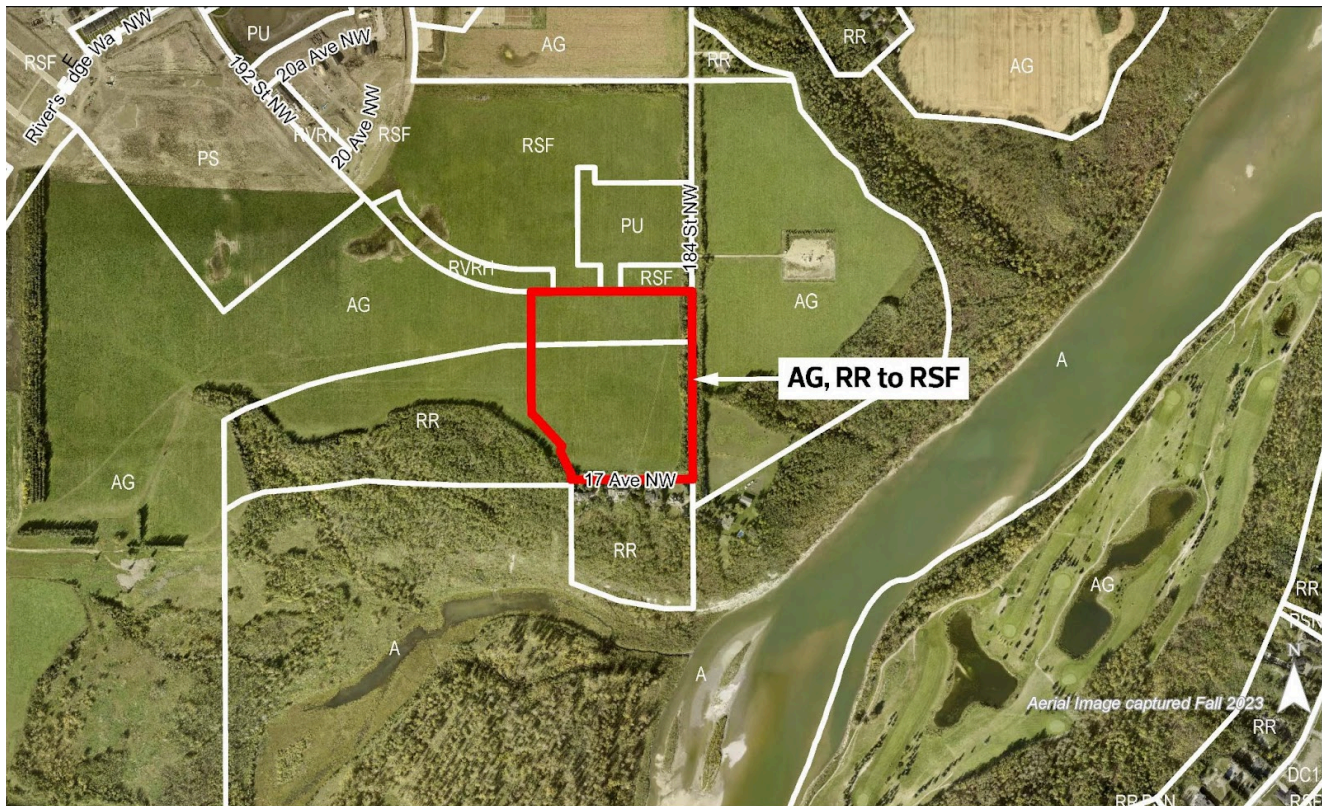


1704 -184 Street NW

Position of Administration: Support



Summary

Bylaw 21040 proposes a rezoning from the Agriculture Zone (AG) and the Rural Residential Zone (RR) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing. In addition, the Bylaw proposes to amend the boundary of the River Valley Overlay (RVO).

Public engagement for this application included information on the City's Public Notices webpage. Administration did not receive any responses from the public.

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood.
- Conforms with the River's Edge Neighbourhood Structure Plan.
- Conforms to The City Plan by supporting growth within existing approved neighbourhoods.

Application Details

This application was submitted by Qualico Communities.

Rezoning

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

- 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%

Zoning Bylaw Amendment

The proposed adjustment to the boundary 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 west of 184 Street NW and north of 17 Avenue NW in the Riverview neighbourhood. The neighbourhood is in the early stages of development and is planned to be primarily residential, with the nearby Riverview Centre District Node and secondary corridor (199 Street) providing commercial and business employment opportunities to create a complete neighbourhood. The site is surrounded by other undeveloped land intended for low density residential uses.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG) Rural Residential Zone (RR)	Undeveloped
North	Small Scale Flex Residential Zone (RSF) Riverview Row Housing (Zone RVRH) Public Utility Zone (PU)	Undeveloped Undeveloped Undeveloped
East	Agriculture Zone (AG)	Undeveloped

South	Rural Residential Zone (RR)	Residential
West	Agriculture Zone (AG)	Undeveloped
	Rural Residential Zone (RR)	Undeveloped



View of the rezoning area from 17 Avenue NW, looking north.

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 (including the River's Edge NSP and Riverview ASP) and helps complete the anticipated development for the area. The basic approach included:

Mailed Notice, November 4, 2024

- Notification radius: 60 metres
- Recipients: 104
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Community Organization Notification

The subject site is not located within the geographic interest area of any community groups; none were notified.

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the subject site as a residential developing area. This proposal achieves the City Plan's Big City move A Community of Communities by:

- Contributing to Edmonton's growth between the population horizons of 1 million and 1.75 million residents.
- Allowing Edmontonians to live locally and support growth within approved neighbourhoods.

The proposal also supports the Big City Move Greener as We Grow by:

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

District Plan

The West Henday District Plan designates the subject 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. The proposed RSF Zone allows for stand alone residential with limited opportunities for community and commercial development to provide services to local residents. Therefore, the proposed rezoning aligns with the District Plan and Policy.

The West Henday directs to the Riverview ASP and River's Edge NSP for further planning and land use direction.

Area Structure Plan

The proposed RSF zone aligns with the Riverview ASP, which designates the site for residential uses.

Neighbourhood Structure Plan

The River's Edge Neighbourhood Structure Plan (NSP) designates the site for single and semi-detached residential. The proposed RSF zone allows for low density residential development which conforms to the NSP and is compatible with the existing and surrounding land uses. In addition, the proposed rezoning aligns with the NSP's Objective 10 by providing an appropriate transition from rural residential and Objective 11 by including a variety of housing options.

Land Use Compatibility

The RSF zone is intended for use in new neighbourhoods and includes site, building, and design regulations to support appropriate transitions from the adjacent Rural Residential Zone (RR). The RSF zone allows for a range of small scale residential development, including Detached, Attached and Multi-Unit Housing that are compatible with the existing and surrounding areas. The following table highlights the current and proposed zones.

	AG Current	RR Current	RSF Proposed
Typical Uses	Agriculture and Single Detached Housing	Single Detached Housing	Single Detached Semi-detached, and Multi-Unit Housing
Maximum Height	12.0 m	12.0 m	12.0 m
Minimum Front Setback	7.5 m	7.5 m	3.0 - 4.5 m

Minimum Interior Side Setback	7.5 m	5 m	1.2 - 1.5 m
Minimum Flanking Side Setback	7.5 m	5 m	2.0 m
Minimum Rear Setback	7.5 m	7.5 m	1.2 - 6.0 m
Maximum Site Coverage	N/A	N/A	55%

Mobility

The River's Edge NSP notes 17 Avenue NW and a portion of 184 Street NW as shared roadways with wayfinding as a part of the active modes and top of bank pathway network adjacent to the rezoning site. With development of the site, the owner will be required to upgrade these roads from their current rural standard to an urbanized local roadway standard. This requirement will be reviewed in further detail as development advances.

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 roads near the rezoning site will be conditioned with future stages of development as River's Edge continues to build-out.

A Transit Centre is planned in River's Edge, generally southeast of the 199 Street NW and 23 Avenue NW intersection. There is no anticipated date for construction of the future Riverview Transit Centre but it is estimated to be required in a medium/long term scenario (e.g. 15-20 years).

Open Space

The RVO (North Saskatchewan River Valley and Ravine System Protection Overlay) was extended to align with the Geotechnical review on the lands. The Overlay extension will ensure that the City's Geotechnical Engineering team reviews future Development Permits within a certain proximity of the River Valley. The RVO provides a development setback from the river valley and

ravine system to mitigate risks associated with geotechnical risks and other environmental hazards.

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 18 Avenue NW. 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.

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.

Written By: Madeleine Stout

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination