

19901 Quadrant Avenue SW Position of Administration: Support



Summary

Bylaw 21119 proposes a rezoning from the Neighbourhood Parks and Services Zone (PSN) to the Rural Residential Zone (RR) to allow for small scale rural housing.

A separate Council report entitled "Riverview Area Municipal Reserve Removal" (FCS02943) is being advanced concurrently with this Bylaw. The *Municipal Government Act* requires City Council to hold a public hearing concerning the removal of the Municipal Reserve designation before developing the site for an alternate use.

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

Administration supports this application because it:

- Aligns with the Riverview Area Structure Plan
- Is compatible in scale and land uses with surrounding rural development.
- Allows rural residential uses to continue until land owners choose to develop their lands.

Application Details

This application was submitted by Select Engineering Consultants (SEC) on behalf of a private landowner. The proposed Rural Residential Zone (RR) would allow development with the following key characteristics:

- Small scale housing up to 12 metres (approx. 3 storeys)
- Minimum front and rear setbacks of 7.5 metres and minimum side setbacks of 5.0 metres
- Limited non-residential uses, which include Agriculture, Child Care Service and Veterinary Service and Home Based Business uses

The proposed Rural Residential Zone (RR) would allow the opportunity to consolidate the subject property with the rural property to the south. However, it would prohibit any further subdivision of the property. In order to subdivide the property, the land owner would be required to rezone the property to a different land use zone than the RR zone.

Site and Surrounding Area

The site is approximately 0.03 hectares in size and is undeveloped. It is situated in the southern part of the West Henday District, within the future Grand Isle Neighbourhood (Riverview Neighbourhood 4). This site is located near the intersection of Quadrant Avenue SW and 199 Street. It is north of the Woodbend Natural Area and Guthrie Ravine, and west of the North Saskatchewan River Valley. Surrounding the site are properties developed as rural residential lots and used for agriculture. Also to the west of the site is a city-owned park (currently unnamed). Current zoning and development near the property are identified in the table below:

	Existing Zoning	Current Development
Subject Site	Neighbourhood Parks and Services Zone (PSN)	Undeveloped
North	Agriculture Zone (AG)	Farmland
East	Agriculture Zone (AG)	Farmland
South	Rural Residential Zone (RR)	Detached House
West	Neighbourhood Parks and Services Zone (PSN)	Riverview Area Park 5 (unnamed Municipal Park)



Photo of Subject Site, looking east along Quadrant Avenue.



Photo of Subject Site looking southwest from Quadrant Avenue & 199 Street intersection..

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application conforms to the Riverview Area Structure Plan (ASP) and advance notice of the proposed land use change garnered no response. The basic approach for this site included:

Mailed Notice, January 20, 2025

- Notification radius: 60 metres
- Recipients: 14
- Responses: 0

Webpage, January 14, 2025

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context, looking south towards the site

The City Plan

The City Plan designates the site as part of a developing area intended for residential development. Lands near the site which slope towards the North Saskatchewan River are projected to support further ecological and environmental protection, as part of the City's Blue and Green Network. This area is expected to support an incremental step towards Edmonton's population growth, contributing to future population growth up to the 1.75 million population horizon. The proposed RR zone allows for rural uses and does not prevent future urban development or prejudice The City Plan's long-term development.

West Henday District Plan & District Policy

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. The Rural Residential Zone will allow for rural uses on this site, which will not prevent future urban development in nearby parts of the District. In the future, should the owner choose to sell the site or redevelop the site for urban residential uses, the District Plan would support those uses.

Riverview Area Structure Plan (ASP)

The Riverview Area Structure Plan (ASP) identifies the site for Existing Country Residential land uses. The ASP states that “Existing Country Residential land uses can remain in perpetuity, unless it is the desire of the landowner to redevelop.”. Further, the ASP states that “Existing Country Residential uses will be allowed to intensify in the future” as long as urban services can accommodate such intensification. The proposed land use change conforms to the ASP.

Formal neighbourhood planning for Riverview Neighbourhood 4 (Grand Isle) has not yet begun, nor has a Neighbourhood Structure Plan been accepted for review by City Administration. Until such time, the subject site and surrounding areas are envisioned to remain rural in nature. The proposed rezoning would allow for use of the subject site and allow for urban development to the north to proceed at the appropriate time.

Land Use Compatibility

The proposed RR zone is compatible with surrounding land uses and it will not prevent future urban development. It will allow for a range of rural and agricultural uses, including opportunities for Home Based Businesses and Indoor Sales and Service, limited to veterinary services. The RR zone also contains provisions to limit nuisances on surrounding properties which may result from rural / agricultural uses. The table on the next page outlines the key differences in development regulations between the current PSN Zone and the RR Zone.

Much of the surrounding area is currently developed and zoned for rural residential uses. Other properties are either zoned for agricultural uses or for amenities (such as parks) that support residential uses.

There are two key differences between the current PSN zone and the proposed RR zone. First, the two zones have fundamentally different purposes. The PSN zone is used for parks, natural areas and community uses (such as halls and small recreation centres). The proposed RR zone, instead, is used for rural residential uses. Second, the proposed RR zone requires larger minimum setbacks than the current PSN zone. This can help limit nuisances on surrounding properties and preserve the area’s rural residential character.

	PSN Current	RR Current
Typical Uses	Child Care Service Community Service (<i>includes Community Halls, Rec. Centres</i>) Natural Area Park	Agriculture Child Care Service Home Based Business Indoor Sales and Service (<i>limited to veterinary service</i>) Small Scale Residential
Maximum Height	14.0 m	12.0 m
Minimum Front Setback (Quadrant Avenue SW)	6.0 m	7.5 m
Minimum Side Setback (199 Street & Riverview Way)	6.0 m	7.5 m
Minimum Rear Setback (Adjacent Property)	4.5 m	5.0 m

Mobility

This rezoning is anticipated to have minimal impact on the transportation network. There is currently no bus service operating to this portion of Riverview. ETS intends to further expand bus operations into the Riverview ASP lands in the future, but this is dependent on demand, neighbourhood build-out and available funding for transit.

Open Space

The proposed sale of this park site was reviewed through the standard City land surplussing processes. The review determined that the park had minimal open space functionality due to its small size and isolated location. It is approximately 3 m wide. No other municipal needs were identified. Funds received from this sale will support future park purchases in the area, and Open Space has no objection to the rezoning in this context.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the future sanitary and storm sewer systems in the area, and there are no expectations of sewer servicing at this time. The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application or subsequent stages of development.

Appendix

1. Context Plan Map

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Site Context Map (Riverview Area Structure Plan)

