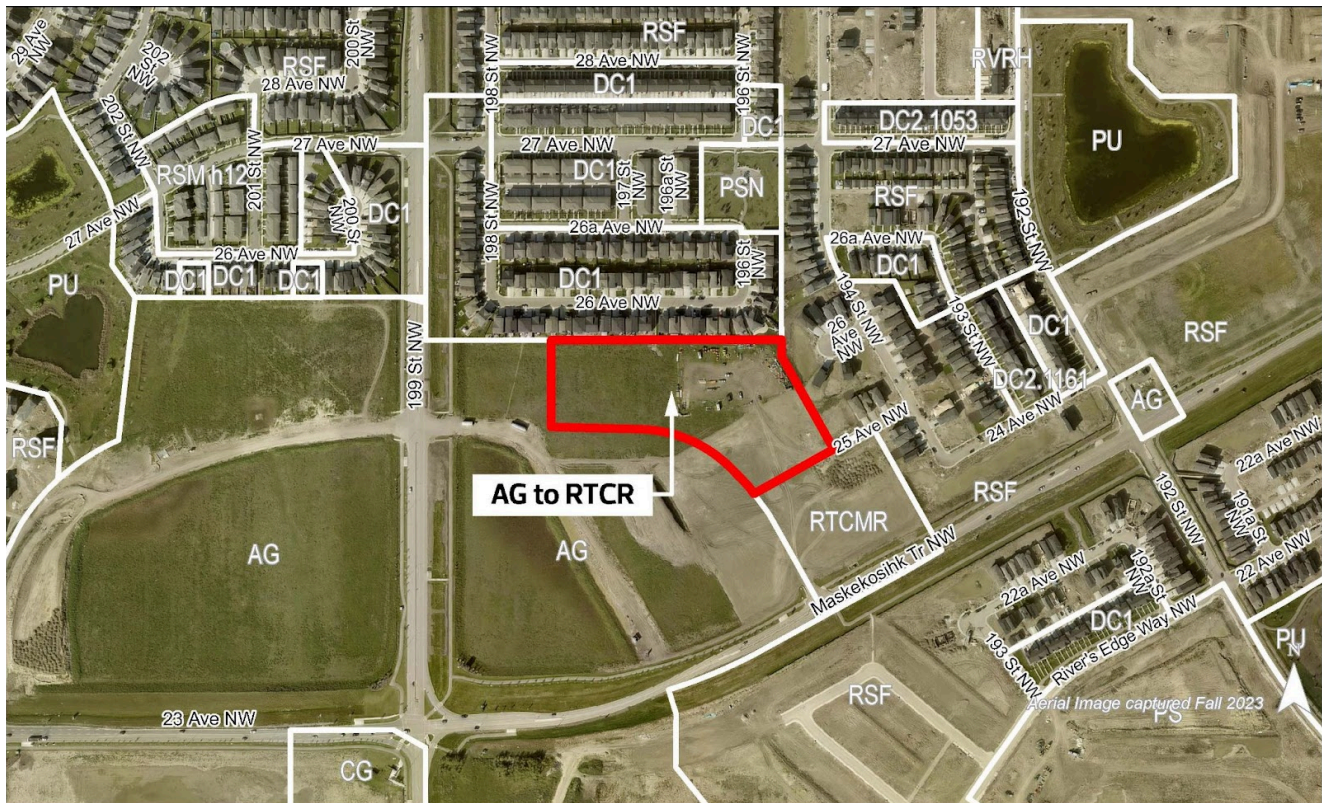


2303 - 199 Street NW

Position of Administration: Support



Summary

Bylaw 20884 proposes a rezoning from the Agriculture Zone (AG) to the Riverview Town Centre Residential Zone (RTCR) to allow medium to large scale housing, with the opportunity for commercial uses at ground level.

Public engagement for this application included a mailed notice and information on the City's webpage. Approximately 18 people were heard from all of which were in opposition. Most concerns were related to the permitted maximum height in the proposed zone, the potential decrease in property values and the potential increase in traffic congestion in the neighbourhood.

Administration supports this application because it:

- Is compatible with the existing and surrounding planned land uses.

- Diversifies the neighbourhood by increasing residential land use while incorporating commercial and community land uses.
- Aligns with The Uplands Neighbourhood Structure Plan.
- Provides an opportunity for medium to high-density development within a Secondary Corridor in an area of anticipated growth of 2 million under The City Plan.

Application Details

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

The proposed Riverview Town Centre Residential Zone (RTCR) would allow development with the following key characteristics:

- A maximum height of 50.0 m (approximately 15 storeys).
- A maximum Floor Area Ratio of 3.0 to 4.3.
- Maximum densities between 150 to 550 dwellings per hectare.
- A mix of commercial and community uses to meet the needs of the surrounding neighbourhood.

Site and Surrounding Area

The subject site is 2.2 ha of undeveloped land located north of Maskêkosihk Trail and east of 199 Street NW in the south-central portion of The Uplands Neighbourhood. Single detached housing occupies lands north and east of the subject site. A pocket park to the north also includes a shared use path, as does 199 Street NW, which enables good active mode connectivity. Transit service is offered via 199 Street NW. Lands south and west are currently undeveloped but are designated as 'Town Centre Mixed Use Medium Rise' and 'Town Centre Mixed Use-Commercial.'

The maximum height permitted for the detached housing located north and east of the subject site is 10.0 metres and 12.0 metres, respectively. The south and west lands are designated 'Town Centre Mixed Use Medium Rise' and 'Town Centre Mixed Use-Commercial' in the Uplands Neighbourhood Structure Plan, and similar to the subject site, they also have Special Area Zones; the Riverview Town Centre Medium Rise Zone (RTCMR) which has a maximum height of 23.0 m, and the Riverview Town Centre Commercial Zone (RTCC) which has a maximum permissible height of 40.0 m.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped land
North	Direct Control Zone (DC1.1740.1)	Single Detached Housing
East	Small Scale Flex Residential (RSF)	Single Detached Housing

South	Agriculture Zone (AG)	Undeveloped land
West	Agriculture Zone (AG)	Undeveloped land

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning aligns with the statutory planning policies for The Uplands Neighbourhood Structure Plan. The basic approach included:

Mailed Notice, May 7, 2024

- Notification radius: 120 m+
- Recipients: 169
- Responses: 18
 - In support: 0 (0%)
 - In opposition: 14 (77.8%)
 - Mixed/Questions only: 4 (22.2%)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- West Edmonton Communities Council Area Council

Common comments heard

- Increase in property taxes (7)
- Decrease in property value (7)
- Decrease in sunlight (10)
- Traffic/parking congestion (6)
- The height that the zone permits (18)

Application Analysis



Site analysis context

The City Plan

The site is in a developing area, as identified in The City Plan, and is located in a district node that supports high-rise buildings. District nodes support housing, employment, and amenities within walking or biking distance. The proposed RTCR Zone aligns with the policies of the Plan by providing medium to high-density residential land uses integrated with commercial uses at ground level, offering a destination for those within the neighbourhood to live, work and play.

Draft District Plan

The District Policy and District Plans have received the first and second readings from the City Council. They are now at the Edmonton Metropolitan Regional Board before they return to the Council for consideration of the third reading. Given this, the following analysis is provided for the Council's consideration.

The proposed rezoning aligns with the statutory planning policies for The Uplands NSP, which, in accordance with the District Policy, will guide rezoning decisions in this area. The subject site is located in subarea P15 in the West Henday District Plan. The current policy refers to The Uplands NSP for further planning direction.

Neighbourhood Structure Plan

The Uplands NSP guides the neighbourhood's development and designates the site for Town Centre Mixed-Use Residential. The Riverview Town Centre Residential Zone (RTCR) is a Special Area Zone designed specifically for this site as well as the one adjacent to it and aligns with the NSP's land use policies and directions to establish pedestrian-friendly and accessible mixed-use development.

Section 5.2 of the Uplands Neighbourhood Structure Plan directs higher-density residential in proximity to transit routes and on the north side of the Town Centre. It promotes the integration of medium and high-density residential with commercial uses. In this section, the buildings' orientation, design techniques, and materials are also considered to maximize sunlight and aesthetic appeal while minimizing sun shadowing on surrounding sites, such as open spaces and other residential areas.

Land Use Compatibility

The Riverview Town Centre Residential Zone (RTCR) supports medium to high-density residential areas with commercial uses at the ground level. The maximum height of the surrounding detached housing is 10.0 metres and 12.0 metres. South and west lands are designated as 'Town Centre Mixed Use Medium Rise' and 'Town Centre Mixed Use-Commercial' in the Uplands Neighbourhood Structure Plan, which allows for a maximum height of 23.0 m and 40.0 m, respectively, and the proposed rezoning is compatible with the existing and planned surrounding land uses.

	RTCR Proposed
Typical Uses	Residential Food and Drink Service Indoor Sales and Service Hotel Child Care Service Agricultural Uses
Maximum Height	50.0
Maximum Floor Area Ratio	3.0
Minimum North Setback	7.5 m
Minimum East Setback	7.5 m
Minimum South Setback (Uplands Blvd/ 25 Avenue NW)	0.0 m - 3.0 m
Minimum West Setback	0.0 m
Maximum Number of Dwellings	150 Dwellings/ ha to 550 Dwellings/ ha

Mobility

With subdivision of these lands, the owner will be required to construct Uplands Boulevard, which includes a shared pathway on both sides of the roadway, from the existing terminus north of 25 Avenue to 199 Street. A walkway connection from the existing walkway north of the site to Uplands Boulevard will also be required.

Edmonton Transit Service (ETS) currently operates local bus service (route 926) nearby on 199 Street. ETS intends to expand operations within the Uplands in the future based on demand, neighbourhood build-out and available funding.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services will require off-site construction to connect to the systems within 25 Avenue. These systems have 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

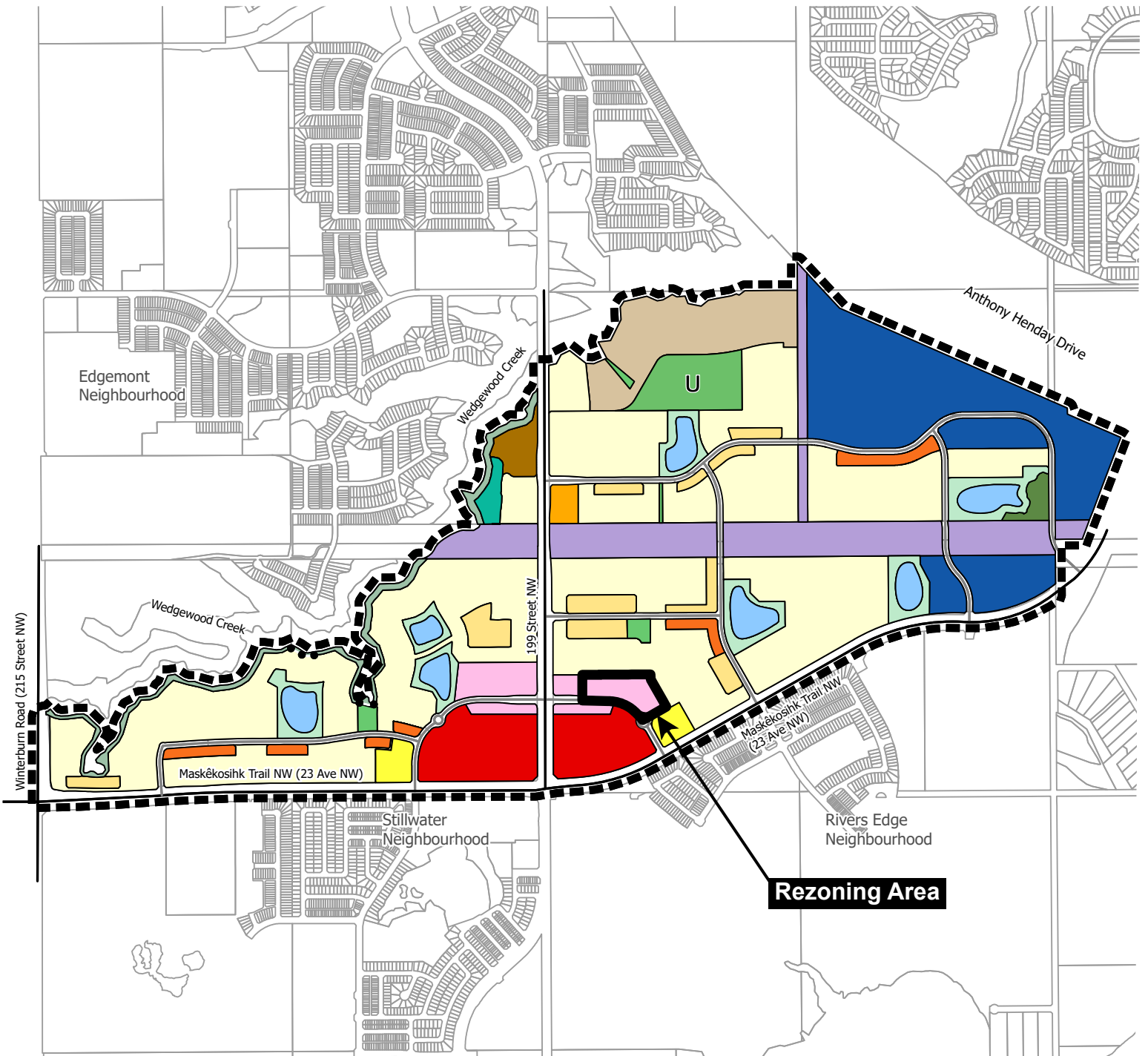
1. Context Plan Map
2. Sun/Shadow Analysis

Written By: Beril Beyazay

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

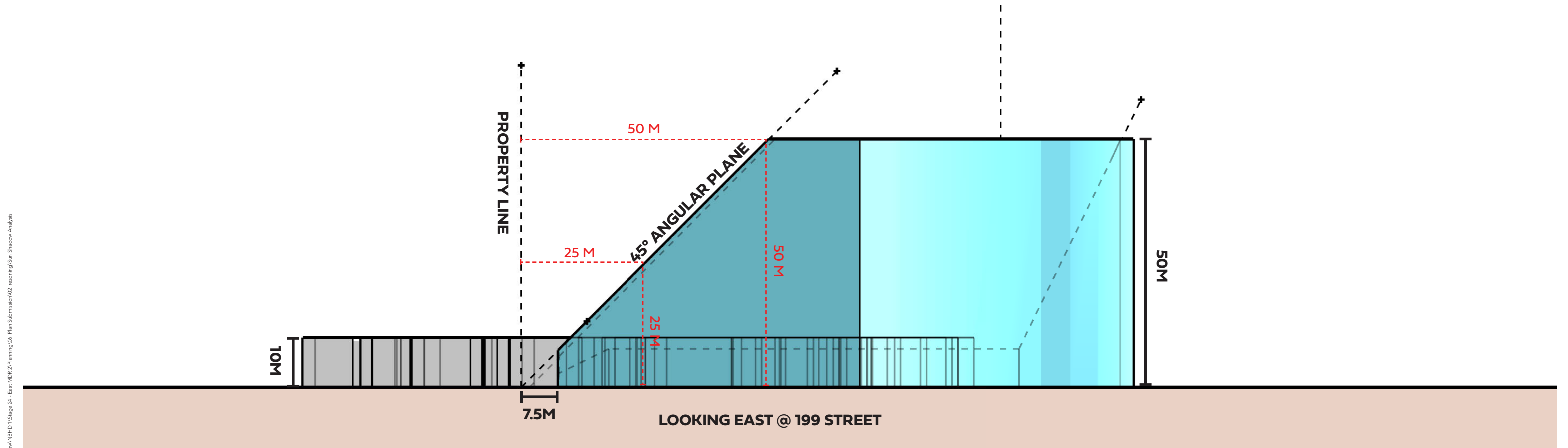
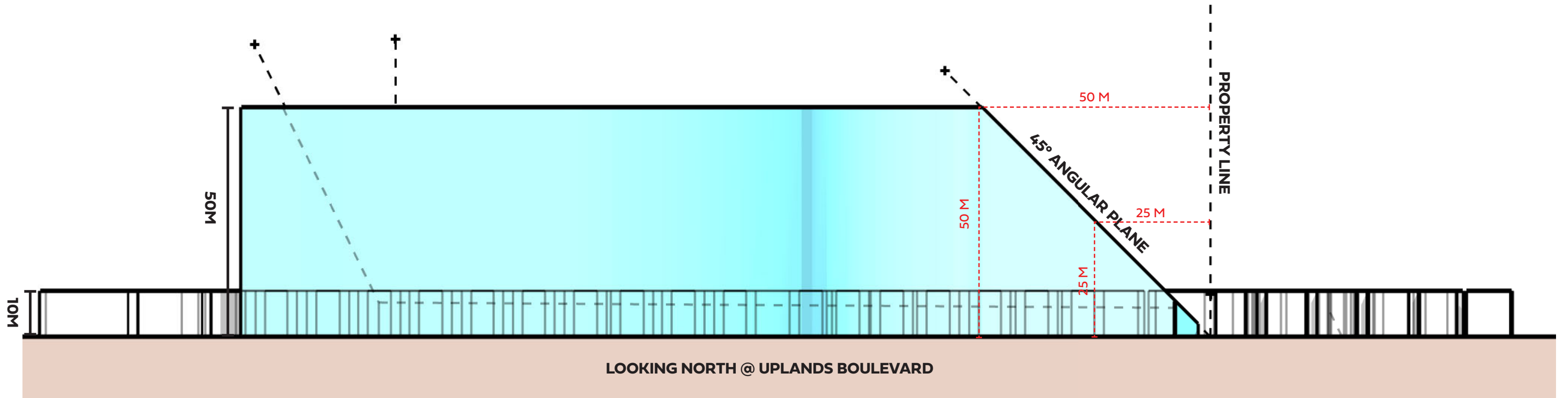


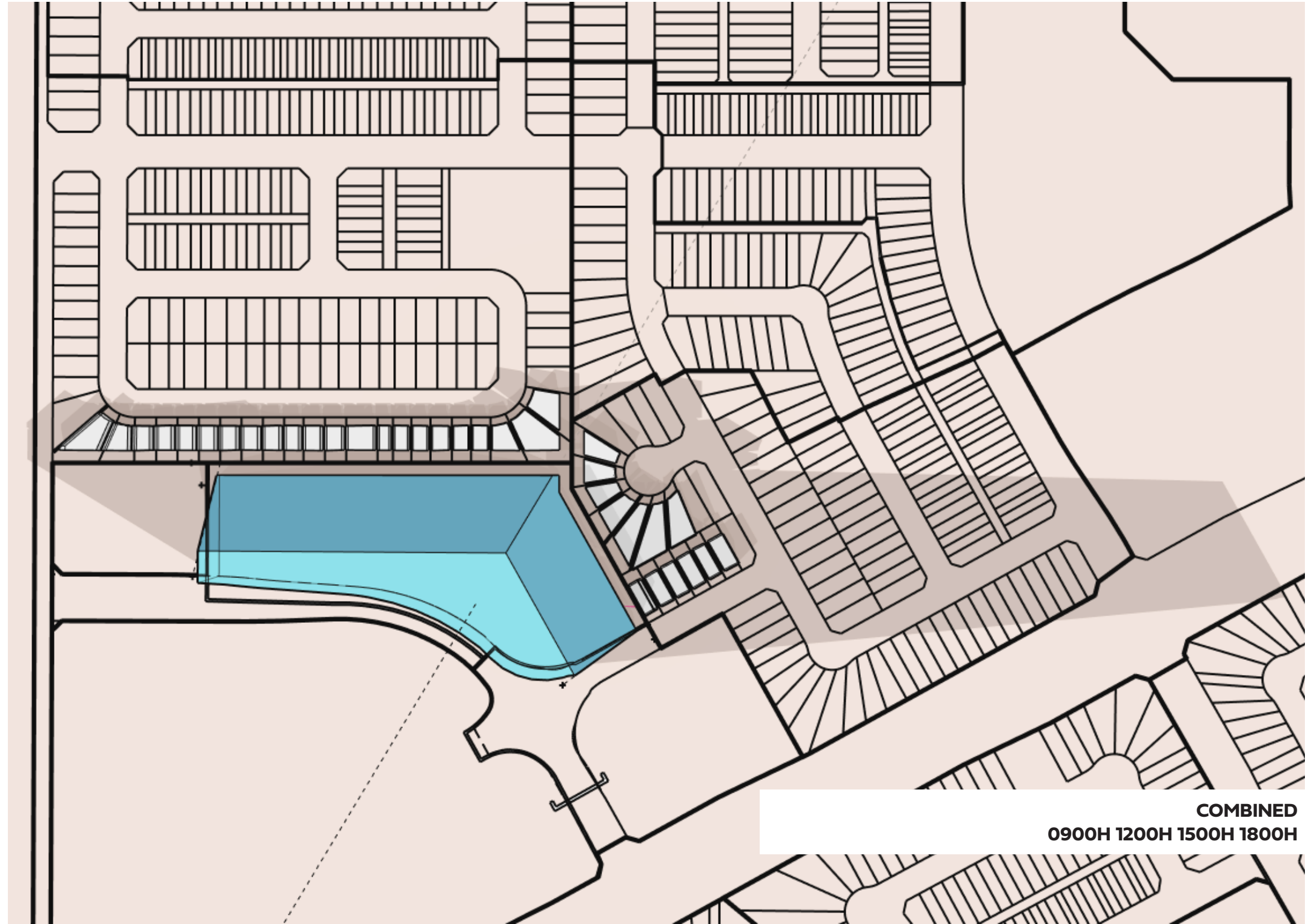
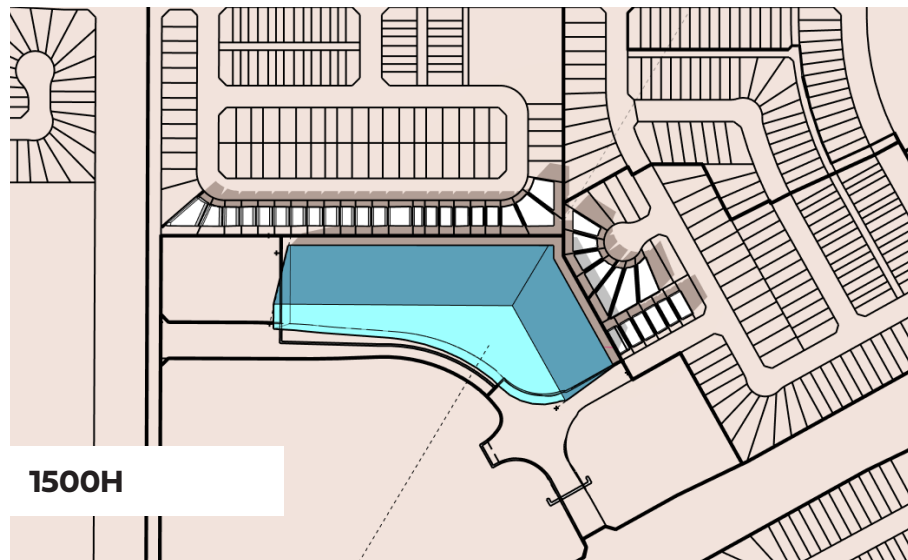
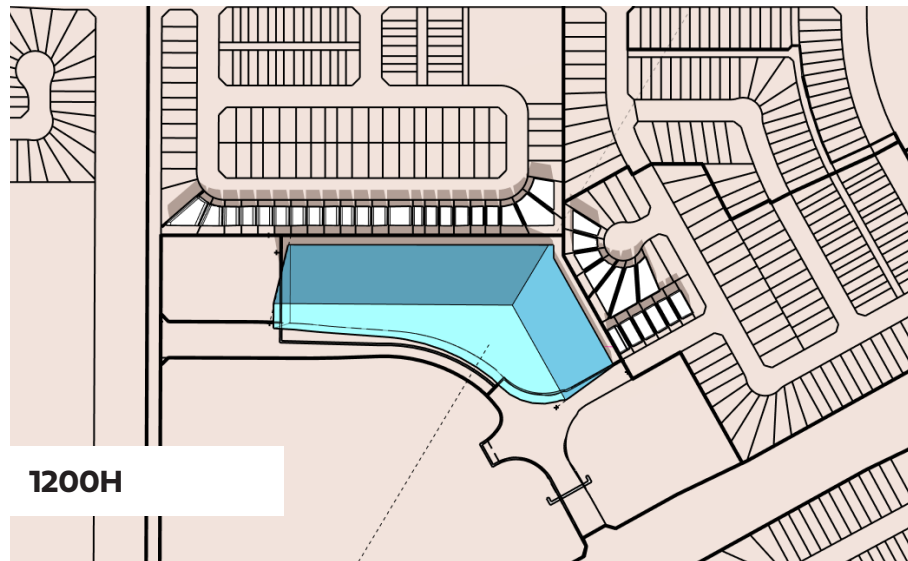
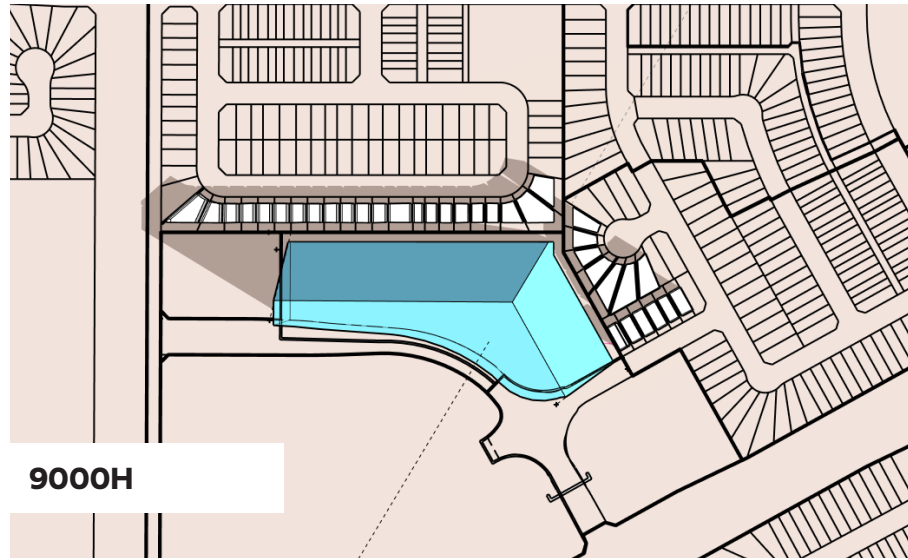
BYLAW 20498
THE UPLANDS
 Neighbourhood Structure Plan
 (as amended)



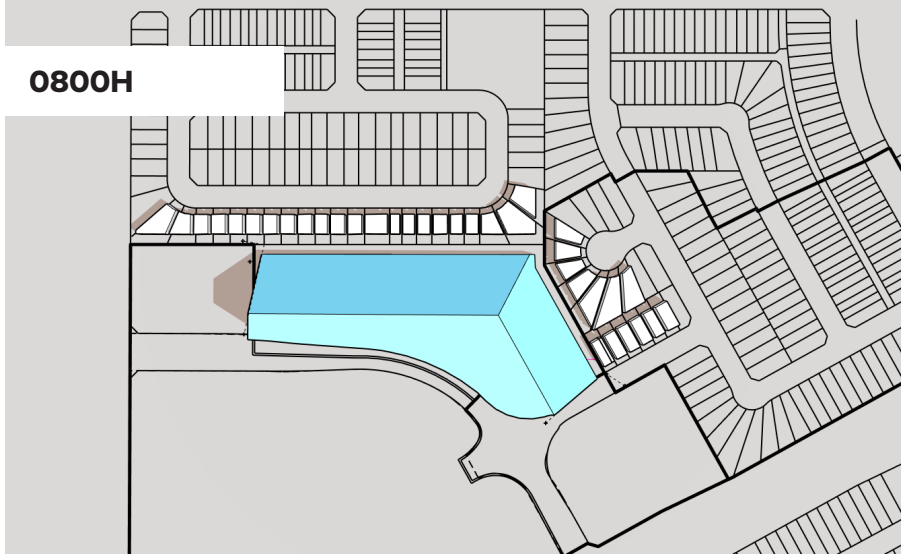
- | | | |
|-------------------------------------|-------------------------------------|--------------------------------|
| Existing Country Residential | Town Centre Mixed Use - Medium Rise | Natural Area (ER) |
| Single / Semi-detached Residential | Town Centre Mixed Use - Commercial | Natural Area (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.

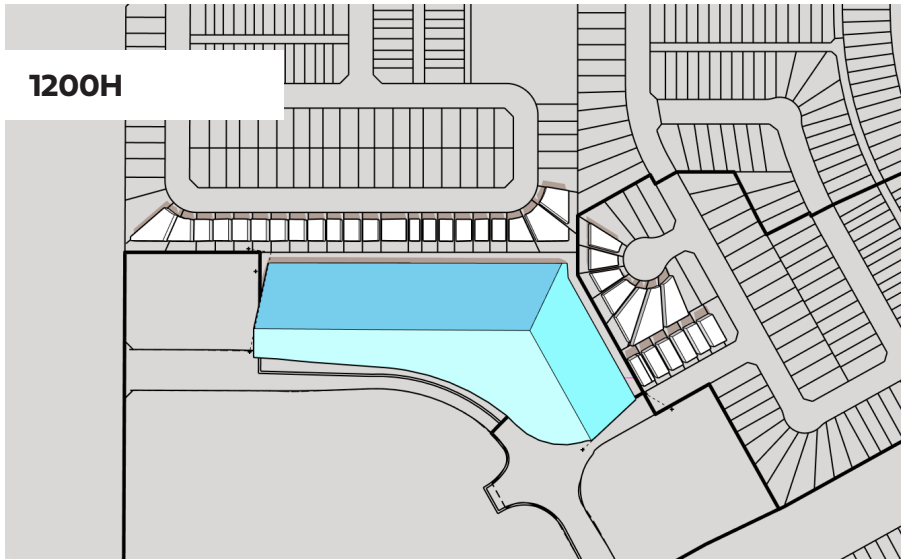




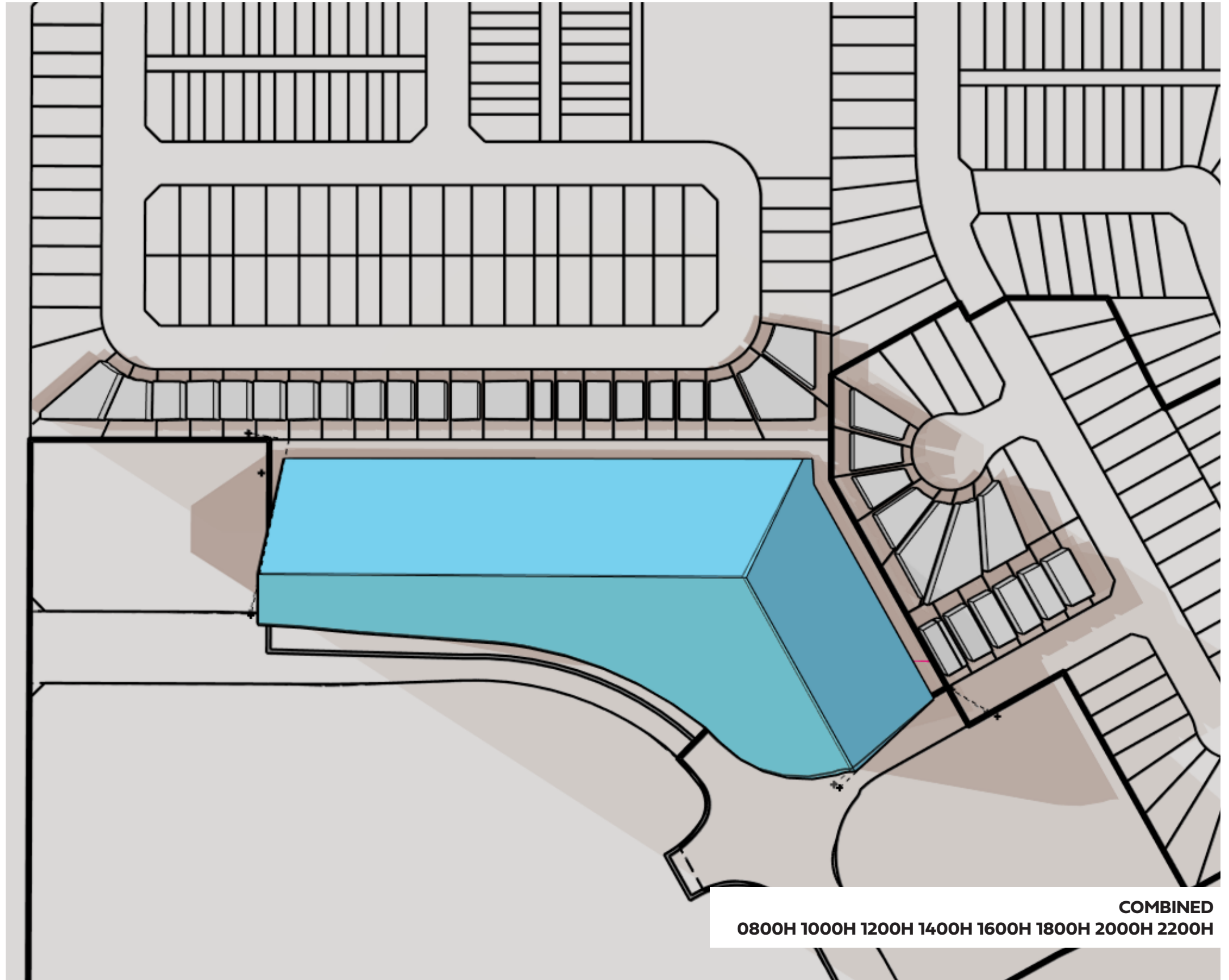
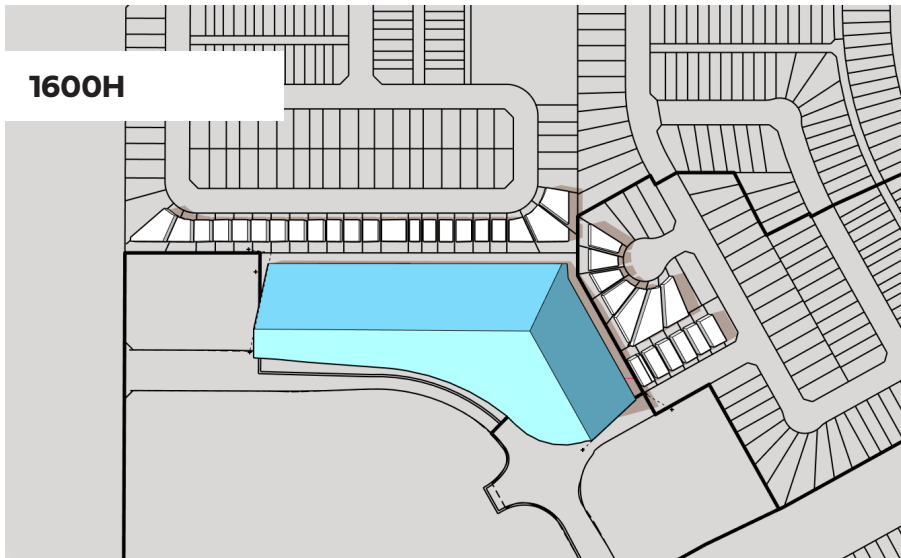
0800H



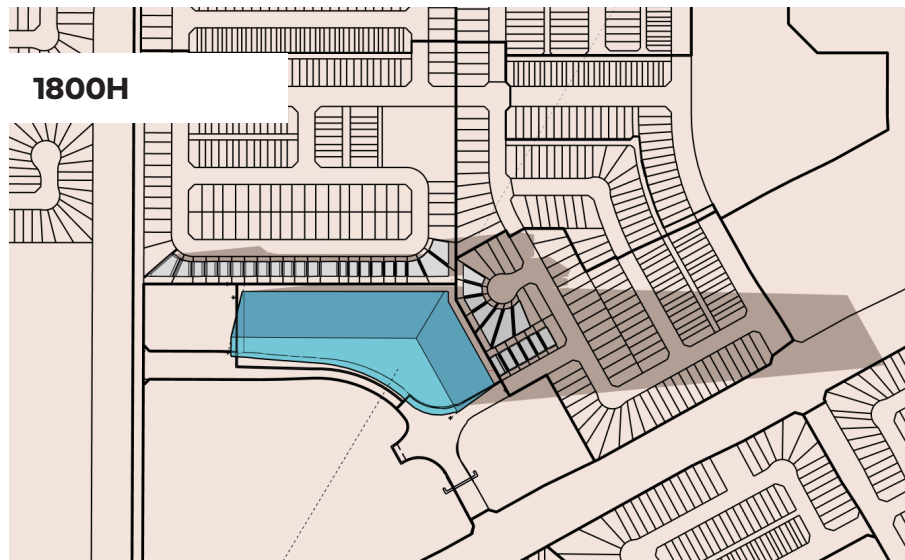
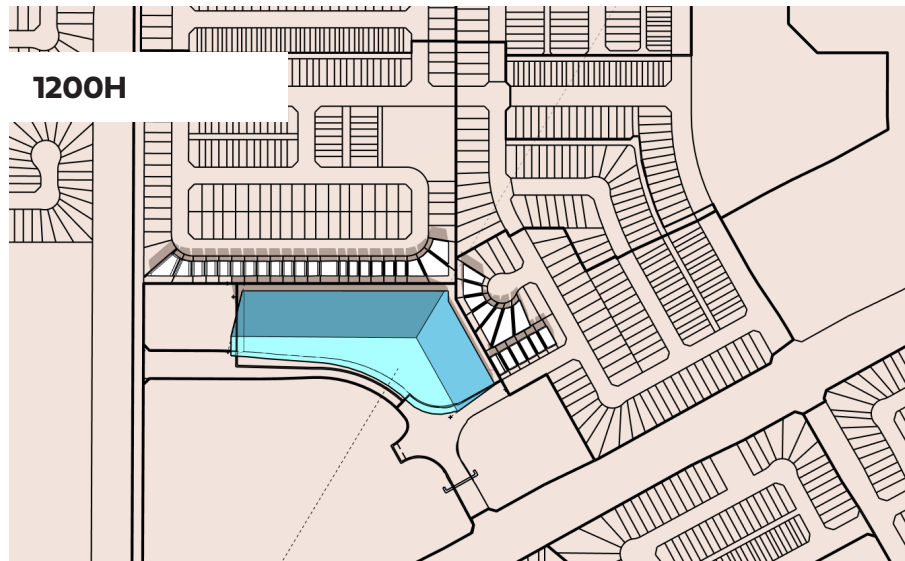
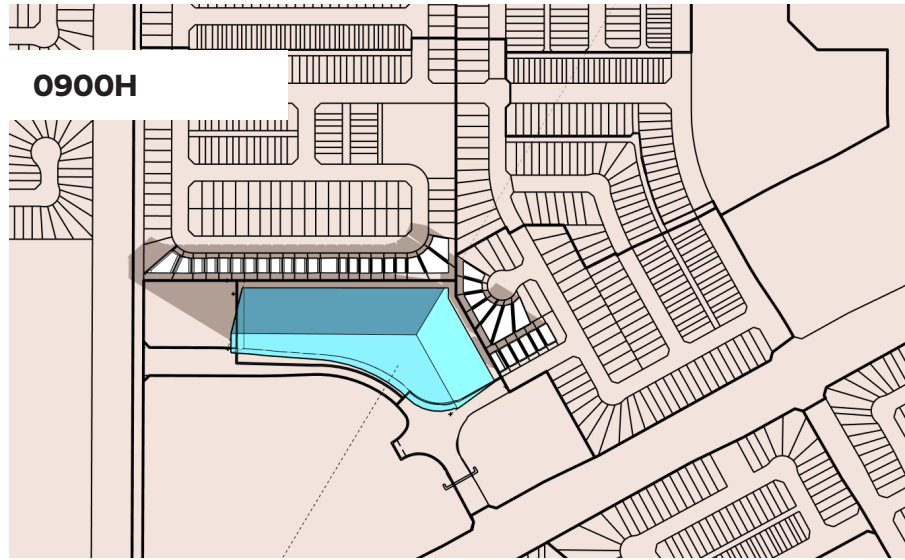
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