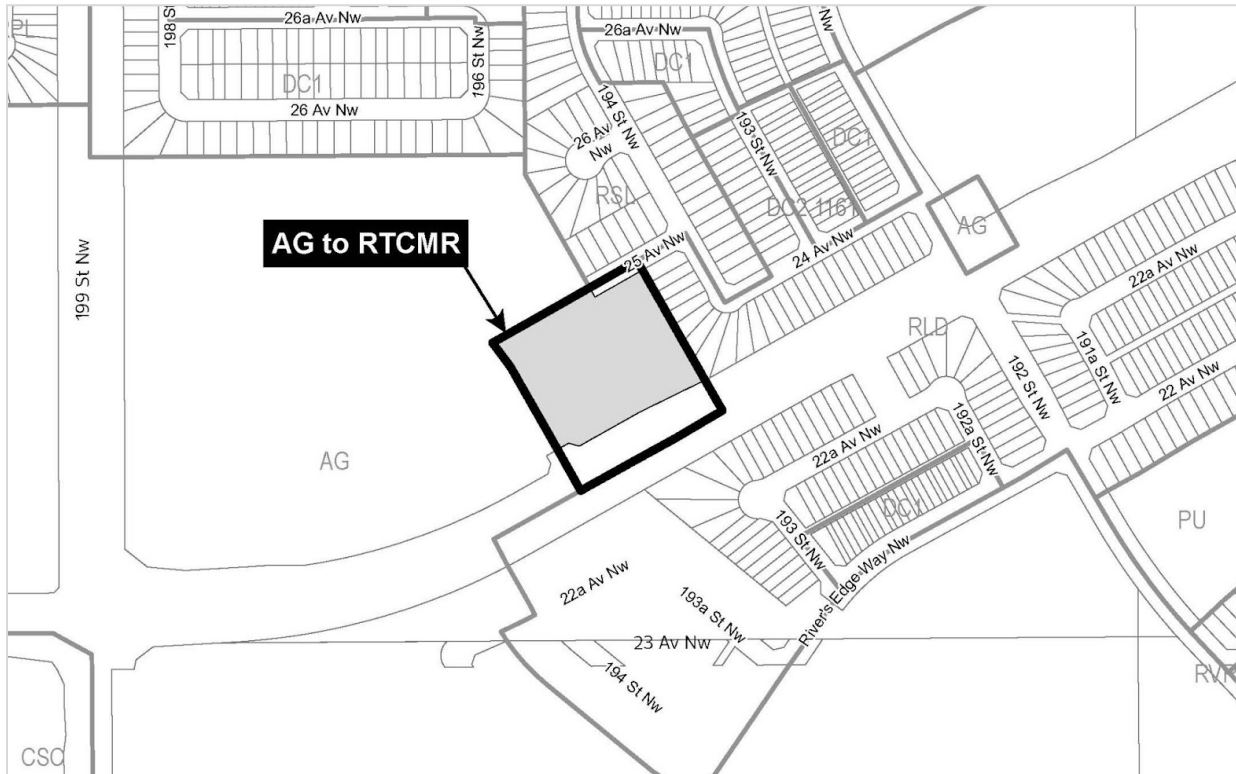


To allow mid rise, multi-unit housing



Administration **SUPPORTS** this application because it:

- Provides the opportunity to increase housing diversity in The Uplands neighbourhood.
- Proposes mixed use development within a 6-minute walk of a future transit centre.
- Aligns with objectives of The City Plan by facilitating mid rise development in a district node.

## Application Summary

**BYLAW 20498** proposes to amend The Uplands Neighbourhood Structure Plan by redesignating single/semi-detached land use to town centre mixed use - medium rise. Maps and statistics will be updated to reflect the proposed amendment.

**CHARTER BYLAW 20499** would amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RTCMR) Riverview Town Centre Medium Rise Residential Zone to allow for mid rise housing with limited commercial uses on the ground floor. The boundaries of the Special Area Riverview and the Special Area Riverview Town Centre will also be reconfigured to align with this proposal.

This application was accepted on August 18, 2022, from Qualico Communities.

This proposal aligns with the goals and policies of The City Plan to support mid rise development in district nodes, and 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 a basic approach. This approach was selected because one response was received from the mailed notice, and no concerns were raised.

The basic approach included the following techniques:

**Mailed notice**, November 16, 2022

- Number of recipients: 191
- Number of responses (no concerns): 1

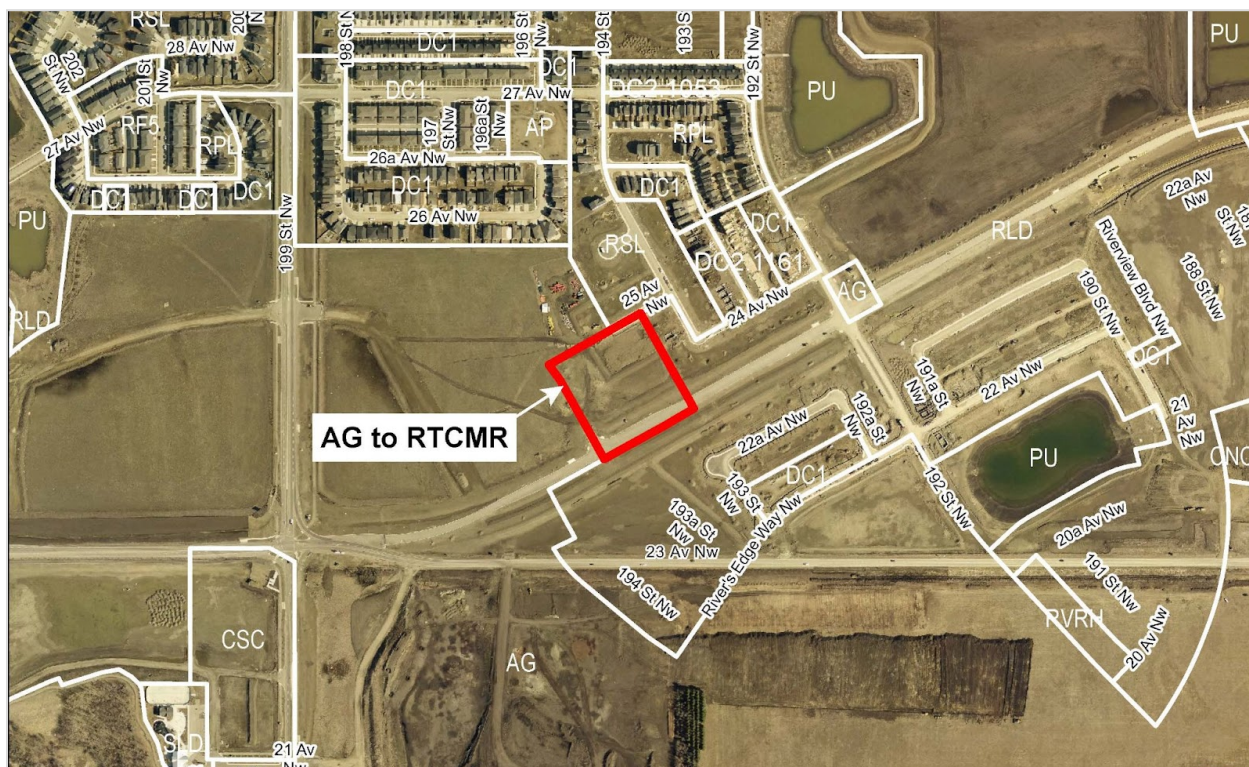
**Webpage**

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

No formal feedback or position was received from the Edgemont, Oak Hills, Ogilvie Ridge, or The Ridge Community Leagues, or the West Edmonton Communities Council Area Council at the time this report was written.

## Site and Surrounding Area

The subject site is 1.28 hectares in area, is undeveloped, and is located along Maskekosihk Trail east of 199 Street NW. The surrounding area is also undeveloped, and planned for low density residential uses to the north, east, and south, with commercial uses to the west.



	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped
<b>CONTEXT</b>		
North	(AG) Agricultural Zone (RSL) Residential Small Lot Zone	Undeveloped Undeveloped
East	(RLD) Residential Low Density Zone	Undeveloped
South	(RLD) Residential Low Density Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped

## Planning Analysis

## The City Plan

The City Plan identifies this site as being within the Riverview Centre district node, where mid rise buildings are supported. The rezoning will contribute to a 15-minute district through the development of a higher intensity town centre that will allow people to easily access their daily needs. This proposal aligns with the goals and policies of The City Plan by supporting walkable mixed use development that is integrated with mass transit, and by accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million population within Edmonton's existing boundaries.

## **Plans in Effect**

This application conforms with the Riverview Area Structure Plan (ASP), which designates the site for residential uses. The proposed rezoning aligns with the objectives of the Riverview ASP by diversifying housing options within the neighbourhood, and by encouraging mixed use development at an appropriate location within a future town centre.

The subject site is currently designated for single/semi-detached and town centre mixed use - medium rise uses within The Uplands Neighbourhood Structure Plan (NSP). To align with the associated rezoning application, the single/semi-detached portion of the site will be re-designated to town centre mixed use - medium rise in order to incorporate the entire site within this designation. This proposal results in an increase in density from 44 to 45 units per hectare.

## **Land Use Compatibility**

The subject site is located within the eastern boundary of the future Riverview Town Centre, which will offer a mix of commercial and residential opportunities along pedestrian-friendly streets. A future transit centre will be located within a 6-minute walk from this site. The proposed rezoning to (RTCMR) Riverview Town Centre Medium Rise Residential Zone is appropriate as it facilitates the development of the planned town centre. The RTCMR zone allows a maximum building height of 23 metres (approximately 6 stories) with smaller scale commercial uses on the ground floor. Regulations within the RTCMR zone provide a sensitive transition from the planned low density residential areas to the north and east through a 7.5 metre setback, and a lower stepped building height near these properties.

## **Technical Review**

### **Transportation**

The proposed amendment to the NSP will not impact the planned roadway or active modes network within the NSP area. The site being rezoned is within the pedestrian zone, and Uplands Boulevard and 196 Street are part of the active transportation network. The pedestrian zone will require special attention to the design of streets and active mode connections, making pedestrian travel as safe and convenient as possible.

### **Transit**

ETS does not currently provide conventional bus service to The Uplands. On-demand transit operates in the neighbourhood, with active bus stops roughly 750 metres walking distance from the rezoning site at the intersection of 27 Avenue NW and 199 Street NW. Residents using on-demand transit in The Uplands are taken to the Lewis Farms Transit Centre to connect to the larger city-wide transit network.

The future Riverview Transit Centre is planned in the nearby River's Edge neighbourhood (southeast of the 23 Avenue NW and 199 Street NW intersection). The rezoning site is roughly 500 metres walking distance to the future transit centre.

## **Drainage**

The proposed rezoning conforms to the Riverview Neighbourhood Design Report, which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via extension of mains, connecting to the existing system located within 25 Avenue. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

## **EPCOR Water**

Off-site water main construction along Uplands Boulevard will be required to provide water supply and the required water pressures to the development. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

## **Appendices**

- 1 Approved NSP Land Use and Population Statistics – Bylaw 20051
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 20498
- 3 Approved NSP – Bylaw 20051
- 4 Proposed NSP – Bylaw 20498
- 5 Application Summary

**APPROVED**  
**The Uplands Neighbourhood Structure Plan**  
**Land Use and Population Statistics**  
**Bylaw 20051**

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>283.85</b>		<b>100%</b>
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%
<b>Gross Developable Area</b>	<b>224.94</b>		<b>100%</b>
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%
<b>Total Non-Residential Area</b>	<b>117.16</b>		<b>52.1%</b>
<b>Net Residential Area (NRA)</b>	<b>107.79</b>		<b>47.9%</b>

**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
<b>Total</b>	<b>107.79</b>		<b>4,755</b>	<b>100%</b>		<b>10,755</b>

**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 though 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
<b>Total</b>	<b>900</b>	<b>449</b>

**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).



**PROPOSED**  
**The Uplands Neighbourhood Structure Plan**  
**Land Use and Population Statistics**  
**Bylaw 20498**

	Area (ha)	% of GA	% of GDA
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**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

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Single/Semi-Detached	80.10	25	2,003	74.3%	2.80	5,607
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Town Centre Mixed Use - Commercial	6.85	150	1,027	6.4%	1.50	1,540
<b>Total</b>	<b>107.79</b>		<b>4,835</b>	<b>100%</b>		<b>10,889</b>

**SUSTAINABILITY MEASURES**

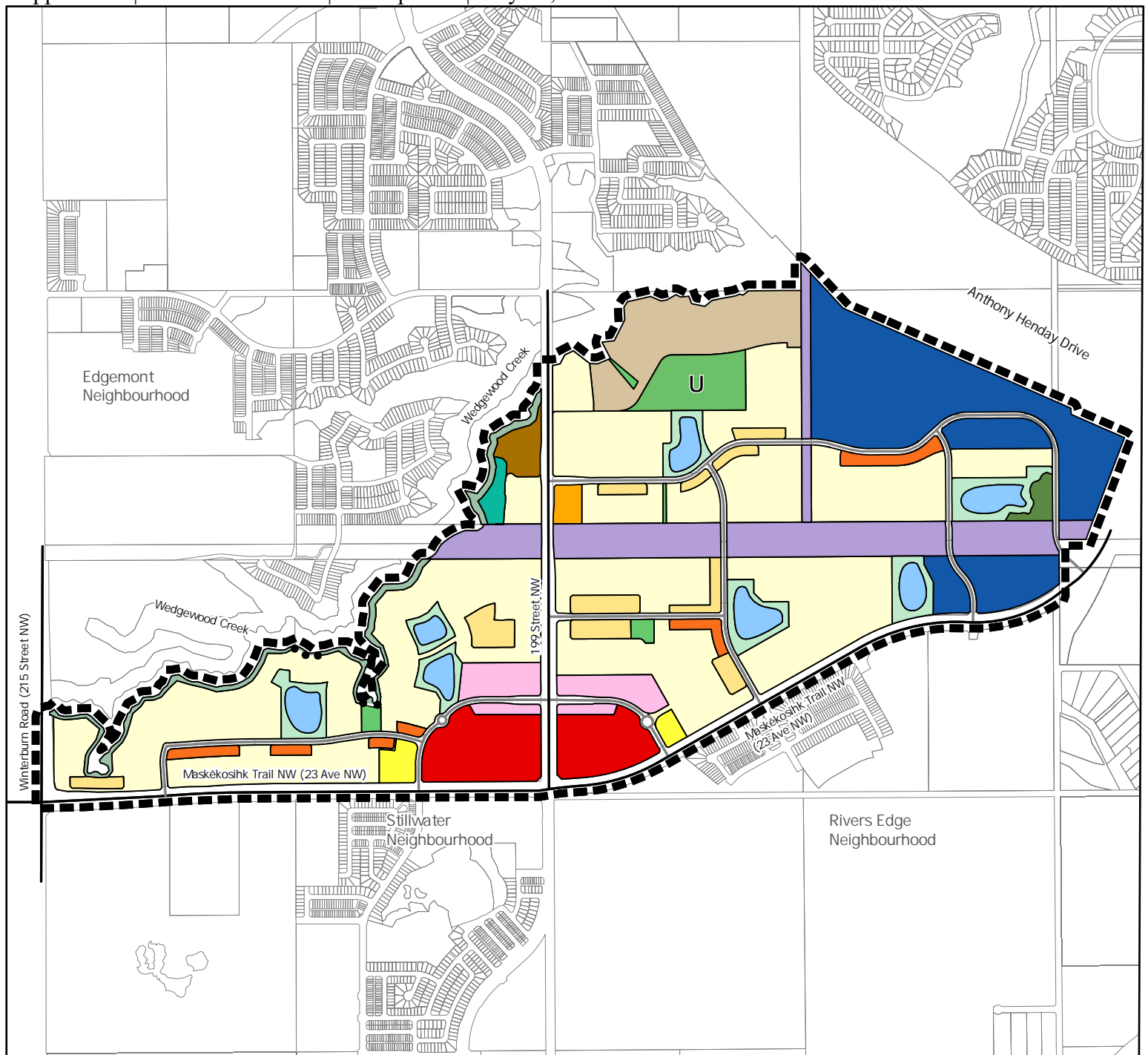
Population Per Net Residential Hectare (p/NRA)		101.0
Dwelling Units Per Net Residential Hectare (du/NRA)		45
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	41.4% / 58.6%	
Population (%) within 500m of Parkland		94%
Population (%) within 400m of Transit 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 though other means (ha)	0.0	0.0
Lost to Development (ha)	7.8	0.0

**STUDENT GENERATION STATISTICS**

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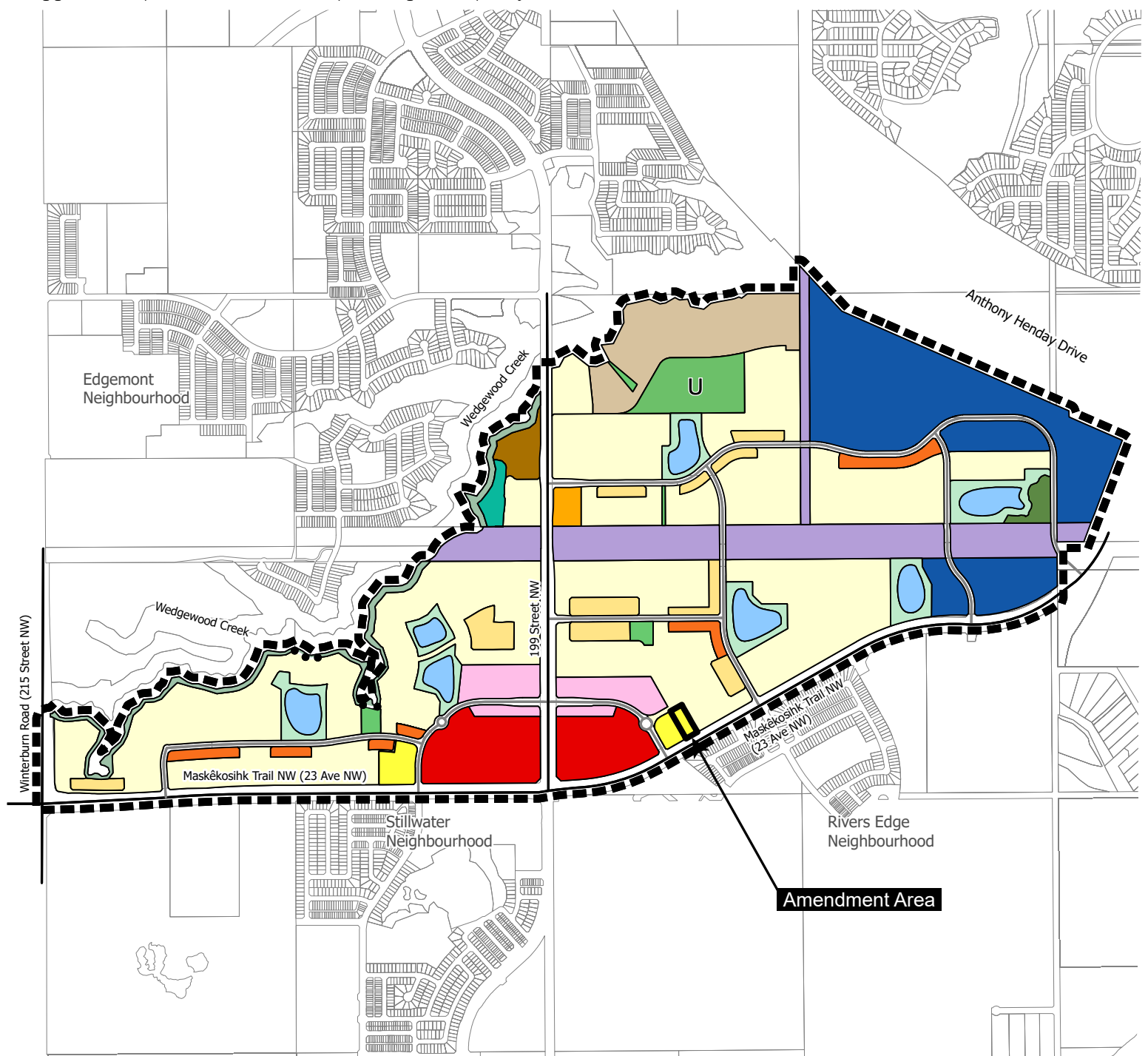
**APPROVED BYLAW 20051**  
**THE UPLANDS**  
 Neighbourhood Structure Plan  
 (as amended)



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.





**PROPOSED BYLAW 20498  
AMENDMENT TO  
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
		Amendment Area

**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>	Plan Amendment, Rezoning
<b>Bylaw:</b>	20498
<b>Charter Bylaw:</b>	20499
<b>Location:</b>	North of Maskekosihk Trail and east of 199 Street NW
<b>Address:</b>	2303 - 199 Street NW
<b>Legal Description:</b>	A portion of Lot A, Block 1, Plan 2122223
<b>Site Area:</b>	1.28 ha
<b>Neighbourhood:</b>	The Uplands
<b>Ward:</b>	sipiwiyiniwak
<b>Notified Community Organizations:</b>	Edgemont, Oak Hills, Ogilvie Ridge, and The Ridge Community Leagues, and West Edmonton Communities Council Area Council
<b>Applicant:</b>	Christine Lee, Qualico Communities

## Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zone:</b>	(RTCMR) Riverview Town Centre Medium Rise Zone
<b>Plans in Effect:</b>	Riverview Area Structure Plan The Uplands Neighbourhood Structure Plan
<b>Historic Status:</b>	None

Written By:	Andrea Wadsworth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination