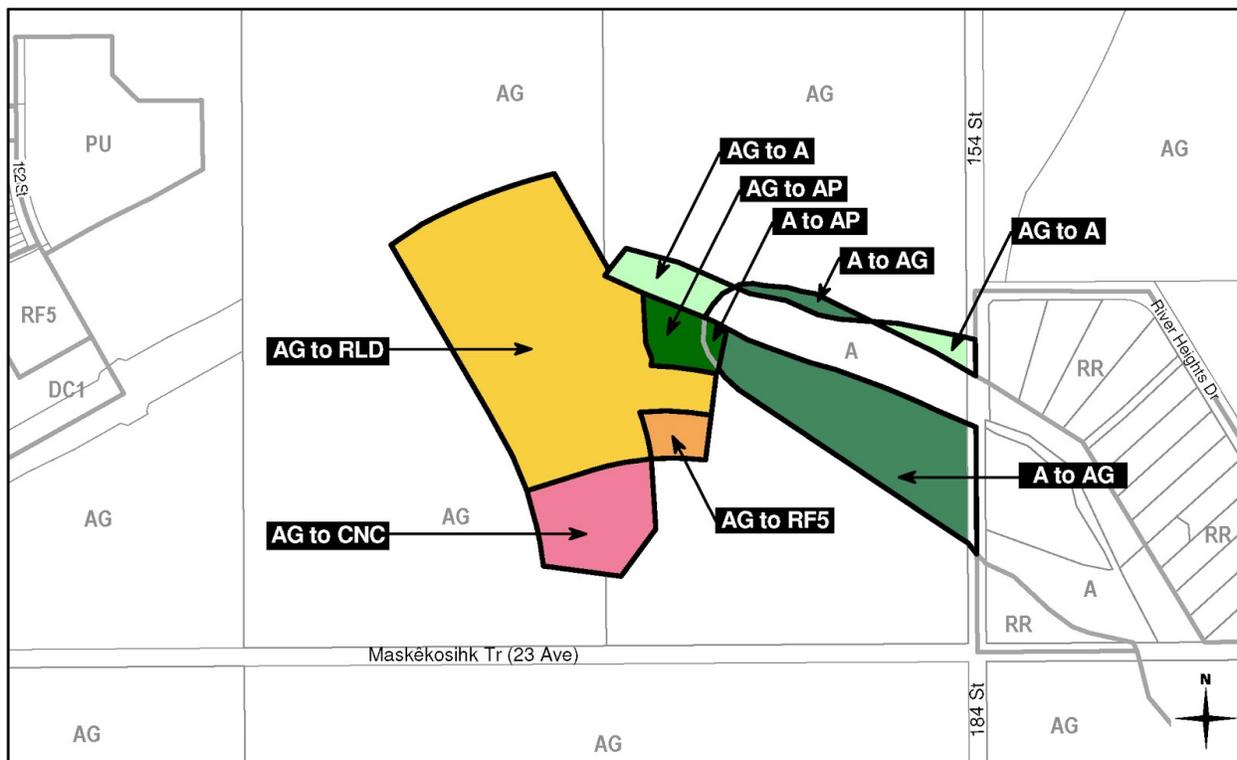




ADMINISTRATION REPORT REZONING River's Edge

18904 - 23 Avenue NW and 2304 - 184 Street NW

To allow for Residential, Commercial, Environmental and Park uses, River's Edge



Recommendation: That Charter Bylaw 19634 to amend the Zoning Bylaw from (A) Metropolitan Recreation Zone, and (AG) Agricultural Zone to (AG) Agricultural Zone, (A) Metropolitan Recreation Zone, (CNC) Neighbourhood Convenience Commercial Zone, (RLD) Residential Low Density Zone, (RF5) Row Housing Zone, and (AP) Public Parks Zone be APPROVED.

Administration is in **SUPPORT** of this application because:

- it allows for a range of low density residential and medium residential housing types, park uses, commercial uses, and environmental preservation of a natural area; and
- is in conformance with the River's Edge Neighbourhood Structure Plan.

Report Summary

This rezoning was submitted by Qualico Communities Inc. on September 21, 2015. This application proposes to rezone portions of SE-5-52-25-4 from (A) Metropolitan Recreation Zone, and (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AG) Agricultural Zone, (AP) Public Parks Zone, (CNC) Neighbourhood Convenience Commercial Zone, (RF5) Row Housing Zone, and (RLD) Residential Low Density Zone. The North Saskatchewan River Valley and Ravine System Protection Overlay will also be amended to align with the proposed zoning and surveyed top of bank.

The proposed zoning conforms with the River's Edge Neighbourhood Structure Plan and meets the objective to offer a mix of land uses, where a mix of residential, commercial, park development and natural area preservation will complement each other creating a compatible environment to live, work and play.

This proposal is in alignment with the applicable policies of The City Plan (MDP) to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by introducing a variety of low and medium density residential housing forms, commercial areas, park spaces and natural areas within the same neighbourhood.

The Application

CHARTER BYLAW 19634 proposes to amend the Zoning Bylaw from (A) Metropolitan Recreation Zone, and (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AG) Agricultural Zone, (AP) Public Parks Zone, (CNC) Neighbourhood Convenience Commercial Zone, (RF5) Row Housing Zone, and (RLD) Residential Low Density Zone. If approved the zoning would allow for a mix of low and medium density residential housing, Parkland, neighbourhood commercial and public Environmental Reserve in conformance with the River's Edge (NSP) Neighbourhood Structure Plan.

The North Saskatchewan River Valley and Ravine System Protection Overlay (Section 811 of the Zoning Bylaw) will also be amended to align with the proposed zoning and surveyed top of bank.

Site and Surrounding Area

The site is located north of Maskêkosihk Trail and west of 184 Street NW in the north central portion of The River's Edge Neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Ravine natural area • Vacant land
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Vacant land
East	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone • (RR) Rural Residential Zone 	<ul style="list-style-type: none"> • Ravine natural area • Single Detached Housing
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Vacant land
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Vacant and

Planning Analysis

The rezoning area is located within the Riverview (ASP) and the River's Edge Neighbourhood Structure Plan (NSP). The proposed zones conform to the Riverview ASP which designates the site for residential uses and conforms to the River's Edge NSP which designates the site for Single/Semi-detached Residential, Row Housing, Park, and Neighbourhood Commercial land

uses. The RLD Zone meets the plan’s objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale.

The North Saskatchewan River Valley and Ravine System Protection Overlay will also be amended to align with the proposed zoning and surveyed top of bank. This area is included with this rezoning application as rezoning it to (A) Metropolitan Recreation Zone will best provide for the protection and management of this area.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton’s existing boundaries. This will be achieved by introducing a variety of low and medium density residential housing forms, commercial areas, park spaces and natural areas within the same neighbourhood.

Technical Review

Drainage

As per the accepted Riverview Neighbourhood Design Report, permanent storm servicing for the subject rezoning area requires off-site infrastructure construction up to and including SWMF14 and the storm outfall to the North Saskatchewan River. This infrastructure will be a condition of any subsequent subdivision application in the proposed rezoning area.

EPCOR Water

Completion of water infrastructure construction required under 199 Street – 23 Avenue to 35 Avenue is necessary before or in conjunction with development of the proposed area to ensure availability of the essential water main feeds.

Due to inadequate water main looping in the area there may be a requirement that a regular flushing strategy complete with dechlorination is set up to avoid water quality concerns. There will be a charge for water usage. The flushing strategy and conditions will be included in the Servicing Agreement for the development.

All other comments from affected City Departments and utility agencies have been addressed.

Community Engagement

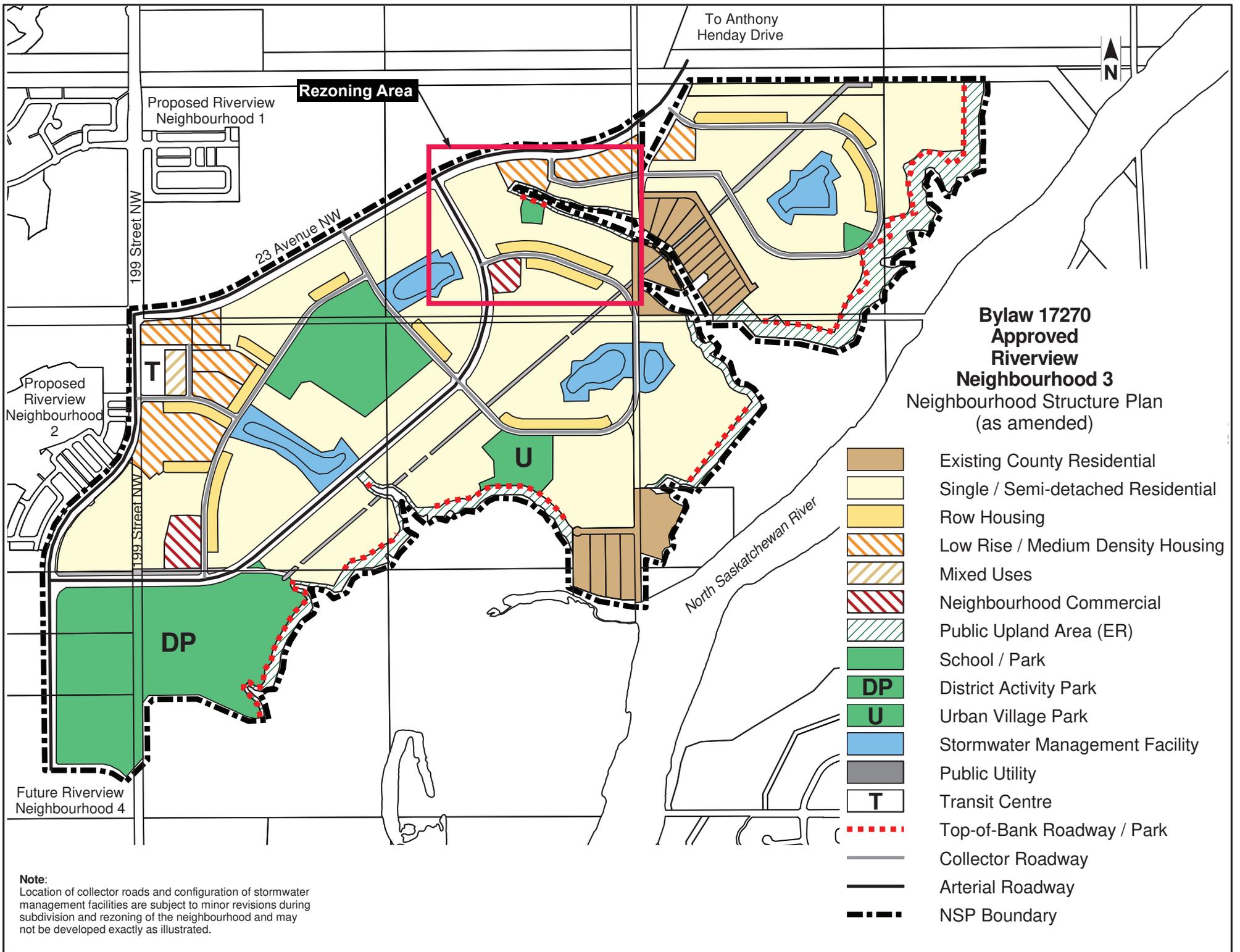
ADVANCE NOTICE 1 February 5, 2016	<ul style="list-style-type: none"> ● Number of recipients: 45 ● No responses received
ADVANCE NOTICE 2 August 10, 2016	<ul style="list-style-type: none"> ● Number of recipients: 45 ● No responses received
ADVANCE NOTICE 3 December 10, 2020	<ul style="list-style-type: none"> ● Number of recipients: 31 ● No responses received
WEBPAGE	<ul style="list-style-type: none"> ● https://edmonton.ca/riversedgeplanningapplications

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19634
Location:	North of 23 Avenue NW and west of 184 Street NW
Addresses:	18904 - 23 Avenue NW 2304 - 184 Street NW
Legal Description:	Portions of SE-5-52-25-4
Site Area:	Approximately 12.5 Hectares
Neighbourhood:	River's Edge
Notified Community Organizations:	Cameron Heights Community League Greater Windermere Community League Wedgewood Ravine Community League
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zones: Current Overlay:	(A) Metropolitan Recreation Zone & (AG) Agricultural Zone The North Saskatchewan River Valley and Ravine System Overlay
Proposed Zones: Proposed Overlay:	(A) Metropolitan Recreation Zone (AG) Agricultural Zone (AP) Public Parks Zone (CNC) Neighbourhood Convenience Commercial Zone (RF5) Row Housing Zone (RLD) Residential Low Density Zone The North Saskatchewan River Valley and Ravine System Overlay
Plans in Effect:	River's Edge Neighbourhood Structure Plan Riverview Area Structure Plan North Saskatchewan River Valley Area Redevelopment Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination