

## 2303 - 199 Street NW Position of Administration: Support



### Summary

Bylaw 20983 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing.

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

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood.
- Is compatible with the planned land uses.
- Conforms to The Uplands Neighbourhood Structure Plan.

## Application Details

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

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- A range of small scale housing, including Detached, attached and multi-unit residential housing with limited commercial opportunities.
- A maximum building height of 12.0 m (approximately 3 storeys).
- A maximum site coverage of 55%.
- Opportunities for residential housing constructed as Zero Lot Line Developments.

## Site and Surrounding Area

The subject site is located north of Maskekosihk Trail NW and west of 184 Street NW in the southeastern portion of the neighbourhood. The site contains a temporary lift station, which pumps sewage to the area's adjacent sewer systems, which is planned to be decommissioned in 2026 following the construction of the ultimate Riverview Lift Station. The Uplands neighbourhood is in the early stages of development and is planned for residential, commercial and business employment areas. The nearby neighbourhood 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 land that is intended for low density residential uses and a stormwater management facility which contains a walkway for passive recreational opportunities. Transit service is offered via 199 Street NW.

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Undeveloped
<b>North</b>	Small Scale Flex Residential Zone (RSF)	Undeveloped
<b>East</b>	Small Scale Flex Residential Zone (RSF)	Undeveloped
<b>South</b>	Small Scale Flex Residential Zone (RSF)	Single Detached Housing
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Single Detached Housing

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is in conformance with the approved statutory plan, the Uplands Neighbourhood Structure Plan.

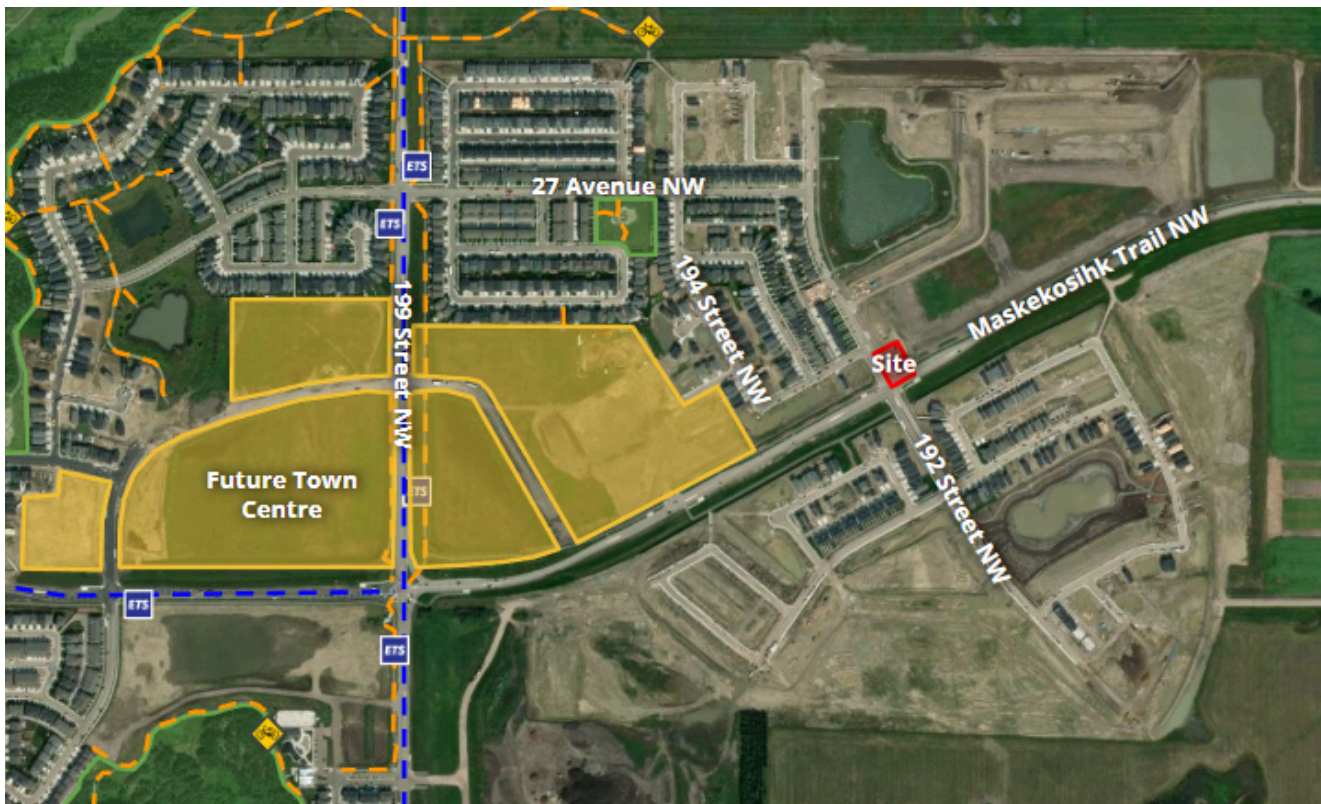
### Mailed Notice, August 29, 2024

- Notification radius: 61 metres
- Recipients: 101
- Responses: 0

### Webpage

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

## Application Analysis



*Site analysis context*

### The City Plan

The subject site is located in a developing area of The City Plan, and is identified as an area of anticipated residential growth between the 1 and 1.25 million population markers. The proposed rezoning is supported by policies in The City Plan, which continue to support growth within existing approved neighbourhoods.

## District Plans

The site is within the West Henday District Plan, which designates the site as Urban Mix. Urban Mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development. This amendment is supported by District General Policy 2.4.2., providing opportunities for a mix of housing types close to businesses and services that meet residents' daily needs.

## Neighbourhood Structure Plan

The proposed rezoning conforms with The Uplands Neighbourhood Structure Plan (NSP), which designates the area as Single/Semi-Detached Residential.

## Land Use Compatibility

The subject site is the location of a temporary lift station, which is planned to be decommissioned in 2026 following the construction of the ultimate Riverview Lift Station. In light of this, a rezoning to the RSF Zone is proposed to support a concurrent application to subdivide the lands for residential use (APP24-0377).

Development under the RSF zone will provide for flexibility and diversity of built forms that are compatible with the surrounding low density and row housing development.

The RSF zone enables the development of shallow blocks and compact row housing due to reductions in minimum side and rear setbacks for specific configurations of development. The minimum rear setback in RSF can be reduced to 1.2 m for lots with a depth less than 30.0 m where developed with a rear attached garage. There is flexibility for side setback requirements under RSF due to opportunities for zero lot line and reduced setback development, which can include row housing.

	<b>RSF Proposed</b>
<b>Typical Uses</b>	Small scale residential
<b>Maximum Height</b>	12.0 m
<b>Minimum Front Setback</b> (Maskekoshk Trail)	3.0 m - 4.5 m
<b>Minimum Interior Side Setback</b>	0.0 - 1.5 m

<b>Minimum Flanking Side Setback</b>	2.0 m
<b>Minimum Rear Setback (Alley)</b>	1.2 m - 6.0 m
<b>Maximum Site Coverage</b>	55%

## Mobility

Edmonton Transit Service (ETS) operates local bus route 926 to the central area of the Uplands on 199 Street. ETS intends to further expand bus operations to the Uplands in the future, but this will depend on demand, neighbourhood build-out and available funding for transit.

The site is roughly 800 m walking distance to bus stops currently served by route 926, but will be less than 100 m walking distance to bus stops on 192 Street and Maskekosihk Trail when service is expanded in the future.

