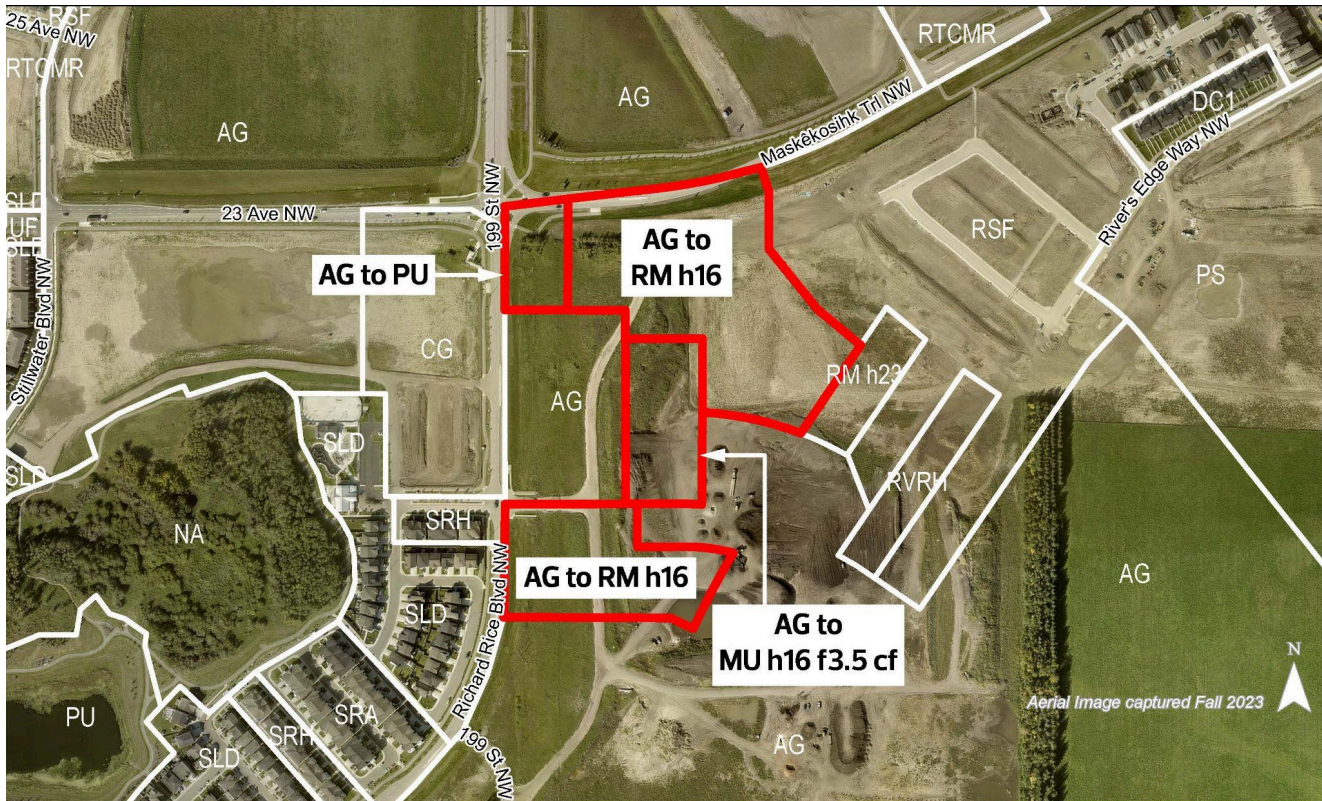


1703 - 199 Street NW & 2303 - 199 Street NW

Position of Administration: Support



Summary

Bylaw 21022 proposes a rezoning from the Agriculture Zone (AG) to the Mixed Use (MU h16 f3.5 cf), the Medium Scale Residential (RM h16) and the Public Utility (PU) Zones to allow for medium scale mixed use development, medium scale housing, and to allow for infrastructure and facilities that provide a public benefit respectively.

Public engagement for this application included a mailed notice and information on the City's webpage. Two (2) people were heard from, with none in support. Most concerns were related to neighbourhood safety and lack of amenities to support more housing.

Administration supports this application because it:

- Allows for the continued development of the neighbourhood
- Confirms with applicable statutory planning documents
- Conforms to The City Plan by supporting growth within existing approved neighbourhoods

Application Details

This application was submitted by Qualico Communities.

Three land use zones are proposed with this application. The Mixed Use Zone (MU h16 f3.5 cf), the Medium Scale Residential Zone (RM h16) and the Public Utility Zone (PU) would allow development with the following key characteristics:

Mixed Use Zone (MU h16 f3.5 cf):

- Medium-scale mixed use development that supports housing, recreation, commerce and employment opportunities, along with enhancing the public realm and public amenities.
- A maximum height of 16 metres (approximately 4 storeys)
- A maximum Floor Area Ratio of 3.5

Medium Scale Residential Zone (RM h16):

- Multi-Unit Residential development that may be arranged in a variety of configurations (including Row Housing, Stacked Row Housing and Apartment buildings)
- A maximum height of 16 metres (approximately 4 storeys)
- Limited opportunities for community and commercial development (including Child Care Services, Libraries, Offices, Food & Drink Services and Indoor Sales & Services)

Public Utility Zone (PU):

- Development and protection of infrastructure, systems and facilities that provide a public benefit (including electrical substations and corridors for underground utilities)
- A maximum height of 12 metres (approximately 3 storeys)

Site and Surrounding Area

The rezoning site is undeveloped. It is located east of Richard Rice Boulevard NW (199 Street NW) and south of Maskekosihk Trail NW. The Stillwater Home Owners Association's Community Hall is located approximately 350 metres to the west of the rezoning area. The River's Edge neighbourhood is planned to be primarily residential, with some commercial, a school, and open space, creating a complete neighbourhood. The neighbourhood is in the early stages of development, with development occurring east of the rezoning area. Additionally, Stillwater neighbourhood to the west is also in the early stages of development and is also planned to be a primarily residential neighbourhood.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Agriculture Zone (AG)	Undeveloped; Maskekosihk Trail NW
East	Small Scale Flex Residential Zone (RSF), Medium Scale Residential Zone (RM h23), Agriculture Zone (AG)	Undeveloped Low Density Housing (RSF), Undeveloped Multi-Unit (RM h23), Undeveloped (AG)
South	Agriculture Zone (AG)	Undeveloped Farmland (AG)
West	Stillwater Low Density Residential Zone (SLD), Stillwater Row Housing Zone (SRH), General Commercial Zone (CG), Agriculture Zone (AG)	Two Storey Detached Housing (SLD), Two Storey Rowhouses (SRH), Undeveloped Commercial (CG), Undeveloped (AG)



View of rezoning site, looking southeast from the intersection of Maskekosihk Trail NW and Richard Rice Boulevard NW (199 Street NW).



View of rezoning site, looking east from Richard Rice Boulevard NW.

Community Insights

This application was brought forward to the public using a broadened approach. This approach was chosen because the original application involved two sites that would allow for development of up to 23 meters in height (approximately 6 storeys in height, proposed with the RM h23 Zone). Such a proposal would have required an amendment to the Rivers Edge Neighbourhood Structure Plan (NSP). After an initial review, Administration and the Applicant determined that the RM h16 zone was a more appropriate option. This adjustment means that the proposed height would not require a plan amendment to the Rivers Edge NSP. The broadened approach included:

Mailed Notice, September 16, 2024

- Notification radius: 120 metres
- Recipients: 224
- Responses: 2
 - In support: 0 (0%)
 - In opposition: 2 (100%)
 - Mixed/Questions only: 0 (0%)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Stillwater Home Owners Association

Common comments heard:

- Development will cause an increase in traffic congestion.
- This will reduce the safety of vehicle and pedestrians on neighbourhood roads.
- This will result in a reduction in the urban tree canopy. More green zones and parks would be better.
- Neither 4, nor 6 storey buildings are an appropriate scale of development in this location.
- Rezoning should help provide essential amenities for existing residents, such as grocery stores or gas stations. Not simply more housing.
- The proposed rezoning will increase crime, vandalism and disorder in the area.
- The developments proposed through the rezoning will increase the cost of living.

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the site as residential, within a developing area and within the Riverview Town Centre District Node. The application supports The City Plan's Nodes and Corridors policies, by supporting transit-oriented development around an anticipated Transit Centre and Mass Transit station. The proposal helps achieve the following Big City move of A Community of Communities in the following ways:

- It supports the creation of 15-minute districts that allow residents to complete their daily needs efficiently.
- It contributes to Edmonton's growth between the population horizons of 1 million and 1.75 million residents.
- Allow Edmontonians to live locally and support growth within existing approved neighbourhoods.

West Henday District Plan & District Policy

The rezoning area is within the West Henday District Plan, within the Riverview Centre District Node. This District Node is envisioned to be an urban centre that provides for the needs of nearby neighbourhoods. A Mass Transit Station is located within this District Node, which is a planned future Transit Centre, adjacent to the Rezoning Area.

The proposed rezoning conforms to the District Plan.

Riverview Area Structure Plan

The application is in conformance with the Riverview Area Structure Plan (ASP). The rezoning area is identified in the ASP for a mixture of lands planned for Residential uses. The rezoning supports the ASP's intentions for residential development within the Riverview Town Centre. The rezoning aligns with the ASP's intent for a range of residential housing types, which helps provide a range of housing for different levels of income, family composition and life stages.

River's Edge Neighbourhood Structure Plan

The River's Edge Neighbourhood Structure Plan (NSP) guides the development of the River's Edge neighbourhood. The NSP designates the rezoning site as Booster Station (proposed PU), Low Rise / Medium Density Housing (proposed RM sites) and Mixed Uses (proposed MU site). The proposed application is in conformance with the River's Edge NSP by:

- Allowing for a mixture of medium-density housing forms, which conform with the low-rise / medium density designation of the NSP, which can provide for a range of household types and income levels to live near anticipated neighbourhood amenities (such as the anticipated Transit Centre)
- Supporting the expansion of the City's infrastructure, to accommodate stormwater management, water servicing and electricity distribution

- Allocating land for a Mixed Use site, within close proximity of the anticipated Transit Centre, which can provide for a combination of Low Rise / Medium Density housing, office, civic and retail uses and Pedestrian Oriented development through its urban design

Land Use Compatibility

The proposed zones align with the objectives of the NSP and are compatible with surrounding land uses (both existing and proposed). The RM and MU zones provide development that is supportive of the future Riverview Town Centre and other area amenities, while appropriately scaling development from nearby low-density residential in Stillwater and River’s Edge. The proposed zoning comparison table below outlines development permissions, under the proposed residential zones:

Proposed Residential Zoning - Comparison Summary Table

	RM h16 Planned	MU h16 f3.5 cf Proposed
Typical Uses	Multi-unit Residential, Limited Community & Commercial Uses	Multi-unit Housing, Recreation, Commercial, Employment Uses
Maximum Height	16.0 m	16.0 m
Minimum Density	45 du/ha	N/A
Maximum FAR¹	2.3 FAR	3.5 FAR
Minimum Setbacks Abutting Streets	1.0 m - 4.5 m	1.0 m - 4.5 m
Minimum Setbacks Abutting Alleys	3.0 m	0 m - 1.0 m
Minimum Setbacks Abutting Sites	1.5 m - 6.0 m	0 m - 3.0 m

¹ The RM and MU zones allow for increases & exemptions to these respective FAR maximums, if additional amenities, common access, inclusive design or a certain number of 3+ bedroom units are provided.

Mobility

As per the NSP, the rezoning area is within the pedestrian zone where the streets will be designed to encourage active transportation and higher quality pedestrian environment including shared pathways along one side of the roadways and the site design will be sensitive to pedestrian permeability via road right-of-way or easement for the walkways.

ETS currently operates local bus service nearby on 199 Street and 23 Avenue which connects transit users to the Lewis Farms Transit Centre. A future Transit Centre is planned in the River's Edge neighbourhood, directly adjacent to the rezoning area. There is currently no timelines for construction of the future Riverview Transit Centre, but it is estimated to be required within the medium/long term build-out horizon for the River's Edge neighbourhood. Timing will depend on demand, neighbourhood build-out, and available funding for transit.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood 1, 2, and 3 Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, by extension of mains, connecting to the existing system located within Riverview Boulevard. These existing 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. Additionally, the applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

Appendix

1. Context Plan Map

Written By: Liam Kachkar

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Bylaw 21022 Context Plan Map

