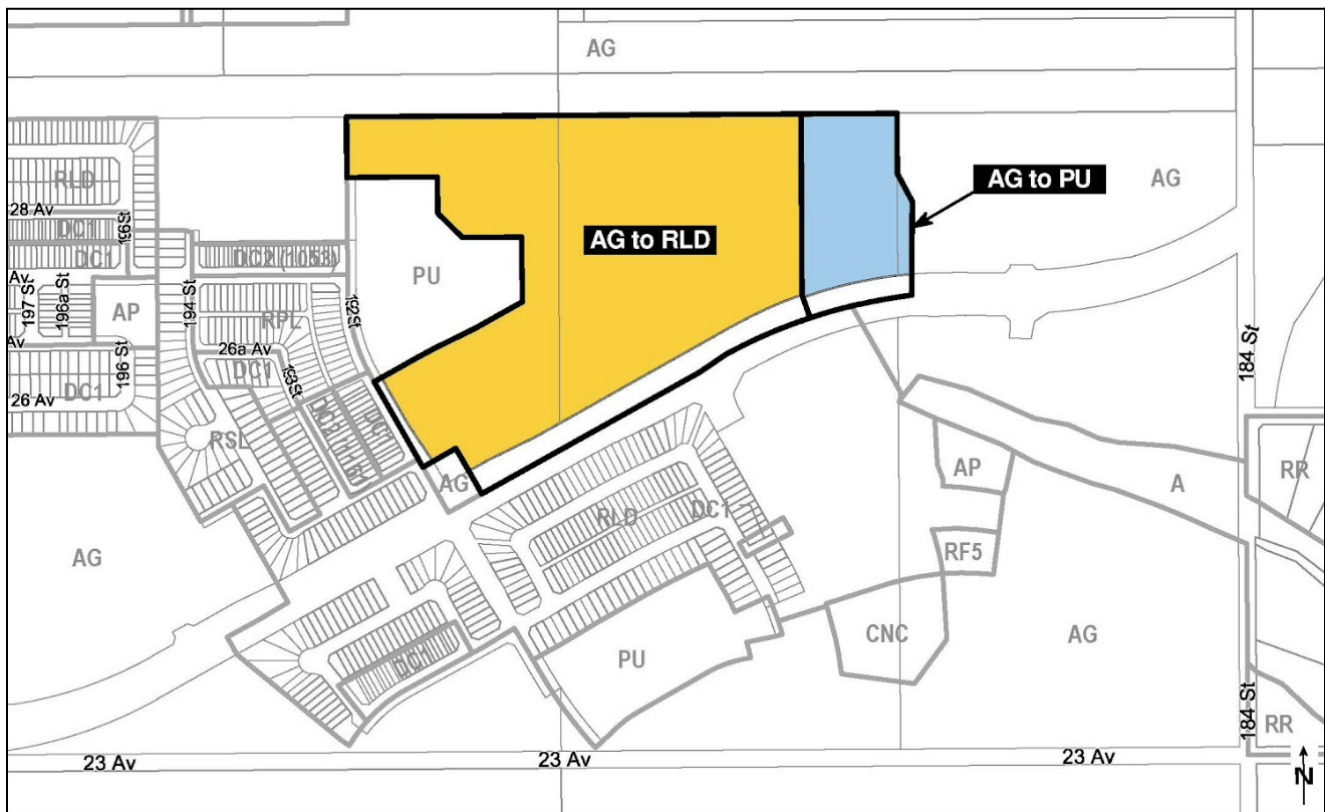


2303 - 199 Street NW, 2304 - 184 Street NW and 18904 - 23 Avenue NW

To allow for low density residential development and a stormwater management facility.



Recommendation: That Charter Bylaw 20202 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the orderly development of the neighbourhood;
- will provide for infrastructure to support the development of the neighbourhood;
- is compatible with the existing and planned land uses; and
- conforms to the Uplands Neighbourhood Structure Plan and aligns with the City Plan.

