



## REZONING THE UPLANDS

### 3120 - 199 Street NW

To allow for the development of residential and open space uses.



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- Wedgewood Creek Ravine is preserved, protecting an important and diverse ecological component of the North Saskatchewan River Valley system;
- natural and passive recreational amenity areas are provided for the neighbourhood; and
- development of alternative forms of housing makes efficient use of land, adds to housing choices, and enhances variety along the streetscape.

## THE APPLICATION

BYLAW 18153 proposes to amend the Zoning Bylaw 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.

The proposed DC1 Provision provides an opportunity for single detached housing with front attached garages and one side setback reduced to zero metres. Zero lot line development is permitted in both the (RPL) Planned Lot Residential Zone and (RMD) Residential Mixed Dwelling Zone. These conventional zones feature larger site area and smaller site coverage than the proposed DC1 Provision.

Development regulations for the RPL Zone, RMD Zone, and proposed DC1 Provision are compared as follows:

<b>Single Detached Housing – Zero Lot Line Development</b>	<b>Proposed DC1 Provision</b>	<b>(RPL) Planned Lot Residential Zone</b>	<b>(RMD) Residential Mixed Dwelling Zone</b>
<b>Maximum Height</b>	10 m	10 m	10 m
<b>Minimum Site Width</b>	7.6 m	7.6 m	7.6 m
<b>Minimum Site Depth</b>	30 m	30 m	30 m
<b>Minimum Site Area</b>	228 m <sup>2</sup>	247 m <sup>2</sup>	247 m <sup>2</sup>
<b>Maximum Site Coverage</b>	55%	53%	53%

This application also facilitates medium density residential development in the form of row housing.

Land proposed for (A) Zoning preserves the Wedgewood Creek ecological area. Public access will be provided to this important link with the North Saskatchewan River Valley system. Land between Wedgewood Creek and planned low density residential uses is proposed to be (AP) Zone, providing local residents with a natural area amenity.

An associated subdivision proposal is concurrently being processed.

## SITE AND SURROUNDING AREA

The application area is along the northwest edge of The Uplands, west of 199 Street NW and north of the AltaLink utility corridor. The property contains one single detached residential acreage development along 199 Street NW. Treed areas are located on the western and northern edges of the site. The remainder of the site is agricultural land.

North and west of the subject area is Wedgewood Creek Ravine, which is part of the North Saskatchewan River Valley system. Wedgewood Creek also serves as the boundary between The Uplands and Edgemont neighbourhoods.

An AltaLink corridor abuts the southern edge of the subject site. Land south of this public utility right-of-way is designated for Single/Semi-detached Residential uses. It is subdivided and has yet to be developed.

Immediately east of the rezoning area is 199 Street NW arterial roadway. Land across the road is largely agricultural and contains two single detached residential acreage developments. To the northeast is an existing country residential subdivision.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural uses</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (A) Metropolitan Recreation Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Wedgewood Creek Ravine</li> </ul>
South	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• AltaLink public utility corridor</li> </ul>
East	<ul style="list-style-type: none"> <li>• Arterial road right-of-way</li> <li>• (RR) Rural Residential Zone</li> <li>• (AG) Agricultural Zone</li> </ul>	<ul style="list-style-type: none"> <li>• 199 Street NW</li> <li>• Country residential uses</li> <li>• Agricultural uses (designated for single/semi-detached residential development)</li> </ul>
West	<ul style="list-style-type: none"> <li>• (A) Metropolitan Recreation Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Wedgewood Creek ravine</li> </ul>

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed rezoning provides opportunities for residential uses and open space. Site area and site coverage under the proposed DC1 are similar to approved DC1s in other neighbourhoods. The Uplands Neighbourhood Structure Plan (NSP) designates this area for the following uses: Natural Area (Municipal Reserve), and Public Upland Area (Environmental Reserve), Single/Semi-detached Residential, and Low Rise/Medium Density Housing. These land uses complement existing and planned development in the vicinity.

### THE UPLANDS NEIGHBOURHOOD STRUCTURE PLAN (NSP)

This application achieves development goals and objectives of the NSP, including the following:

- Wedgewood Creek serves as a significant feature for the neighbourhood and provides opportunities for passive recreation and educational opportunities;
- Utilize parks and open spaces to create destinations which are visually and physically accessible and aesthetically pleasing; and
- Plan for a variety of residential housing types in different built forms for a range of household types and income levels.

### NORTH SASKATCHEWAN RIVER VALLEY AREA REDEVELOPMENT PLAN (ARP)

The North Saskatchewan River Valley ARP designates portions of the River Valley and Ravine System for use as environmental protection areas and parks. Accordingly, this rezoning proposal includes a portion of the Wedgewood Creek Ravine.

This application achieves goals and policies of the North Saskatchewan River Valley ARP, including the following:

- Limit residential development's impact on the natural environment and the parks system;
- Ravines and river edge lands will be used for low intensity outdoor recreational use; and
- Provide park, open space, and a variety of recreational, educational and cultural uses.

### REGIONAL CONSIDERATIONS

Parkland County and Enoch Cree Nation were advised of this proposal and invited to comment. No concerns were expressed regarding the application.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> January 18, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 14</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

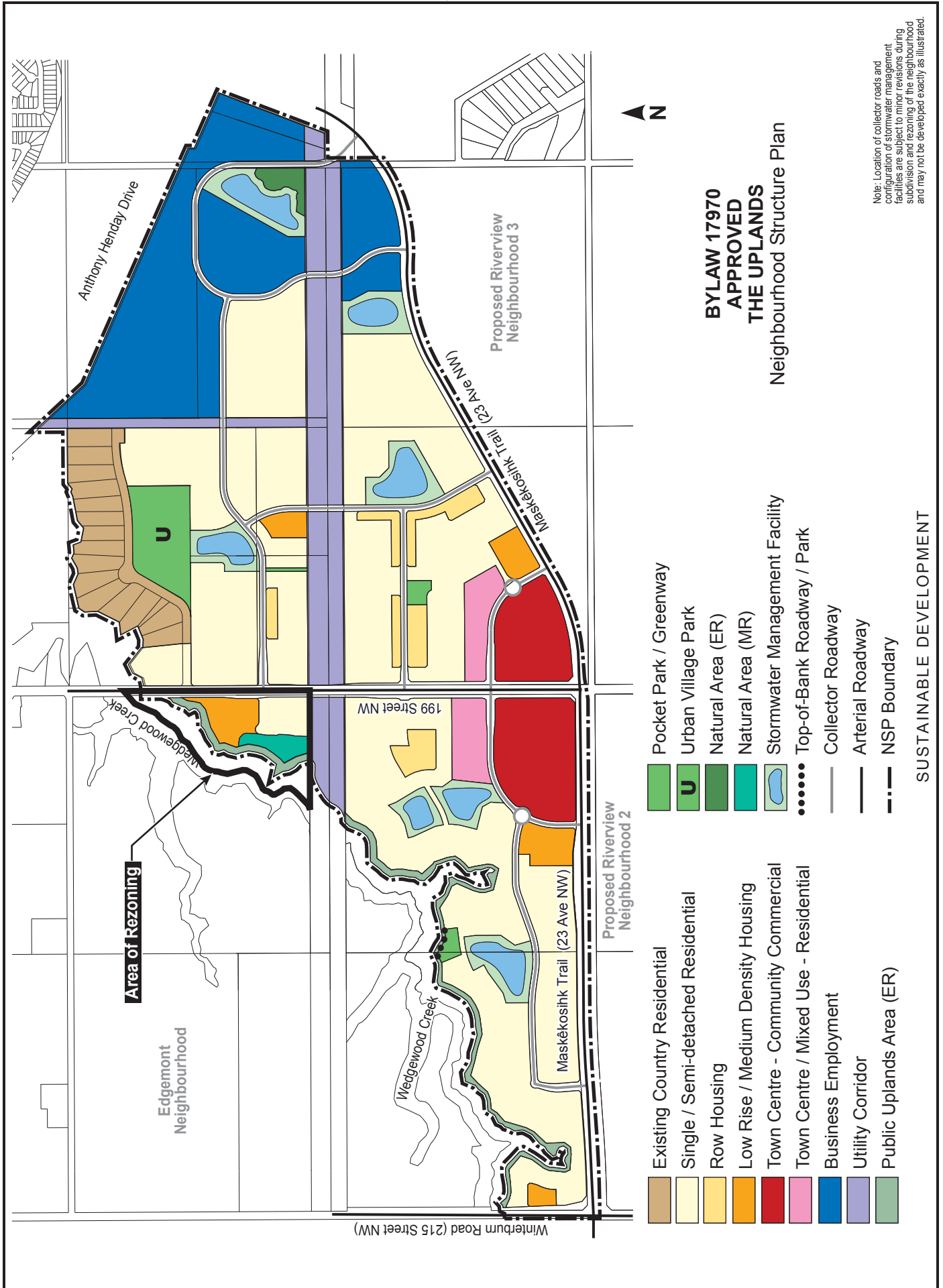
## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

## APPENDICES

- 1 Plan Context Map
- 2 Application Summary





## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	18153
Location:	West of 199 Street NW and south of Edgemont Boulevard (35 Avenue) NW
Address:	3120 - 199 Street NW
Legal Description:	NE-6-52-25-W4M
Site Area:	Approximately 10.6 hectares
Neighbourhood:	The Uplands
Ward - Councillor:	5 – Michael Oshry
Notified Community Organizations:	Wedgewood Ravine Community League and West Edmonton Communities Area Council
Applicant:	Qualico Communities

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(AP) Public Parks Zone (A) Metropolitan Recreation Zone (DC1) Direct Development Control Provision (RF6) Medium Density Multiple Family Zone
Plans in Effect:	Riverview Area Structure Plan (ASP) The Uplands Neighbourhood Structure Plan (NSP) North Saskatchewan River Valley Area Redevelopment Plan (ARP)
Historic Status:	None

Written By:	Kristen Rutherford
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination