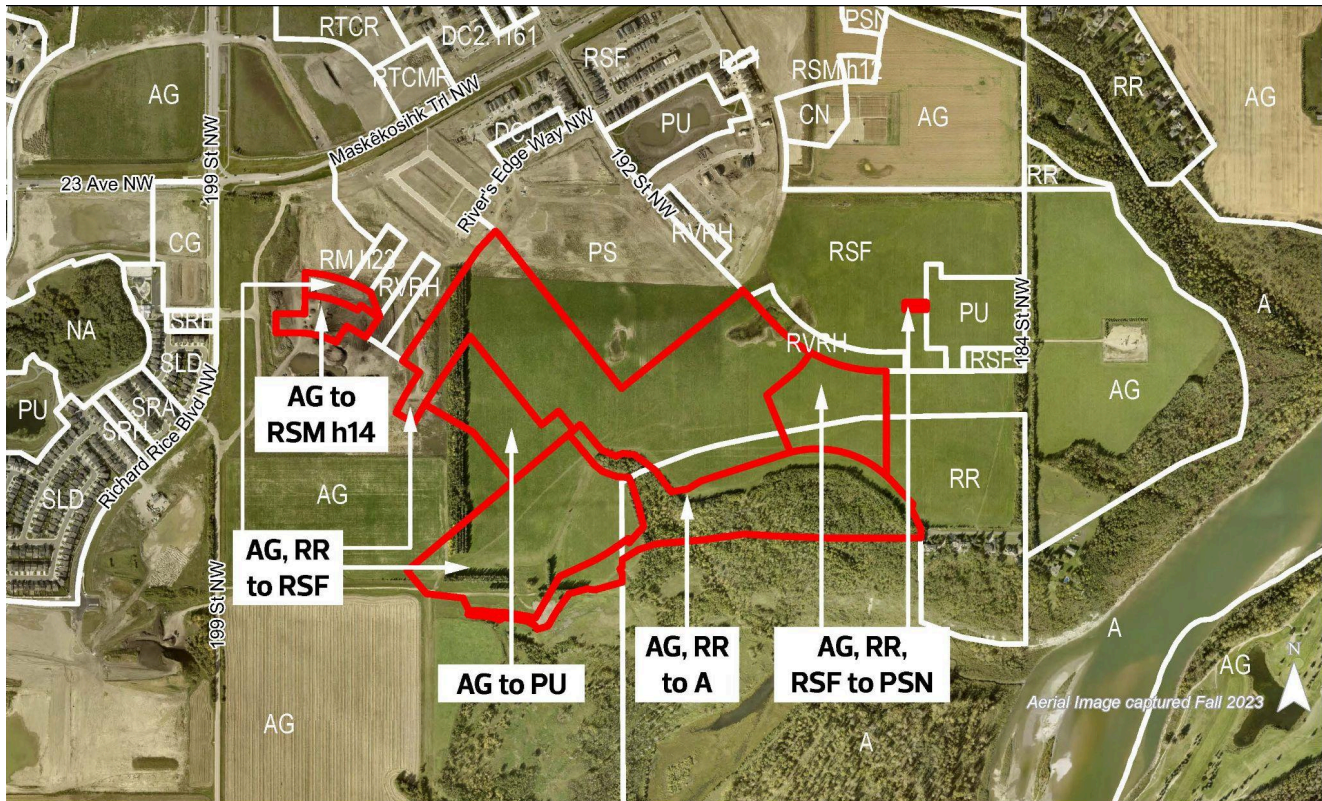


1611 & 1703 - 199 Street NW and 1704 - 184 Street NW

Position of Administration: Support



Summary

Bylaw 21021 proposes a rezoning from the Agriculture (AG), the Rural Residential (RR) and the Small Scale Flex Residential (RSF) Zones to the River Valley (A), Neighbourhood Parks & Services (PSN), Public Utility (PU), Small Scale Flex Residential (RSF) and Small-Medium Scale Transition Residential (RSM h14) Zones. The proposed zones will allow for the preservation of natural areas, parks, infrastructure, and a range of small to medium scale housing.

Additionally, this Bylaw proposes to adjust the boundary and area of the River Valley Overlay (RVO) to align with the rezoning.

Public engagement for this application included a mailed notice and information on the City's webpage. One (1) person was heard from and was opposed to the application due to the loss of trees and the development's anticipated impacts on the safety of neighbourhood roads.

Administration supports this application because it:

- Allows for the continued development of the neighbourhood.
- Supports the City Plan's intentions to protect, expand and improve natural systems and open spaces.
- Conforms to The City Plan by supporting growth within existing approved neighbourhoods.

Application Details

This application was submitted by Qualico Communities.

Rezoning

The proposed River Valley Zone (A), the Neighbourhood Parks & Services Zone (PSN), the Public Utility Zone (PU), the Small Scale Flex Residential Zone (RSF) and the Small-Medium Scale Transition Residential Zone (RSM h14) would allow development with the following key characteristics:

River Valley Zone (A)

- The preservation of natural areas and parkland along the North Saskatchewan River Valley and other areas designated for environmental protection.
- Opportunities for passive and active park uses.

Small Scale Flex Residential Zone (RSF)

- A range of small scale Residential development, including detached housing, attached housing, and multi-unit housing.
- A maximum height of 12.0 metres (approximately 3 storeys)
- A maximum site coverage of 55%

Small-Medium Scale Transition Residential Zone (RSM h14)

- A range of small to medium scale row housing and multi-unit housing
- A maximum height of 14.0 metres (approximately 3 to 4 storeys).
- A maximum site coverage of 60% and minimum site density of 45 dwelling units per net residential hectare (upnr/ha)

Neighbourhood Parks & Services Zone (PSN)

- Amenities that support parkland, including playgrounds, pocket parks, sports fields, child care services and community gardens
- A maximum height of 14.0 metres (approximately 3 to 4 storeys)

Public Utility Zone (PU)

- Development and protection of infrastructure, systems and facilities that provide a public benefit (including corridors for piped utilities and stormwater management facilities)
- A maximum height of 18 metres (approximately 5 storeys)

North Saskatchewan River Valley and Ravine System Protection Overlay (RVO)

The proposed adjustment to the boundary and area of the North Saskatchewan River Valley and Ravine System Protection Overlay (RVO) (Section 2.260 of Zoning Bylaw 20001) will provide protection of natural areas and risk mitigation for lands prone to erosion, as shown on Schedule B of the Bylaw. The adjustment is based on updated technical reporting submitted to support this application.

Site and Surrounding Area

The undeveloped site is located east of 199 Street NW, south of Maskekosîhk Trail NW, while the North Saskatchewan River Valley and Big Island Provincial Park form the southern boundary. The neighbourhood is planned to be primarily residential, with commercial, a school, and open space, creating a complete neighbourhood. The neighbourhood is in the early stages of development, with development occurring north of the rezoning area.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped & Farmland
	Agriculture Zone (AG), Rural Residential Zone (RR)	Undeveloped Natural Area
	Small Scale Flex Residential Zone (RSF)	Undeveloped
North	Agriculture Zone (AG), Medium Sale Residential Zone (RM h23)	Undeveloped Low Density & Medium Density Residential (2-3 & 6 storeys, respectively)
	Small Scale Flex Residential Zone (RSF), Parks & Services Zone (PS), Riverview Row Housing Zone (RVRH)	Undeveloped Low Density Residential & Row Housing; Future School & Park Site
	Small Scale Flex Residential Zone (RSF)	Undeveloped Low Density Residential
East	Small Scale Flex Residential Zone (RSF), Riverview Row Housing Zone (RVRH)	Undeveloped Low Density Residential & Row Housing (approximately 2-3 storeys)
	Agriculture Zone (AG), Rural Residential Zone (RR)	Undeveloped
	Public Utility Zone (PU)	Undeveloped Stormwater Management Facility

South	Agriculture Zone (AG)	Undeveloped
	River Valley Zone (A), Agriculture Zone (AG)	Undeveloped & Natural Area (Big Island Provincial Park)
	Small Scale Flex Residential Zone (RSF)	Undeveloped Low Density Residential (2-3 storeys)
West	Agriculture Zone (AG)	Undeveloped
	Agriculture Zone (AG)	Undeveloped
	Small Scale Flex Residential Zone (RSF)	Undeveloped Low Density Residential (2-3 storeys)



View of rezoning area from 199 Street NW, looking southeast.



View of rezoning area from 17 Avenue NW, looking northwest.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application is in conformance with applicable statutory planning policies and helps complete the anticipated development for the area. The basic approach included:

Mailed Notice, August 13, 2024

- Notification radius: 60 metres
- Recipients: 173
- Responses: 1
 - In support: 0 (0%)
 - In opposition: 1 (100%)
 - Mixed/questions only: 0 (0%)

Webpage

- edmonton.ca/rezoningapplications

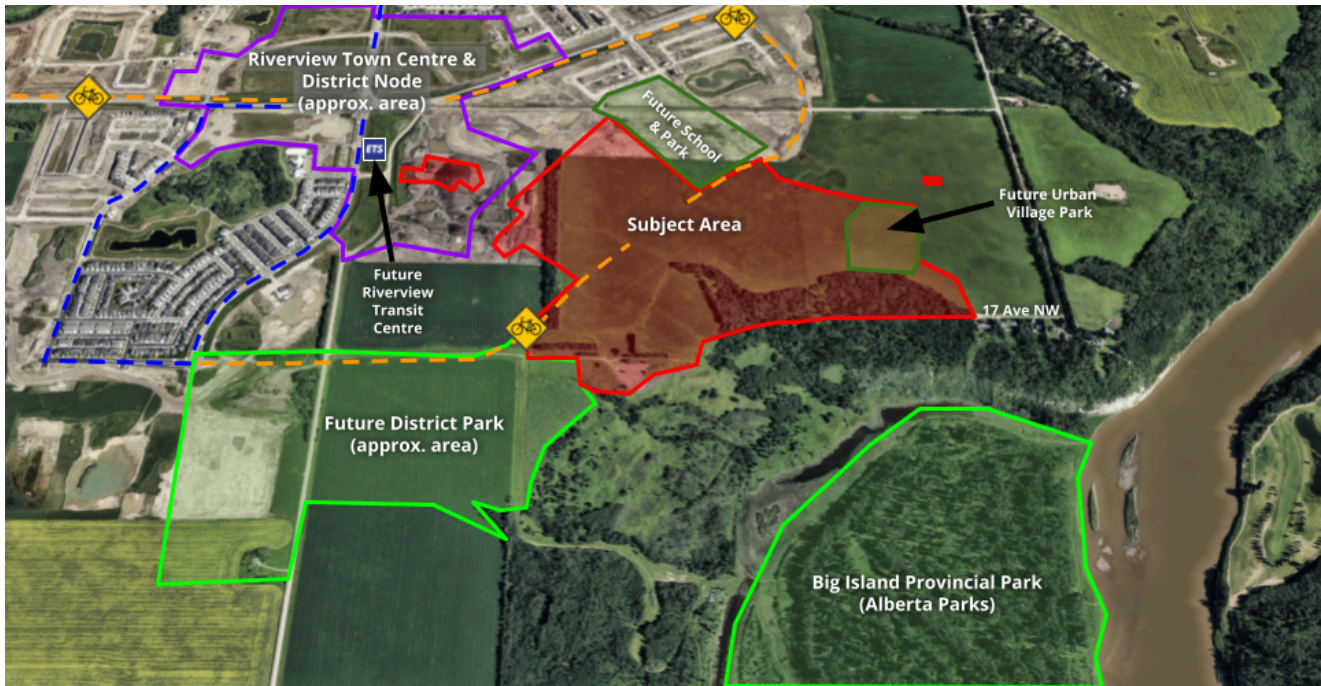
Notified Community Organizations

- Stillwater Home Owners Association

Comments heard:

- Loss of trees and natural areas
- Pedestrian & traffic safety
- Lack of vehicle access in and out of the neighbourhood

Application Analysis



Map of site context, including anticipated District Park & Urban Village Park.

The City Plan

The City Plan identifies the site as residential, a developing area, within the Riverview Town Centre District Node and North Saskatchewan River Valley and Ravine System. The proposal helps achieve the following Big City moves and their targets as follows:

A Community of Communities:

- Supports the creation of 15-minute districts that allow residents to complete their daily needs efficiently.
- Contribute 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.

Greener as We Grow

- Provide opportunities for people to access, enjoy and connect to open space and the North Saskatchewan River Valley and Ravine System.
- Expand and enhance a healthy and sustainable urban forest.

West Henday District Plan & District Policy

The rezoning area is within the West Henday District Plan, which identifies it for urban mix, a District Node, open space land use, and land for the North Saskatchewan River Valley and Ravine System. Urban Mix encompasses housing, shops, services, and offices in one land use category. The rezoning proposes stand-alone residential and commercial opportunities, which aligns with this designation.

Part of the rezoning area is within the Riverview Centre District Node, which is envisioned to be an urban centre that provides for the needs of nearby neighbourhoods. District nodes are well suited for midrise housing and support low-rise development. Low rise development (up to 4 storeys) is supported in all parts of the District Node, as is proposed with the RSM h14 site.

The District Policy notes that planning along the River Valley should include opportunities for public use and trails, ecological protection, and parks for the use and enjoyment of residents and visitors.

The proposed rezoning conforms to the District Plan by providing opportunities for a mix of housing types, providing for parks and protection of the river valley.

North Saskatchewan River Valley Area Redevelopment Plan

The proposed application is in general conformance with the currently approved and proposed 2024 North Saskatchewan River Valley Area Redevelopment Plan (ARP). The application conforms to the policies within the ARP by allowing for the preservation of the natural character and environment of the North Saskatchewan River Valley. Please see the Open Space section for additional details regarding the ARP and this application's conformance.

Riverview Area Structure Plan

The application conforms to the Riverview Area Structure Plan (ASP). The ASP designates the rezoning area as Residential, Urban Village Park and the North Saskatchewan River Valley. The ASP also identifies a Top of Bank Shared-Use Path / Roadway within the rezoning area, along the edge of the North Saskatchewan River Valley. The rezoning supports the ASP's intentions for residential development, land for a future Urban Village Park and preservation of land along the edge of the North Saskatchewan River Valley.

River's Edge Neighbourhood Structure Plan

The River's Edge Neighbourhood Structure Plan (NSP) guides the development of the neighbourhood. It designates the site as Single / Semidetached Housing, Street Oriented Residential, Row Housing, Urban Village Park, Stormwater Management Facility and Public Upland Area (ER). The proposed application is in conformance with the River's Edge NSP by:

- Allowing for a mixture of low-density housing forms, which can provide for a range of household types and income levels to live in the neighbourhood
- Allocating land for an Urban Village Park which provides opportunities for community uses

- Maximizing views and access to the North Saskatchewan River Valley, through planned Top-of-Bank walkways and trail connections
- Providing for a stormwater management facility to help prevent flooding and providing primary treatment of water, before it drains towards the North Saskatchewan River
- Designating public upland along the crest of the North Saskatchewan River Valley
- Providing for a pocket park to provide opportunities for passive recreation and edible landscaping (i.e. fruit trees and bushes)

Land Use Compatibility

The zones proposed align with the objectives of the NSP, are compatible with existing land uses and proposed land uses. The proposed PU and A zones allow for the development of drainage infrastructure and the protection of natural areas necessary to support the neighbourhood development and recreation opportunities. Additionally, the PSN zone will establish opportunities for active and passive recreation, providing a new neighbourhood amenity for current and future residents.

The RSF and RSM h14 zones are intended for use in new neighbourhoods and include regulations which support appropriate transitions from surrounding residential land uses. These heights and site coverages are very similar to those of adjacent developed areas in River’s Edge. In addition to adjacent land zoned to the RSF zone, two pockets of land adjacent to the rezoning area are zoned to the Riverview Row Housing zone (RVRH). The RVRH zone allows for similar development as the RSM h14 zone, with a maximum site coverage of 40-57%, maximum height of 13 metres and minimum density of 65 du/ha. The proposed PSN site will provide for a similar scale of development, up to 14 metres in height (approximately 3-4 storeys), per the objectives of the NSP.

Proposed Residential Zoning - Comparison Summary Table

	RSF	RSM h14
Typical Uses	Detached, Attached, Multi-Unit Housing	Row Housing, Multi-Unit Housing
Maximum Height	12.0 m	14.0 m
Minimum Density	N/A	45 units/ha
Minimum Front Setback	3.0 - 4.5 m	3.0 m* <i>*rear alley access anticipated for proposed RSM h14 site</i>

Minimum Interior Side Setback	1.2 - 1.5 m	1.2 - 1.5 m
Minimum Flanking Side Setback	2.0 m	2.0 m
Minimum Rear Setback	1.2 - 6.0 m	5.5 m
Maximum Site Coverage	55%	60%

Mobility

The rezoning area encompasses many active modes facilities as per the NSP. The transportation network will continue to expand as the neighbourhood builds out. The arterial and collector roads within the rezoning area will be conditioned with various subdivisions and will include the required active modes infrastructure. The rezoning area will be connected to parks, a school, transit, and other amenities through a network of shared pathways, walkway connections and sidewalks.

Edmonton Transit Service (ETS) operates local bus service on the western boundary of River's Edge on 199 Street NW. This route connects residents in the area to Lewis Farms Transit Centre. ETS intends to expand bus operations further into River's Edge in the future, but this will depend on demand, neighbourhood build-out, and available funding for transit.

Bus stops on collector and arterial roads within the rezoning area will be conditioned with future stages of development as River's Edge continues to build-out. Exact details of bus stop location and configuration will be determined at subdivision and engineering review.

Open Space

The proposed "A - River Valley zone" generally aligns with the policies in the North Saskatchewan Area Redevelopment Plan. Although small portions of the "A" zoning remain outside the ARP Plan boundary, an ARP amendment is not required because the zoning conforms to the River's Edge NSP and the land will be protected by the RVO (North Saskatchewan River Valley and Ravine System Protection Overlay). The NSP provides direction to the preservation of this land, in alignment with the ARP.

The RVO (North Saskatchewan River Valley and Ravine System Protection Overlay) was extended to align with Geotechnical review on the lands. The Overlay extension will ensure that future Development Permits within a certain proximity of the River Valley are reviewed by the City's Geotechnical Engineering team. The RVO provides a development setback from the river valley and ravine system to mitigate risks associated with geotechnical risks and other environmental hazards.

A Parks Impact Assessment memo was reviewed to support this application. An abandoned oil well site was incorporated into a non-credit Municipal Reserve lot. This park is adjacent to a future SWMF and will provide connection to the open space network, as well as meeting the oil well location policies in Policy c515.

Risk

Tidewater Midstream and Infrastructure Ltd. formerly operated a high-pressure crude oil pipeline through the rezoning area (crossing southwest to northeast). City Administration has confirmed with the rezoning applicant and with the Alberta Energy Regulator that this pipeline has been abandoned and removed. Urban development may now proceed unimpeded, in accordance with applicable statutory planning documents.

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, via stormwater management facility and 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

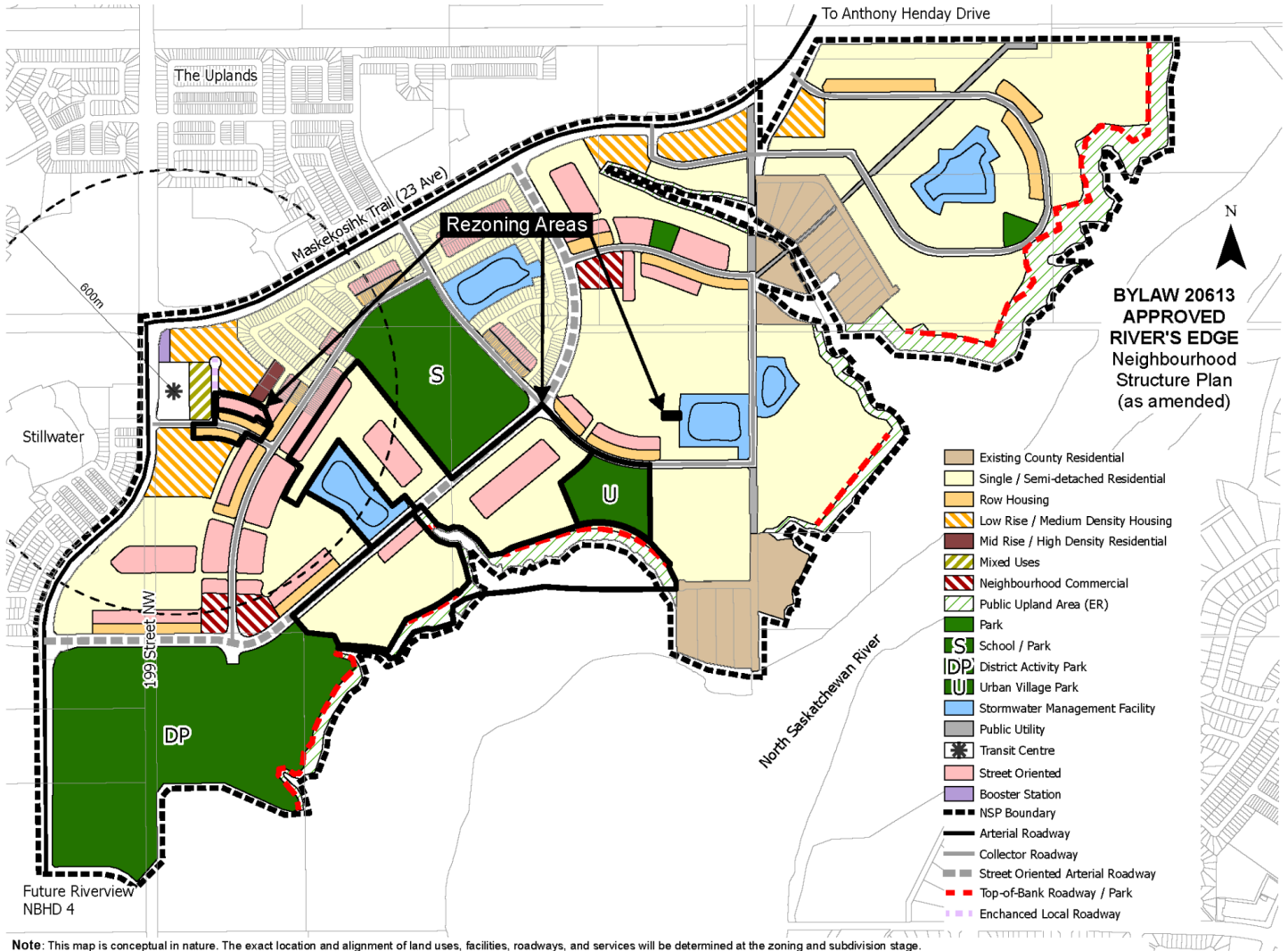
Written By: Liam Kachkar

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Bylaw 21021 Context Plan Map



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.