a multi-unit project development ²
Maximum Height	14.5 m - 16.0 m (depending upon roof type)	12 m
Setbacks	<p>Front Setback - 3.0 m - 5.5 m³ (31 Avenue SW)</p> <p>Side Setback - Minimum 2.0 m or 1.0 m per Storey or partial Storey - Ravine (west)⁴ and 199 Street (east)</p> <p>Rear Setback - 7.5 m Ravine (north)</p>	<p>Minimum 4.5 m from north, south, east and west property lines; except 5.0 along the northwest property line (where adjacent to the Urban Development Line).</p> <p>5.5 m setback from a private road, except may be reduced to 1.2 m where flanking a private road.</p>
Separation Space	Minimum 2.4 m	Minimum 1.5 m ⁵
Maximum Site Coverage	40% (28% principal building + 12% Accessory Building or 40% for principal building with underground or attached garages) ⁶	55% excluding common amenity area and private roads.

¹ Multi-unit Housing means development that consists of: a. **three or more principal Dwellings arranged in any configuration and in any number of buildings**, or b. any number of Dwellings developed in conjunction with a Commercial Use where allowed in the Zone. Therefore in this context, three or more "single detached dwellings" is Multi-unit Housing.

² The developer's intention is for a bareland condo with principal Dwellings built to the property line on one flanking side and a separation space of 1.5 m on the other flanking side, except 1.2 m provided where flanking a private road. Principal Dwellings fronting a private road will be Setback 5.5 m.

³ Range depending on context / road type

⁴ Section 811 requires a minimum 7.5 m Setback or as per a Geotechnical Report which has been identified as 5.0 m from UDL.

⁵ Intent is that a Principal Dwelling (be it Single Detached Housing, Semi-detached Housing or Duplex Housing) relative to a bareland condo lot will have a 0.0 m Setback on one flanking side, a separation space of 1.5 m on the other flanking side, a 5.5 m Setback fronting a private road and 1.2 m where one flanking side abuts a private roadway.

⁶ With accommodations of up to an additional 2% where single storey enclosed front porches are provided.

Density	Min: n/a	Min: 30.8 du/ha (minimum 65 principal Dwellings)
	Max: 80 du/ha (168 dwellings for this site)	Max: n/a

Plans in Effect

The Uplands NSP

The subject rezoning site is designated in The Uplands NSP as “Low Rise / Medium Density Housing” which has a planned density of 90 upha. The proposed rezoning is accompanied by a plan amendment to designate the proposed rezoning site to a new site-specific designation of “Uplands Village DC2” with a planned density of 34 upha.

As part of this amendment, the plan density for the Row Housing designation is also being increased from the typical 45 du/ha to 55 du/ha. This is intended to recognize the (RVRH) Riverview Row Housing Zone which is a special area zone that is permitted to be used in the neighbourhood and is expected to increase the net density of row housing development in The Uplands.

The amendment also changes the designation of a “Street Oriented Residential” site with a planned density of 35 upha to “Row Housing” with a planned density of 55 upha. This amendment site was rezoned to the Riverview Row Housing Zone and the subdivision of that land resulted in an actual density more in line with the Row Housing designation.

The proposed plan amendment results in a slight reduction to the number of Dwelling Units per net residential hectare (du/nrh) for the neighbourhood, from 44.4 du/nrh to 44.0 du/nrh for an overall neighbourhood reduction of 45 units, largely a reduction to planned low rise (apartment housing) units.

The City Plan (MDP)

The subject rezoning is located in the West Henday District of the City Plan, which is considered a developing area. The site is located within a Secondary Corridor, 199 Street NW. Secondary corridors are intended to be vibrant residential and commercial streets that serve as a local destination for surrounding

communities. Density is anticipated to be 75 people / ha with a low and mid rise built form. The site is also approximately 1 km away from the Riverview District Node to the south and a future Transit Centre in the River's Edge neighbourhood.

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

Technical Review

Transportation

Access to the site shall be from 31 Avenue NW only. All internal private roadways shall be reviewed by the City and demonstrated as functional for emergency vehicles. A noise attenuation fence will be required for all lots backing onto 199 Street NW.

Transit

The DC2 Provision requires a pedestrian connection from the proposed common amenity area on site to an existing bus stop adjacent to the site on 199 Street.

Drainage

With respect to sanitary and stormwater servicing, there are no technical concerns with the proposed rezoning and plan amendment. The proposed changes do not result in any significant impacts to the planned and/or existing sewer systems in the area. To service the site, services shall be extended south along 199 Street, to connect to the existing sewer systems in the Uplands. These requirements will be implemented at the time of future subdivision or development permit application.

EPCOR Water

Submission and acceptance of a Hydraulic Network Analysis (HNA) is required prior to acceptance of a development permit or subdivision application.

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

Appendices

- 1 Approved NSP Land Use and Population Statistics – Bylaw #20114
- 2 Proposed NSP Land Use and Population Statistics – Bylaw #20051
- 3 Approved NSP – Bylaw #20114
- 4 Proposed NSP – Bylaw #20051
- 5 Application Summary

**Appendix 1: The Uplands Neighbourhood Structure Plan
Land Use and Population Statistics
Bylaw 20114**

	Area (ha)	% of GA	% of GDA
Gross Area	283.85		100%
Environmental Reserve			
Public Upland Area	4.46	1.6%	
Natural Area (ER)	1.14	0.4%	
Altalink Power Corridor	23.63	8.3%	
Existing Rural Residential	13.52	4.8%	
Arterial Road Right-of-Way	16.16	5.7%	
Gross Developable Area	224.94		100%
Business Employment	35.99		16.0%
Commercial			
Town Centre Commercial	6.85		3.0%
Town Centre Mixed Use - Commercial	3.46		1.5%
Parkland, Recreation, School (Municipal Reserve)			
Urban Village Park	5.66		2.5%
Pocket Parks	1.00		0.4%
Greenway	0.32		0.1%
Natural Area (MR)	1.13		0.5%
Transportation			
Circulation	44.87		19.9%
Infrastructure & Servicing			
Stormwater Management	17.88		7.9%
Total Non-Residential Area	117.16		52.1%
Net Residential Area (NRA)	107.79		47.9%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	80.50	25	2,013	74.7%	2.80	5,635
Rowhousing	7.51	45	338	7.0%	2.80	946
Street Oriented Residential	4.39	35	154	4.1%	2.80	430
Low-rise / Medium Density Housing	2.97	90	267	2.8%	1.80	481
Town Centre Mixed Use - Medium Rise	2.11	224	473	2.0%	1.80	851
Town Centre Mixed Use - Residential	3.46	150	519	3.2%	1.50	779
Town Centre Mixed Use - Commercial	6.85	150	1,027	6.4%	1.50	1,540
Total	107.79		4,790	100%		10,662

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/NRA)		98.9
Dwelling Units Per Net Residential Hectare (du/NRA)		44.4
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio	42.0% / 58.0%	
Population (%) within 500m of Parkland		94%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		66%
Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	0.0	1.1
Conserved as Naturalized Municipal Reserve (ha)	1.1	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	7.8	0.0

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	450	225
Junior High School	225	112
Senior High School	225	112
Total	900	449

Notes:

*Town Centre Mixed Use - Residential area is divided amongst Residential Uses (50%) and Non-residential Uses (50%) (i.e. Total area is 5.60 ha; area of residential is 2.8 ha and non-residential is 2.8 ha).

**APPENDIX 1: The Uplands Neighbourhood Structure Plan
Land Use and Population Statistics
Bylaw 20051**

	Area (ha)	% of GA	% of GDA
Gross Area	283.85		100%
Environmental Reserve			
Public Upland Area	4.46	1.6%	
Natural Area (ER)	1.14	0.4%	
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Existing Rural Residential	13.52	4.8%	
Arterial Road Right-of-Way	16.16	5.7%	
Gross Developable Area	224.94		100%
Business Employment	35.99		16.0%
Commercial			
Town Centre Commercial	6.85		3.0%
Town Centre Mixed Use - Commercial	3.46		1.5%
Parkland, Recreation, School (Municipal Reserve)			
Urban Village Park	5.66		2.5%
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RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	80.50	25	2,013	74.7%	2.80	5,635
Rowhousing	7.94	55	437	7.4%	2.80	1,223
Street Oriented Residential	3.96	35	139	3.7%	2.80	388
Uplands Village DC2	2.11	34	72	2.0%	2.80	201
Low-rise / Medium Density Housing	0.86	90	77	0.8%	1.80	139
Town Centre Mixed Use - Medium Rise	2.11	224	473	2.0%	1.80	851
Town Centre Mixed Use - Residential	3.46	150	519	3.2%	1.50	779
Town Centre Mixed Use - Commercial	6.85	150	1,027	6.4%	1.50	1,540
Total	107.79		4,755	100%		10,755

SUSTAINABILITY MEASURES

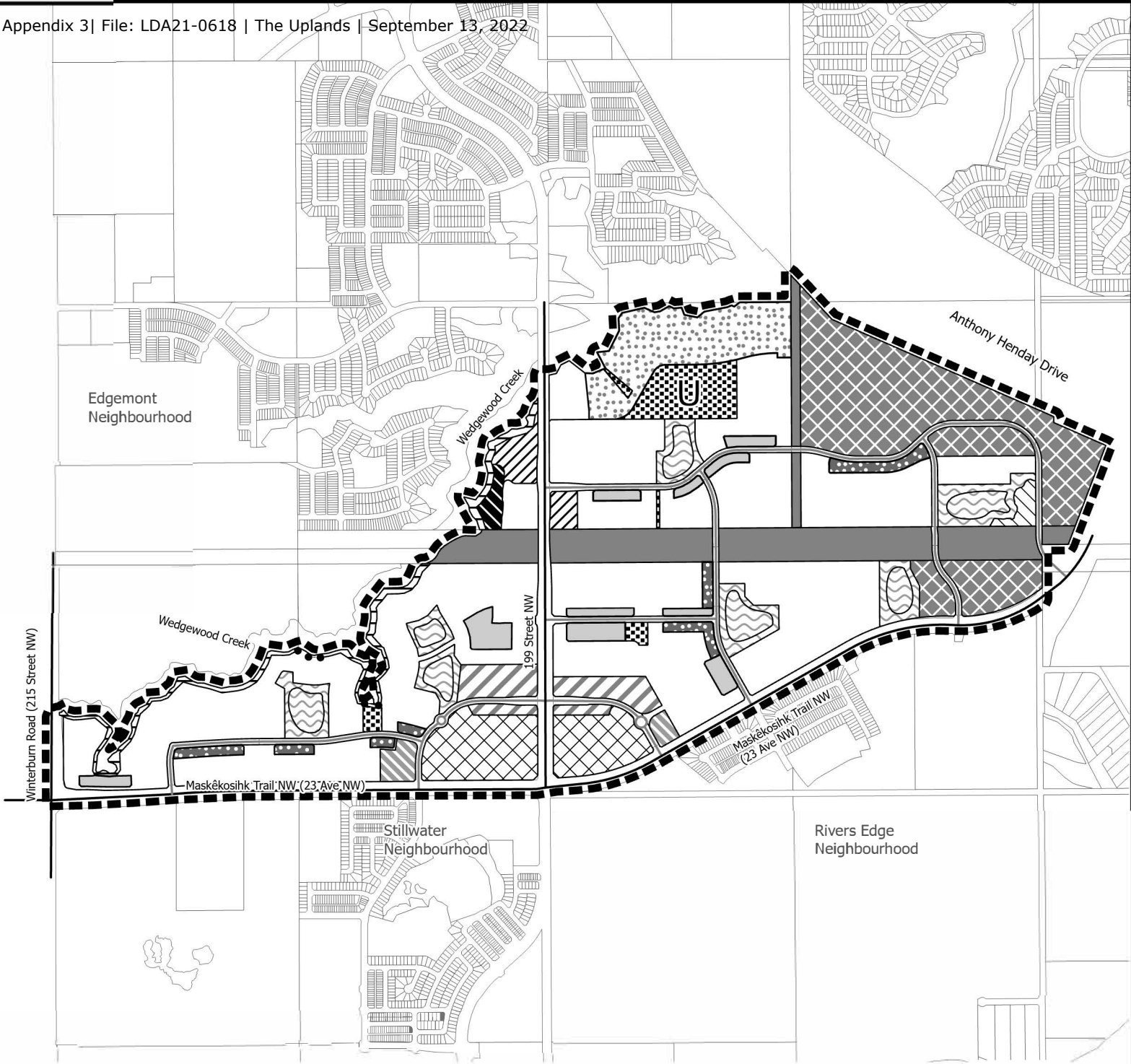
Population Per Net Residential Hectare (p/NRA)			99.8
Dwelling Units Per Net Residential Hectare (du/NRA)			44
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio			42.3% / 57.7%
Population (%) within 500m of Parkland			94%
Population (%) within 400m of Transit Service			100%
Population (%) within 600m of Commercial Service			66%
Presence/Loss of Natural Areas	Land	Water	
Protected as Environmental Reserve	0.0	1.1	
Conserved as Naturalized Municipal Reserve (ha)	1.1	0.0	
Protected through other means (ha)	0.0	0.0	
Lost to Development (ha)	7.8	0.0	

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	450	225
Junior High School	225	112
Senior High School	225	112
Total	900	449

Notes:

*Town Centre Mixed Use - Residential area is divided amongst Residential Uses (50%) and Non-residential Uses (50%) (i.e. Total area is 5.60 ha; area of residential is 2.8 ha and non-residential is 2.8 ha).

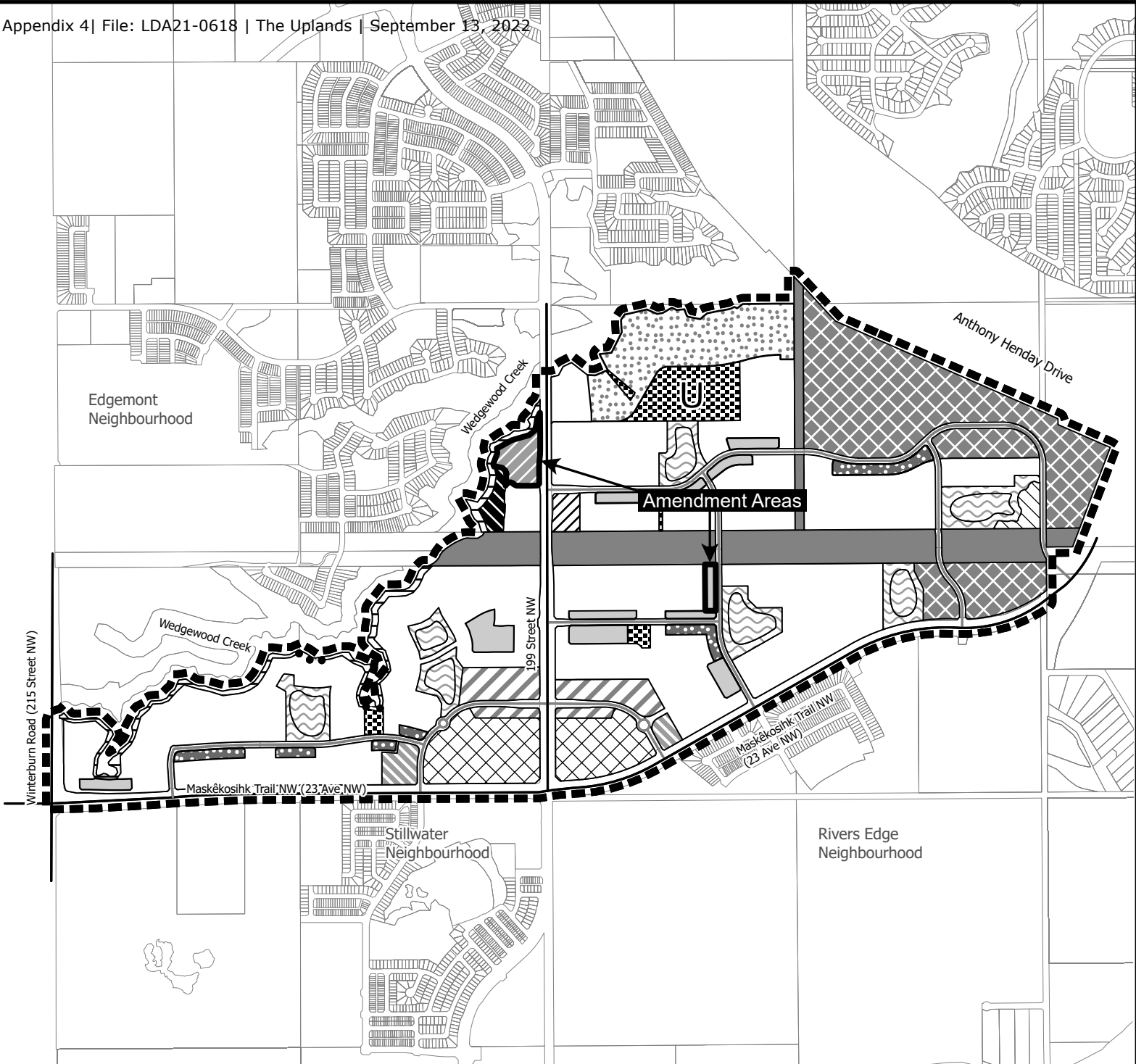


**BYLAW 20114
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)



- | | | |
|-------------------------------------|------------------------------------|--------------------------------|
| Existing Country Residential | Town Centre Mixed Use - Commercial | Natural Area (MR) |
| Single / Semi-detached Residential | Business Employment | Stormwater Management Facility |
| Row Housing | Utility Corridor | Top-of-Bank Roadway / Park |
| Street Oriented Residential | Public Uplands Area (ER) | Collector Roadway |
| Low Rise / Medium Density Housing | Pocket Park / Greenway | Arterial Roadway |
| Town Centre Mixed Use - Residential | Urban Village Park | NSP Boundary |
| Town Centre Mixed Use - Medium Rise | Natural Area (ER) | |

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.



**BYLAW 20051
AMENDMENT TO
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)



- | | | |
|-------------------------------------|------------------------------------|--------------------------------|
| Existing Country Residential | Town Centre Mixed Use - Commercial | Natural Area (MR) |
| Single / Semi-detached Residential | Business Employment | Stormwater Management Facility |
| Row Housing | Utility Corridor | Top-of-Bank Roadway / Park |
| Street Oriented Residential | Public Uplands Area (ER) | Collector Roadway |
| Low Rise / Medium Density Housing | Pocket Park / Greenway | Arterial Roadway |
| Uplands Village DC2 | Urban Village Park | NSP Boundary |
| Town Centre Mixed Use - Residential | Natural Area (ER) | Amendment Area |
| Town Centre Mixed Use - Medium Rise | | |

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:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	20051, 20052
Location:	North of 31 Avenue NW and west of 199 Street NW
Address:	19904 - 31 Avenue NW
Legal Description:	Lot 33, Block 13, Plan 2220021
Site Area:	2.11 ha
Neighbourhood:	The Uplands
Ward:	sipiwiyiniwak
Notified Community Organization:	Wedgewood Ravine Community League West Edmonton Communities Area Council
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zone:	(RF6) Medium Density Multiple Family Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	The Uplands Neighbourhood Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Cyndie Prpich / Andrew Sherstone

Tim Ford

Development Services

Planning Coordination