## Utilities

The subject site is the location of a temporary sanitary lift station, which is planned to be decommissioned following the construction of a permanent sanitary lift station further south in the River's Edge neighbourhood. This decommissioning and staging of infrastructure is in accordance with the Riverview Neighbourhood Design Report, which identifies sanitary and stormwater servicing plans for the area. The existing sewer systems in the area have been designed and constructed to accommodate development under the proposed rezoning.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to provide additional hydrants to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

## Appendices

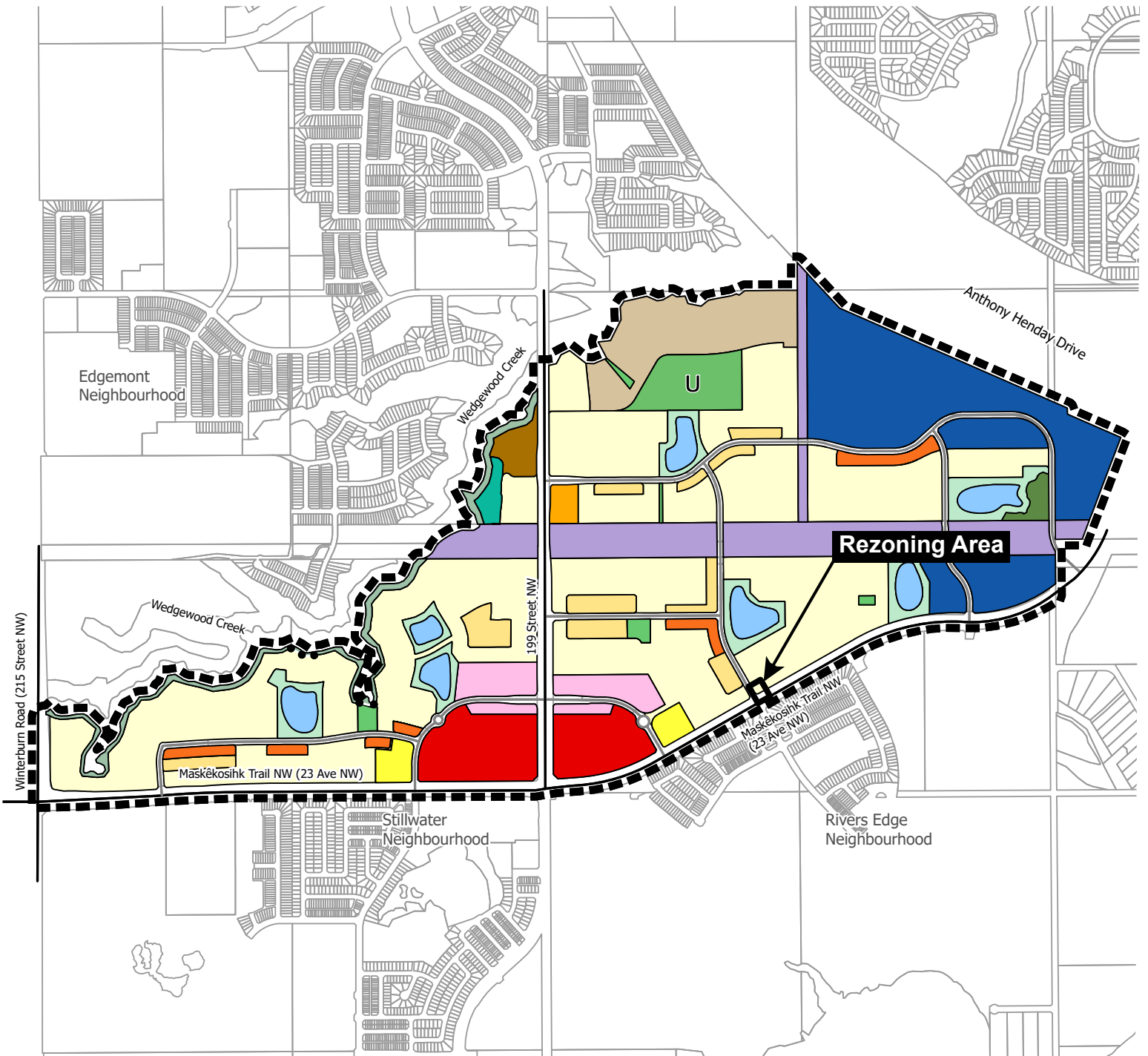
1. Context Map

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 20926**  
**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.