

18904 - 23 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20778 proposes a rezoning from the Small Scale Flex Residential Zone (RSF) to the Neighbourhood Parks and Services Zone (PSN) to allow for smaller single parks and amenities and the protection of an abandoned well site.

Public engagement for this application included a mailed notice and information on the City's webpage. No response was received.

Administration supports this application because it:

- Allows for open space while protecting an abandoned well-site.
- Is compatible with the surrounding planned land uses.
- Conforms with the Uplands Neighbourhood Structure Plan.

Application Details

This application was submitted by Qualico Communities on behalf of Qualico Developments West Ltd.

Rezoning

The proposed Neighbourhood Parks and Services Zone (PSN) would allow development with the following key characteristics:

- Active or passive recreation opportunities and features like playgrounds.
- Limited development to serve neighbourhood-level needs and users.

Site and Surrounding Area

The subject site is 0.09 ha in size, located north of Maskekosihk Trail NW and west of 184 Street NW, and contains an abandoned well facility. The Uplands neighbourhood is in the early stages of development, with most existing development east of the subject site with access to transit and bike paths along 199 Street NW.

	Existing Zoning	Current Development
Subject Site	Small Scale Flex Residential Zone (RSF)	Undeveloped
North	Small Scale Flex Residential Zone (RSF)	Undeveloped
East	Small Scale Flex Residential Zone (RSF)	Undeveloped
South	Small Scale Flex Residential Zone (RSF)	Undeveloped
West	Small Scale Flex Residential Zone (RSF)	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 approach included:

Mailed Notice, January 12, 2024

- Notification radius: 61 metres
- Recipients: 30
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Edgemont Community League
- Oak Hills Community League
- Ogilvie Ridge Community League
- The Ridge Community League

Application Analysis



Site analysis context

The City Plan

The subject site is located in a developing area as identified in The City Plan and aligns with the big city move Greener as we Grow by providing open space.

Neighbourhood Structure Plan

The Uplands Neighbourhood Structure Plan was adopted on September 22, 2015, and guides development within this neighbourhood. The plan designates the site for residential development, which can include small park development. The NSP policies ensure conscientious development around oil and gas well sites while minimizing potential disturbances to future residents.

Land Use Compatibility

The PSN Zone will provide for small park development, protect the abandoned well site, and maintenance it if necessary. The proposed PSN Zone is compatible with the surrounding area.

Mobility

The subject site will be within walking distance of future bus service along Maskekosihk Trail NW. Roadways and active transportation infrastructure will be constructed as development progresses in the area.

Open Space

Open Space Planning supports the proposed rezoning to allow for a pocket park to provide open space for passive recreation. The proposed pocket park contains an abandoned well site and will be designated as a non-credit Municipal Reverse parcel instead of road right-of-way to mitigate maintenance concerns as per the Community Standards Bylaw. Park development will require grade, level and seeding with low-maintenance landscaping and amenity features like a bench and table.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood 1, 2, & 3 Design Report (NDR), which identifies the neighbourhood's sanitary and stormwater servicing plans. The proposed rezoning is not anticipated to impact the servicing plan.

Appendices

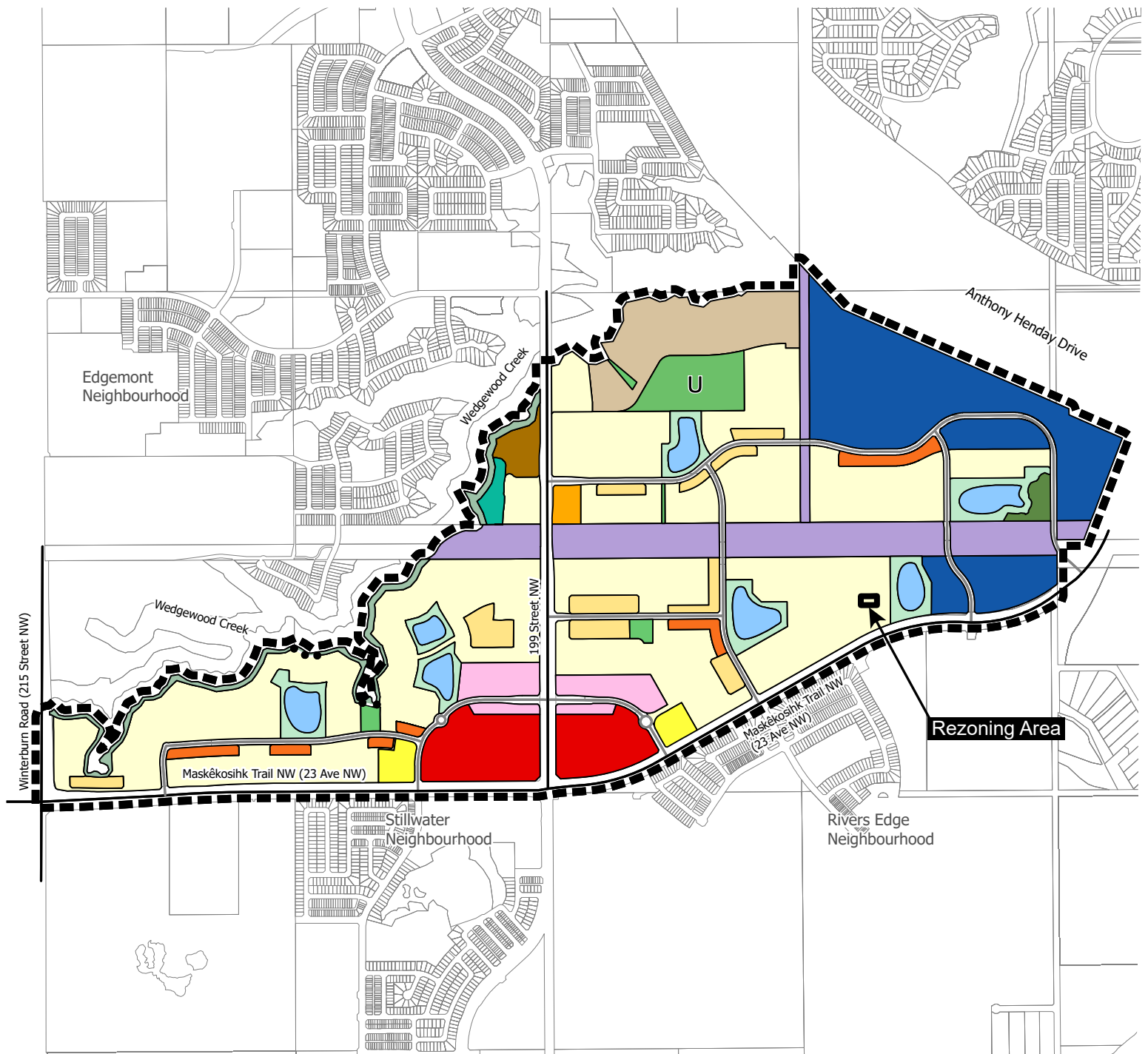
1. Context Plan Map

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 20498
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.