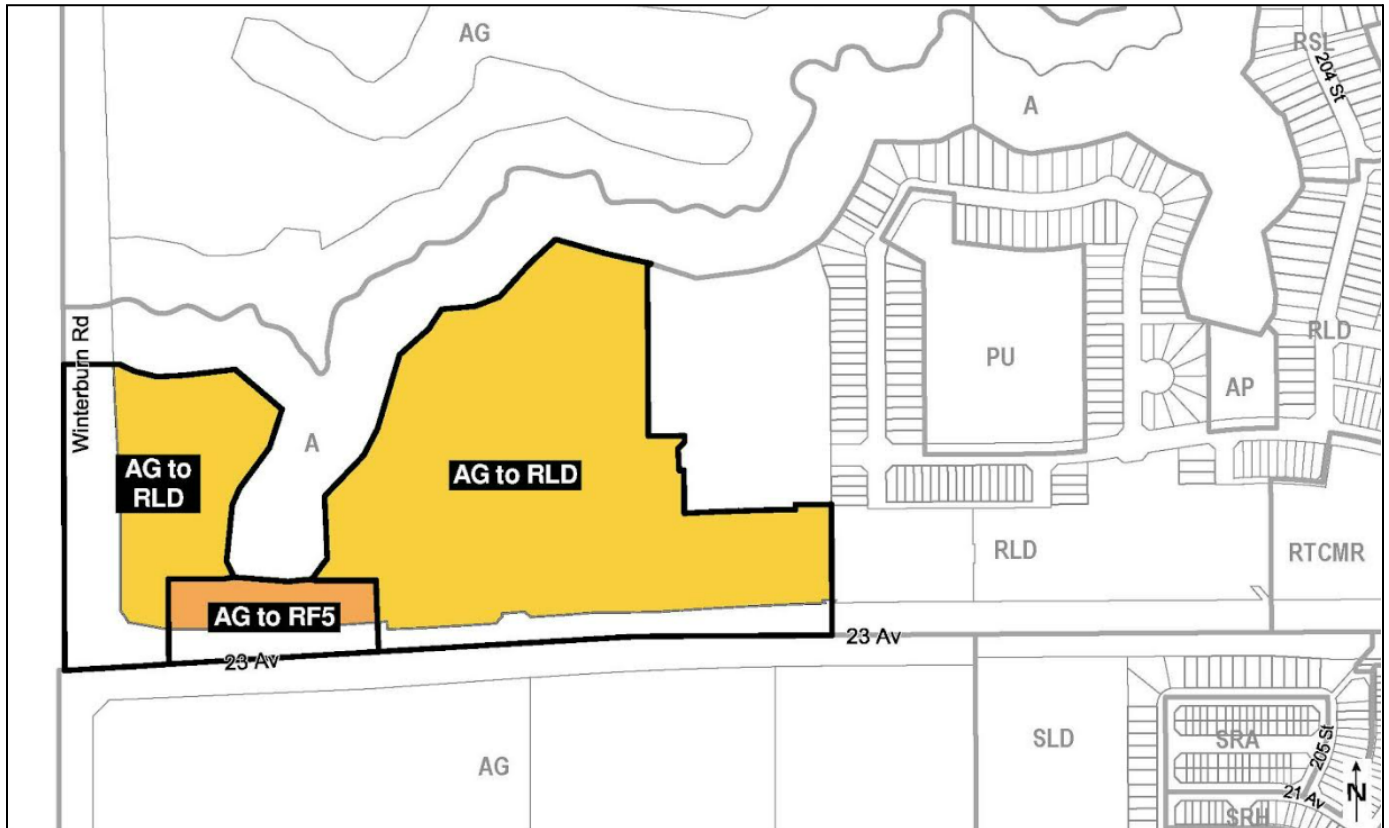


## 20704 - 23 Avenue NW

To allow for low density residential and row housing development.



**Recommendation:** That Charter Bylaw 20332 to amend the Zoning Bylaw from (AG) Agricultural Zone (RLD) Residential Low Density Zone to (RF5) Row housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the orderly 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 20332** will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RF5) Row Housing Zone to allow for a variety of housing types, including single and semi-detached housing and row housing. This proposal conforms with the Uplands Neighbourhood Structure Plan.

This application was accepted on August 15, 2022, from Qualico Communities on behalf of Riverview West Developments LTD.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1.25 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 proposed zoning change follows the statutory plan in place and continues anticipated development for the area.

### Advance Notice, September 13, 2022

- Number of recipients: 10
- Number of responses with concerns: 0

### Webpage

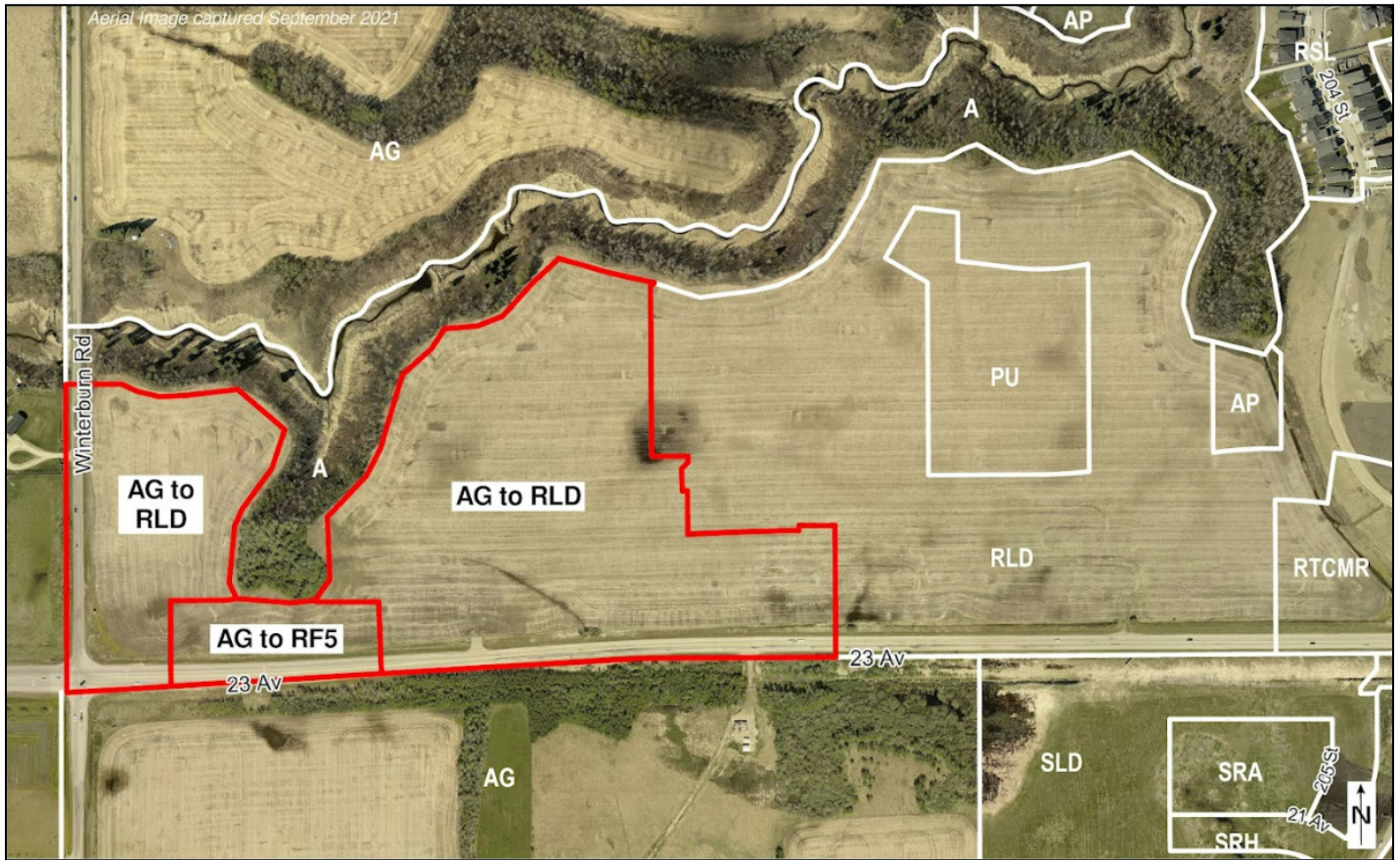
- [edmonton.ca/theuplandsplanningapplications](http://edmonton.ca/theuplandsplanningapplications)

No formal feedback or position was received from the Edgemont Community League at the time this report was written.

## Site and Surrounding Area

The subject site is approximately 15.77 hectares and located north of 23 Avenue NW and east of Winterburn Road NW in the southwestern portion of The Uplands neighbourhood. The Uplands neighbourhood is in the early stages of development and is 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. The site is currently undeveloped and is primarily surrounded by other undeveloped lands intended for low density residential uses, a stormpond management facility and Wedgewood Creek to the north.

Winterburn Road NW forms the City Boundary, while across Winterburn Road NW is the Enoch Cree Nation.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped
<b>CONTEXT</b>		
North	(A) Metropolitan Recreation Zone	Wedgewood Creek
East	(RLD) Single Detached Residential Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	N/A	N/A

## Planning Analysis

### Land Use Compatibility

The proposed RLD Zone will allow for the development of a mix of housing forms and lot sizes including single detached, semi detached and duplex housing. The RF5 Zone will allow for the development of row housing.

The proposed Zones are compatible with each other, and the existing and planned surrounding area in terms of development regulations and uses.

### Uplands Neighbourhood Structure Plan

The subject site is within the Uplands Neighbourhood Structure Plan, which designates the land for Single/Semi-detached Residential and Row Housing land use designations. This proposed rezoning conforms to the policies and objectives of The Uplands Neighbourhood Structure Plan by providing for various housing types, which contributes to a well-balanced and complete neighbourhood.

### The City Plan

The proposed rezoning area aligns with the policies of The City Plan goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries.

## Technical Review

### Transportation

A shared pathway along the top of bank, with walkway connections at approximately 120 metre intervals will be required as the area develops. Arterial roadway construction associated with development of this site includes the first two lanes of Winterburn Road NW from Maskêkosihk Trail NW to 35 Avenue NW, and the first two lanes of Maskêkosihk Trail NW from Winterburn Road NW to Uplands Boulevard NW. The intersections of 212 Street NW and Maskêkosihk Trail NW and Winterburn Road NW and Maskêkosihk Trail NW are both future traffic signal locations, so interim traffic or pedestrian controls may be required.

### Transit

ETS does not currently provide conventional bus service to the Uplands. On-demand transit was recently added to built-out portions of The Uplands. Bus stops nearest to the rezoning area that are utilized by on-demand transit are located at 27 Avenue NW and 199 Street NW.

ETS intends to provide bus service to The Uplands in the future, but implementation is dependent on demand, neighbourhood build-out and available funding for transit. Future bus service will operate on

arterial and collector roads throughout the area, and bus stops on these roads will be conditioned with future stages of development.

### **Drainage**

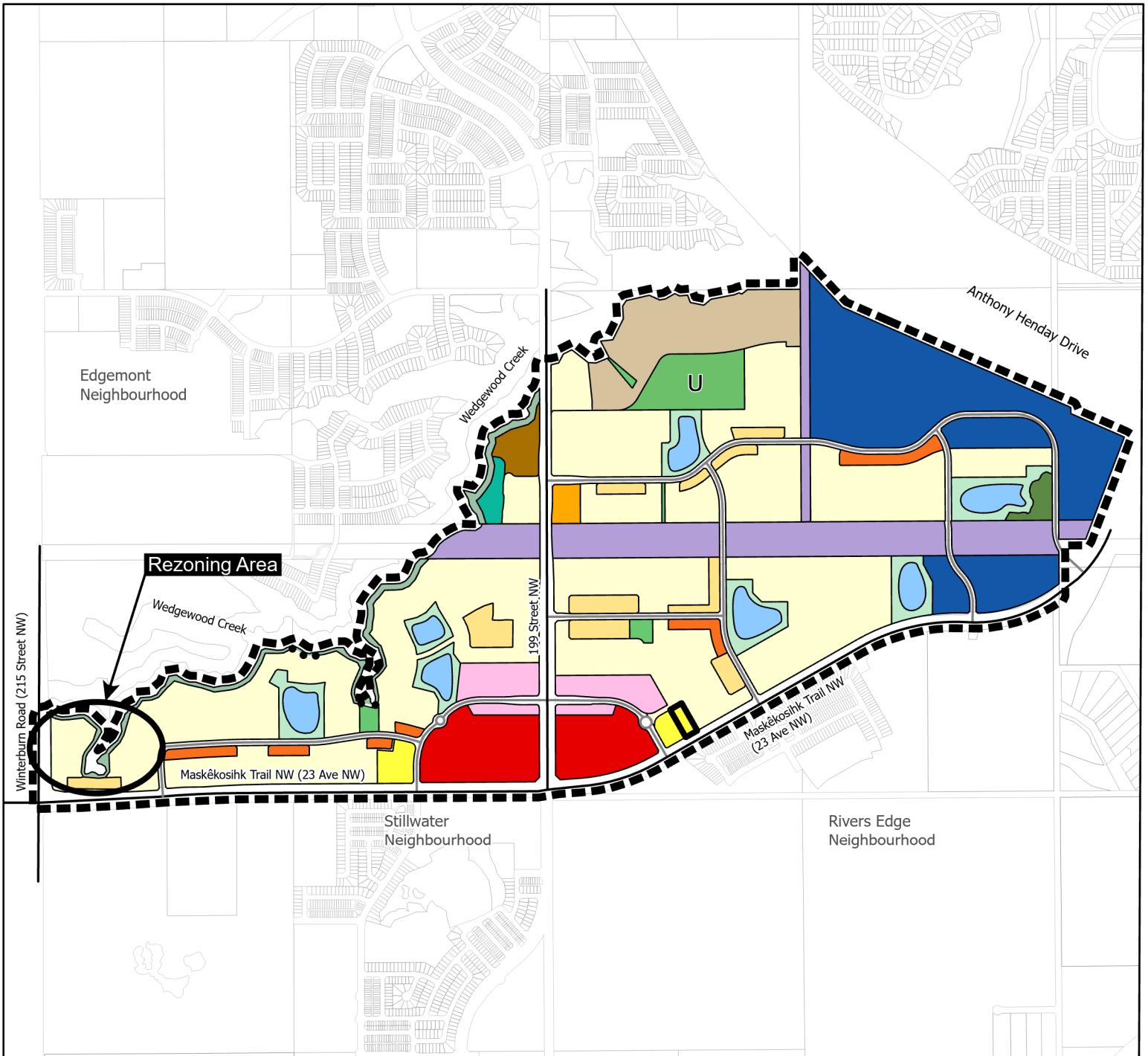
The proposal is in alignment with the Riverview Neighbourhood Design Report (NDR), which establishes general sanitary and stormwater servicing plans for The Uplands neighbourhood. The existing and planned infrastructure in the area has been designed and constructed to sufficiently accommodate the proposed development at this location.

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

## **Appendices**

- 1 Context Plan Map
- 2 Application Summary





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



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

**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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20332
<b>Location:</b>	North of 23 Avenue NW and east of Winterburn Road NW
<b>Address:</b>	20704 - 23 Avenue NW
<b>Legal Description:</b>	Portions of Lot 201, Block A, Plan 2220182
<b>Site Area:</b>	15.77 ha
<b>Neighbourhood:</b>	The Uplands
<b>Ward:</b>	sipiwiyiniwak
<b>Notified Community Organization(s):</b>	Edgemont Community League West Edmonton Council of Community Leagues
<b>Applicant:</b>	Qualico Communities

### Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zones:</b>	(RLD) Residential Low Density Zone (RF5) Row Housing Zone
<b>Plan(s) in Effect:</b>	The Uplands
<b>Historic Status:</b>	None

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