Application Summary

CHARTER BYLAW 20202 will amend the Zoning Bylaw, as it applies to the subject site, (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (PU) Public Utility Zone. The proposed RLD Zone will allow a variety of low density housing and lot sizes. The PU Zone will allow for the development of a stormwater management facility. This proposal conforms with the Uplands Neighbourhood Structure Plan (NSP) and aligns with the City Plan.

This application was accepted on November 30, 2021, from Qualico Communities (Reanna Rehman) on behalf of 1210877 Alberta Ltd., Qualico Developments West Ltd., and Riverview Land Company Ltd.

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:

- Information on the application was added to the City of Edmonton's website; and
- An Advance Notice postcard was sent to the affected Community Leagues and surrounding property owners within a 60 meter radius. Further details of the Advance Notice and website are below.

Advance Notice, June 6, 2022

- Number of recipients: 348
- Number of responses with concerns: 1

Comments and concerns raised:

- Wanted more information and clarification of the location of the rezoning application.

Webpage

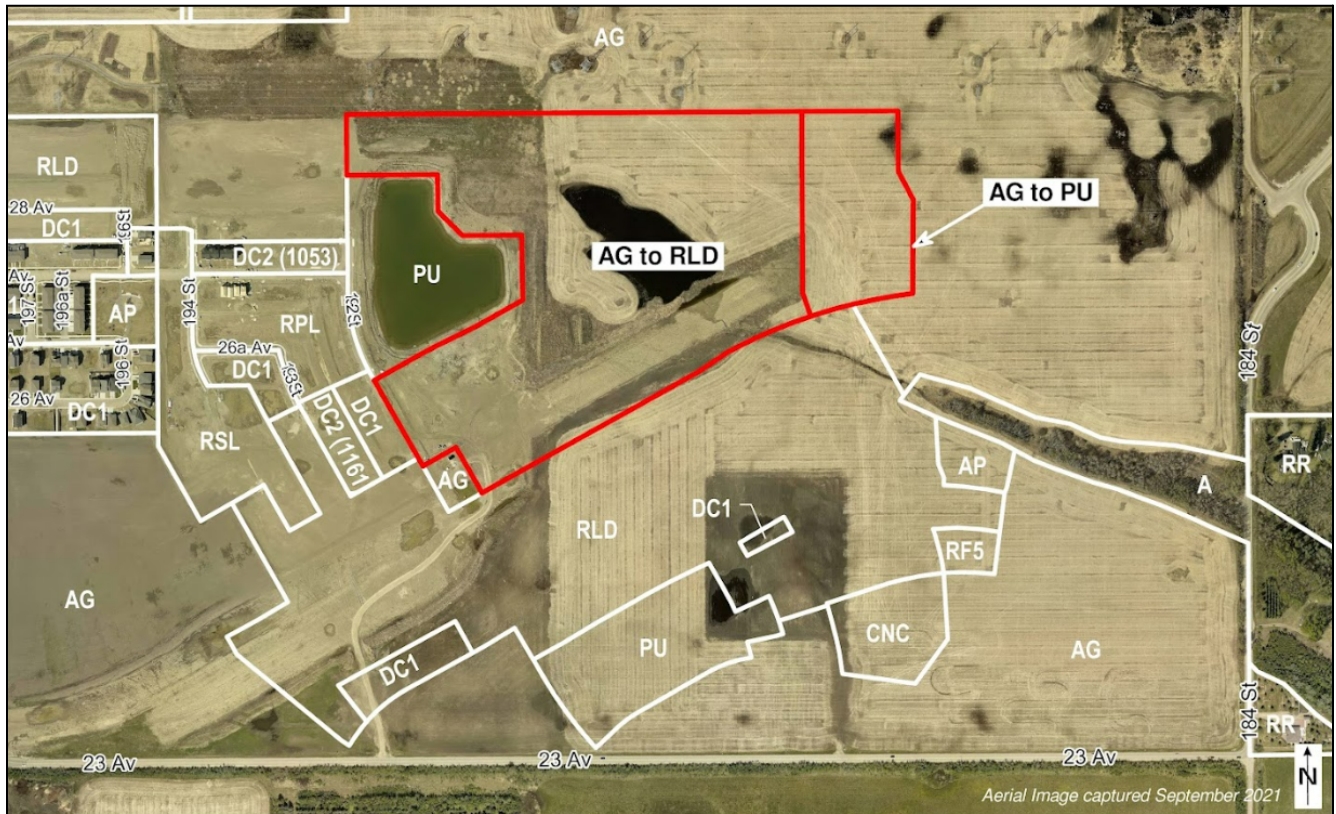
- edmonton.ca/theuplandsplanningapplications

No formal feedback or position was received from the Edgemont, Greater Windermere, Cameron Heights and the Wedgewood Ravine Community Leagues at the time this report was written.

Site and Surrounding Area

The subject site is located north of Maskekosihk Trail NW and west of 184 Street NW in the southeastern portion of the neighbourhood. The Uplands neighbourhood is in the early stages of development and

planned for residential, commercial and business employment areas. The neighbourhood's town centre commercial and business employment areas offer significant employment opportunities for the greater Riverview area and adjacent communities. A temporary lift station is located on a small AG zoned area, which pumps sewage to the adjacent existing sewer systems in the area. The site is currently undeveloped and is primarily surrounded by other undeveloped land that is intended for low density residential uses and a stormwater management facility which contains a walkway for passive recreational opportunities.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(AG) Agricultural Zone (RLD) Residential Low Density Zone	Lift Station Undeveloped

West	(AG) Agricultural Zone (PU) Public Utility Zone (DC1) Direct Development Control Provision	Undeveloped Stormpond Undeveloped
------	--	---

Planning Analysis

Land Use Compatibility

The proposed RLD Zone will allow for the development of a mix of housing forms and lot sizes and includes single detached, semi detached and duplex housing within the neighbourhood. The PU Zone will allow for a Stormwater Management Facility (SWMF) to manage stormwater runoff. The SWMF will also create a neighbourhood destination, which will include a walkway for passive recreational opportunities contributing to a walkable neighbourhood.

In regards to the height, scale, and uses the proposed Zones will be compatible with the existing and surrounding area. The proposed Zones will conform with The Uplands NSP.

Plans in Effect

The subject site is within the Uplands Neighbourhood Structure Plan, which designates the area for Single / Semi-detached Residential and Stormwater Management Facility land uses. This proposed rezoning conforms to the policies and objectives of The Uplands Neighbourhood Structure Plan by providing for a variety of housing types, the necessary infrastructure and creating a neighbourhood destination which contributes to the creation of a well-balanced and complete neighbourhood.

The City Plan

The proposed rezoning area is in alignment with the policies of The City Plan (MDP) goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries and allowing for a destination and pedestrian infrastructure.

Technical Review

Transportation

In June 2022, Maskêkosihk Trail was officially opened to the public, connecting the Uplands neighbourhood directly to Anthony Henday Drive. Construction of active transportation facilities including shared-use paths and walkway connections will be conditioned with the subdivision of subject land.

Drainage

The proposed rezoning is in alignment with the accepted Riverview Neighbourhood Design Report, which outlines general servicing schemes for the Uplands neighbourhood. Sanitary and stormwater sewer systems in the area have been planned, designed, and constructed to accommodate the land uses

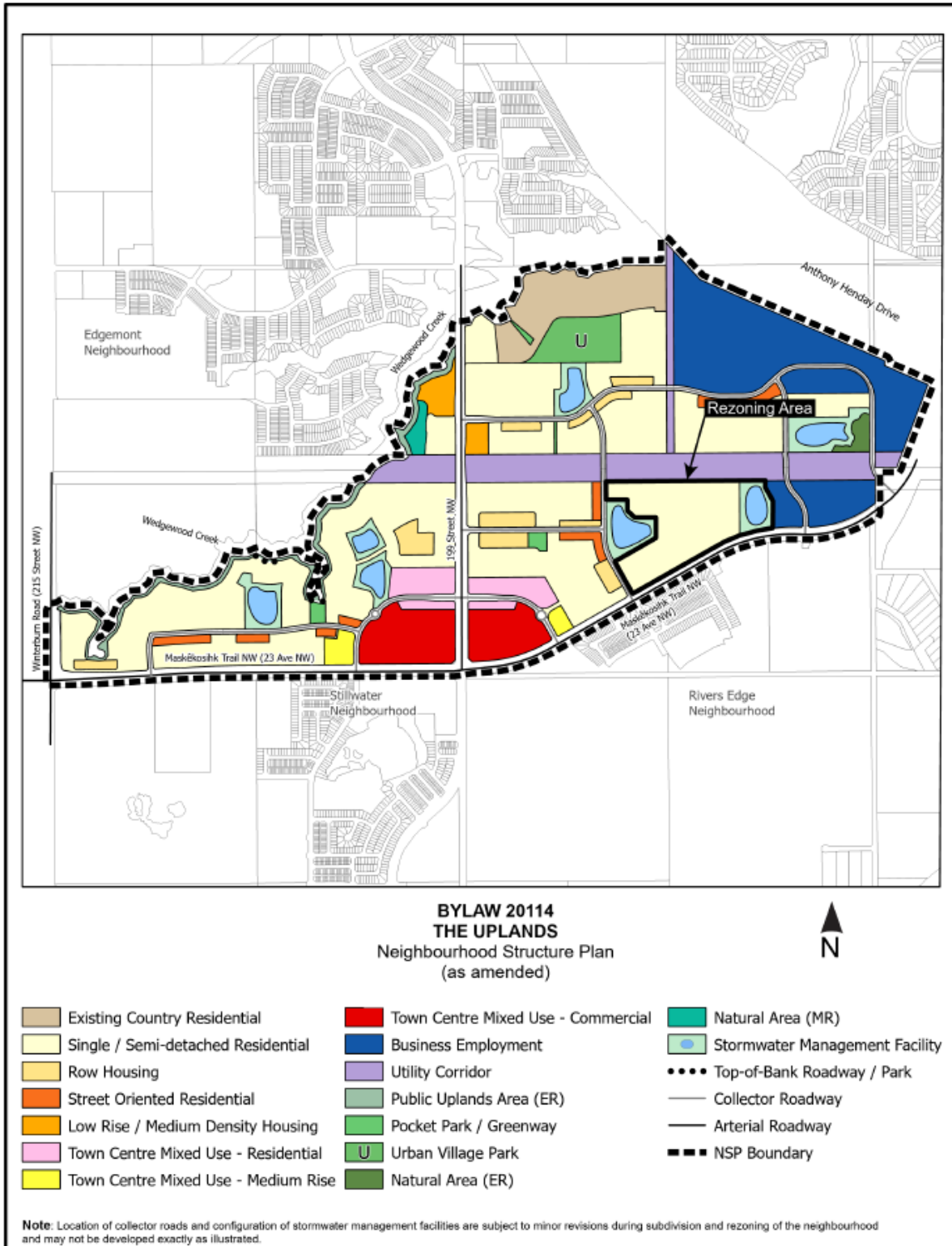
proposed with this application. Any infrastructure needed to service the subject area will be made a requirement at the time of future subdivision application.

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

Appendices

- 1 Approved Uplands NSP Context Plan Map – Bylaw 20114
- 2 Application Summary

Approved NSP Context Plan Map



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20202
Location:	North of Maskekosihk Trail NW and west of 184 Street NW
Addresses:	2303 - 199 Street NW 2304 - 184 Street NW 18904 - 23 Avenue NW
Legal Descriptions:	portions of: Lot A, Block 1, Plan 2122223 Lot B, Block 1, Plan 2122222 SE-5-52-25-4
Site Area:	18.31 ha
Neighbourhood:	The Uplands
Ward:	Sipiwiyiniwak
Notified Community Organizations:	Edgemont Community League Greater Windermere Community League Cameron Heights Community League Wedgewood Ravine Community League
Applicant:	Reanna Rehman, Qualico Communities Ltd.

Planning Framework

Current Zone:	(AG) Agricultural Zone	
Proposed Zones:	(RLD) Residential Low Density Zone (PU) Public Utility Zone	
Plan(s) in Effect:	The Uplands	
Historic Status:	None	

Written By:	Vivain Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination