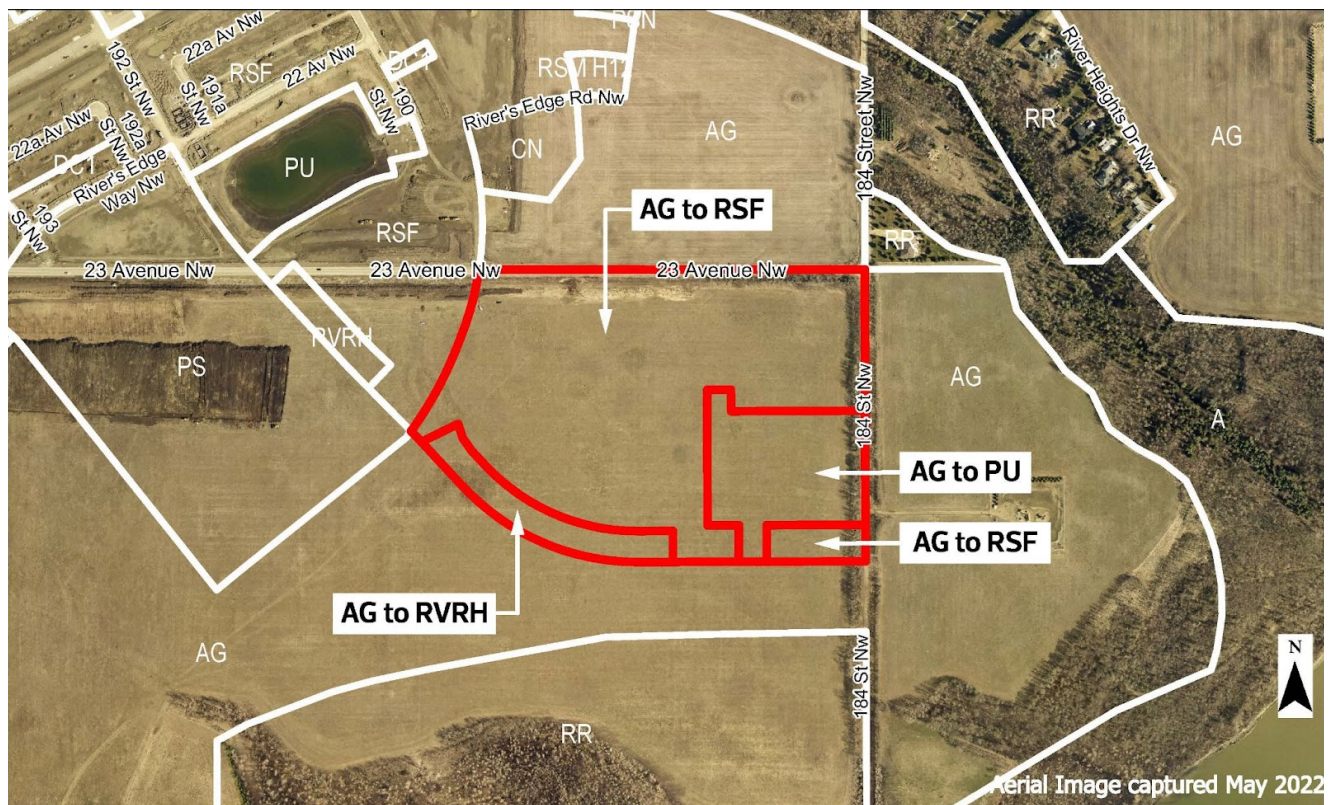


## 1704 - 184 Street NW

### Position of Administration: Support



## Summary

Charter Bylaw 20748 proposes a rezoning from the Agricultural Zone (AG) to the Public Utility Zone (PU), Small Scale Residential Flex Zone (RSF) and Riverview Row Housing Zone (RVRH) to allow for the development of a public benefit in the form of a stormwater management facility, a range of small scale housing and street oriented row housing on individual shallow lots.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Facilitates planned urban development and completion of the neighbourhood.
- Diversifies housing options.

- Is compatible with existing and surrounding planned land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton’s existing boundaries.

## Application Details

This application was submitted by Qualico Communities Ltd. on behalf of Riverview Land Company Ltd.

The proposed Public Utility Zone (PU), Small Scale Residential Flex Zone (RSF) and Riverview Row Housing Zone (RVRH) would allow development with the following key characteristics:

- PU Zone:
  - Essential utility services in the form of utility corridors and/or stormwater management facilities
- RSF Zone:
  - Detached, attached and multi-unit residential housing
  - Maximum height of 12.0 metres
  - Limited commercial opportunities
- RVRH Zone:
  - Multi-unit Housing in the form of row housing on individual shallow lots
  - Maximum height of 13.0 metres
  - Maximum site coverage between 40-57 percent

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(AG) Agricultural Zone	Undeveloped
<b>North</b>	(AG) Agricultural Zone	Undeveloped
<b>East</b>	(AG) Agricultural Zone	Undeveloped/Abandoned well site
<b>South</b>	(AG) Agricultural Zone	Undeveloped
<b>West</b>	(RSF) Small Scale Flex Residential Zone (AG) Agricultural Zone	Undeveloped Undeveloped

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area in conformance with the statutory plan. The basic approach included:

### **Mailed Notice, August 17, 2023**

- Notification radius: 120 metres
- Recipients: 236

### **Site Signage, September 6, 2023**

- One rezoning information sign was placed on the property facing 184 Street NW.

### **Webpage**

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

## **Application Analysis**

The undeveloped site is 15.28 ha in the central portion of the neighbourhood south of 23 Avenue NW and west of 184 Street NW. The surrounding area to the northwest is in the beginning stages of development, while the country residential enclave of River Heights Drive exists to the northeast.



*Site analysis context*

## **The City Plan**

The subject property, located within the West Henday District, is identified as Residential in a Developing Area, and is expected to contribute to Edmonton’s population growth from 1 to 1.25 million. This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton’s existing boundaries.

This proposal aligns with The City Plan to:

- Create diversity in housing the neighbourhood.
- Accommodate growth through the compact development of new neighbourhoods.

## **Neighbourhood Structure Plan**

The rezoning area is located within the River’s Edge Neighbourhood Structure Plan (NSP) and designates the site for a Stormwater Management Facility, Single / Semi detached Residential and Street Oriented land uses in alignment with the proposed rezoning. In addition, the proposed rezoning will offer a variety of unit types for a range of economic levels and household types and ensure a compact urban form that provides efficient and orderly infrastructure.

## **Land Use Compatibility**

The proposed PU Zone will allow for the development of a stormwater management facility while the proposed RVRH Zone allows for the development of Multi-unit Housing in the form of row housing with rear attached garages. The RSF Zone has regulations that provide additional development flexibility for residential development in new neighbourhoods. In addition, the RSF

Zone offers limited opportunities for community and commercial development to provide services to local residents.

The table below outlines the proposed RVRH and RSF Zones.

	<b>Proposed RVRH Zone</b>	<b>Proposed RSF Zone</b>
<b>Typical Uses</b>	Multi-unit Housing, in the form of row housing (with rear attached garage) Secondary Suites Child Care Services	Residential Home Based Business Child Care Services
<b>Maximum Height</b>	13.0 m	12.0 m
<b>Minimum Front Setback</b>	4.5 m	4.5 m
<b>Minimum Interior Side Setback</b>	1.2 m	0.0 m
<b>Minimum Flanking Side Setback</b>	2.4 m	2.0 m
<b>Minimum Rear Setback (Lane)</b>	5.5 m except 1.2 m for a detached garage where the vehicle door faces a lane	6.0 m
<b>Maximum Site Coverage</b>	57% Internal 45% End 40% Corner	55%

## **Mobility**

Upon development of the site, transportation and active mode networks will expand as the infrastructure is constructed, including a shared pathway along collector roads and along the stormwater management facility, as well as the incorporation of mid-block pedestrian crossings at key locations and traffic calming measures.

The adjacent arterial road, Riverview Boulevard, will be constructed in coordination with adjacent subdivisions to provide logical construction phasing.

Transit service is not currently available in River's Edge but ETS intends to provide bus service to the neighbourhood in the future. Bus stops are being constructed as development in the area advances.

## **Utilities**

The proposed rezoning area conforms to the Riverview Neighbourhood 1, 2, and 3 Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Storm and sanitary servicing is available through new sewers that drain to the proposed storm pond and sanitary lift station within the rezoning area, and by extension of sanitary forcemain connecting to the existing system located within Maskekoshihik Trail. The existing system has been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

## **Appendices**

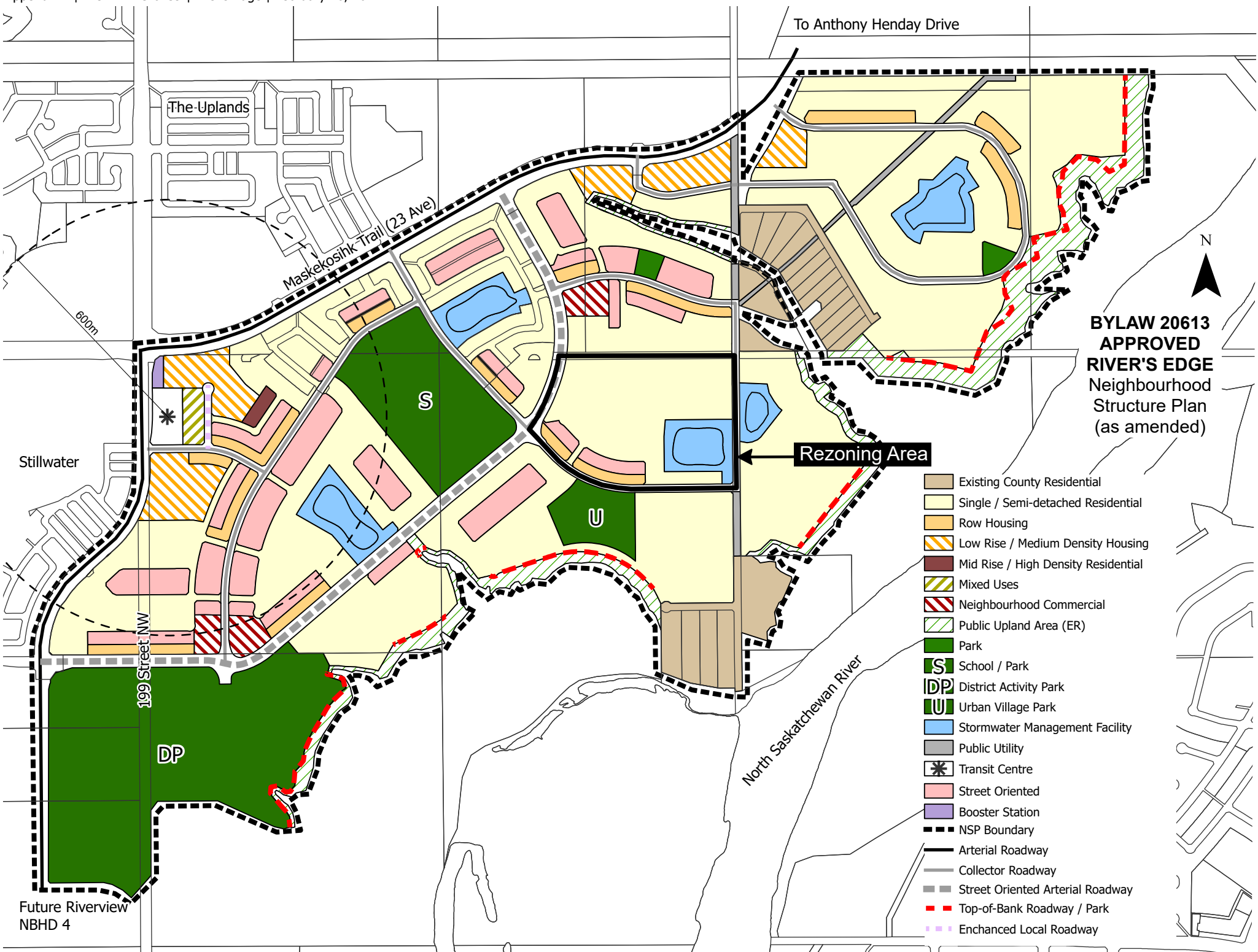
### 1. Context Plan Map

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**Note:** This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways, and services will be determined at the zoning and subdivision stage.