

## Bylaw 18153

To allow for the development of residential and open space uses, The Uplands

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### Purpose

Rezoning from AG to AP, A, DC1, and RF6, located at 3120 - 199 Street, The Uplands.

### Readings

Bylaw 18153 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18153 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This proposal rezones land from (AG) Agricultural Zone to (AP) Public Parks Zone, (A) Metropolitan Recreation Zone, (DC1) Direct Development Control Provision, and (RF6) Medium Density Multiple Family Zone. These zones provide the opportunity for natural area, environmental reserve, and low and medium density residential development. The proposed DC1 Provision facilitates development of single detached housing with front attached garages and one side setback reduced to 0.0 metres. Zero lot line development is permitted in the (RPL) Planned Lot Residential Zone and the (RMD) Residential Mixed Dwelling Zone. However, these conventional zones feature larger site area and smaller site coverage than the proposed DC1 Provision.

This rezoning conforms to The Uplands Neighbourhood Structure Plan which designates the subject area for the following uses: Natural Area (Municipal Reserve), Public Upland Area (Environmental Reserve), Single/Semi-detached Residential, and Low Rise/Medium Density Housing. The application area includes a portion of Wedgewood Creek Ravine, which is part of the North Saskatchewan River Valley system. The proposal preserves this ecological system while providing residents with passive recreation and educational opportunities.

No civic departments or utility agencies have expressed concern regarding the proposed rezoning.

### Policy

This application supports policies of the City of Edmonton's Municipal Development Plan, *The Way We Grow*, including:

- Ensure that the North Saskatchewan River Valley and Ravine System remains primarily an area of unstructured, low-intensity and passive recreation, while accommodating appropriate balance of recreation activity within park nodes.
- Link parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton's ecological network, where feasible.
- Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

### Corporate Outcomes

This application supports policies of the City of Edmonton's Strategic Plan, *The Way Ahead* including:

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play

### Public Consultation

On January 18, 2017, Urban Form and Corporate Strategic sent an advance notice to surrounding property owners, the Wedgewood Ravine Community League, and the West Edmonton Communities Area Council.

No comments were received in response to this notification.

### Attachments

1. Bylaw 18153
2. Urban Form and Corporate Strategic Development report