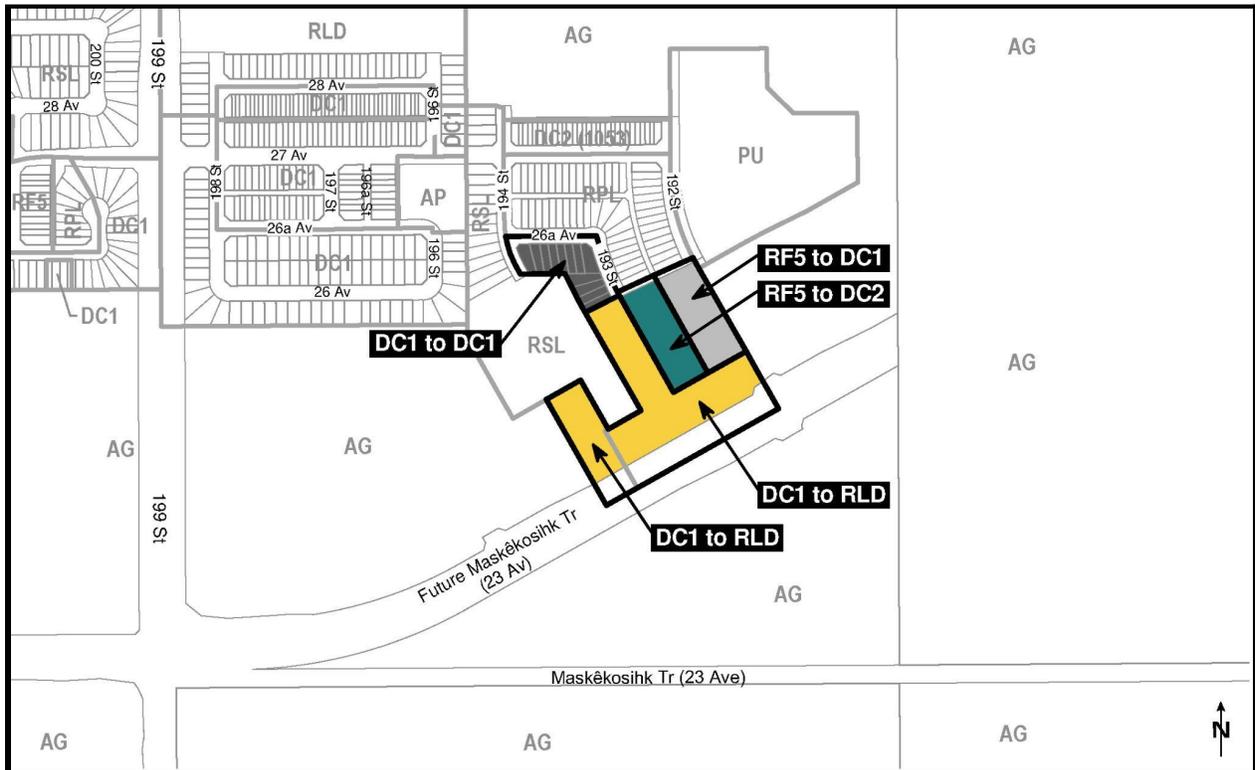




ADMINISTRATION REPORT REZONING THE UPLANDS

**2303 - 199 Street NW,
19341, 19337, 19333, 19329, 19325, 19321, 19317, 19313 – 26A
Avenue NW; and 2616, 2612, 2608, 2604 - 193 Street NW**



Recommendation: That Charter Bylaw 19693 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision and (RF5) Row Housing Zone to (DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone be APPROVED.

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

- is compatible with surrounding planned residential; and
- facilitates the development of residential and the full build out of the The Uplands neighbourhood.

Report Summary

This land development application was submitted by Qualico Communities on November 23, 2020 on behalf of the landowner, The Riverview Land Co. Ltd. This application proposes to change the zoning of a portion of one parcel from (DC1) Direct Development Control Provision and (RF5) Row Housing Zone to (DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone to allow for Multi-unit Housing (Row Housing) with rear attached garages, Row Housing with rear detached garages, and a range of low density housing. The application also revises the boundary of the DC1 that was approved under Bylaw 18262 which was originally unsubdivided and is now 12 separately titled lots. This DC1 is updated to reflect limited administrative updates as outlined in Appendix 2.

This proposal is in alignment with the City Plan by facilitating the development of residential in The Uplands neighbourhood, located in the West Henday District, which accommodates future growth to a population of 1.25 million within Edmonton's existing boundaries.

The proposed rezoning complies with The Uplands Neighbourhood Structure Plan which identifies the rezoning area for Low Density Residential and Row Housing.

The Application

CHARTER BYLAW 19693 proposes to amend the Zoning Bylaw to (DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone.

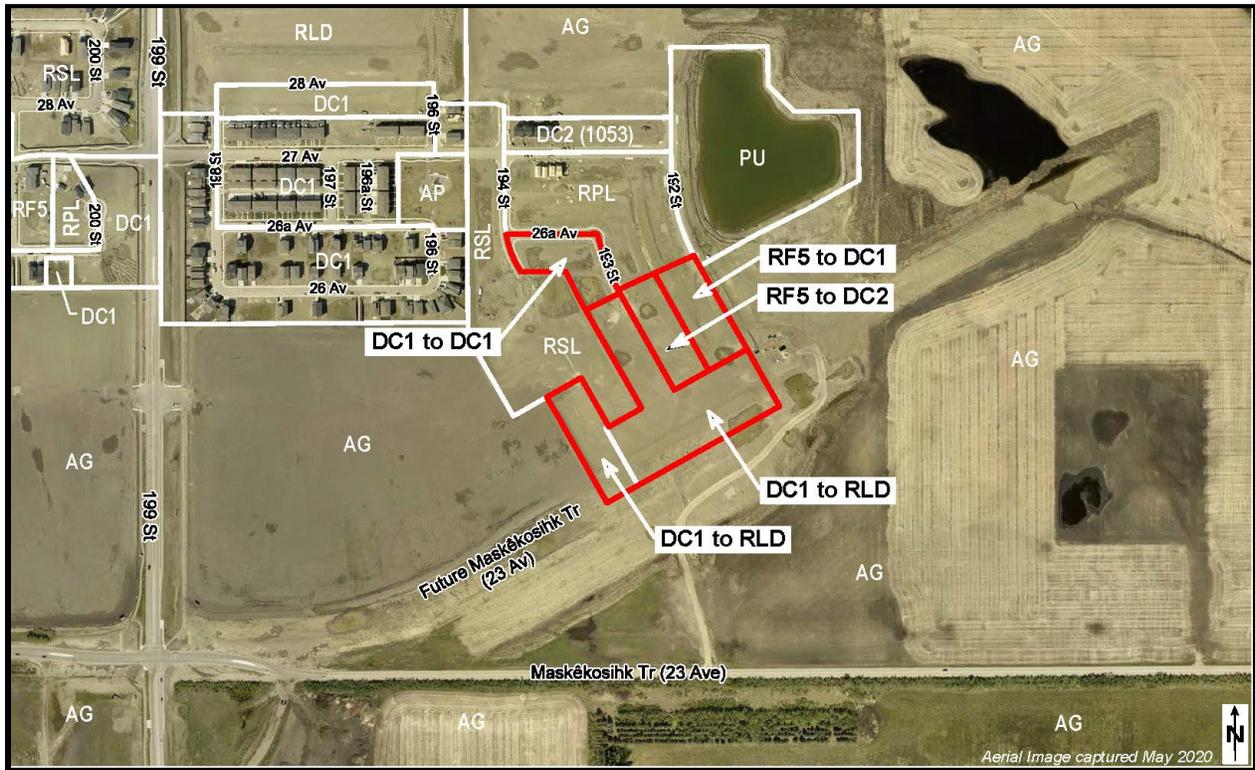
The applicant's stated intent with this application is to allow:

- low density residential uses as permitted in the RLD zone; and
- Row housing development with rear attached and detached garages.

As part of this application, an existing DC1 boundary has been revised to reflect a smaller area due to a portion of that DC1 being rezoned to RLD. There is no change to this DC1 except to reflect the reduced boundary area and new legal descriptions.

Site and Surrounding Area

The rezoning area is located east of 199 Street NW and north of 23 Avenue NW (Maskekosiik Trail).



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision (RF5) Row Housing Zone	Undeveloped
CONTEXT		
North	(DC1) Direct Development Control Provision (RPL) Planned Lot Residential Zone	Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped

Planning Analysis

The Uplands Neighbourhood Structure Plan (NSP)

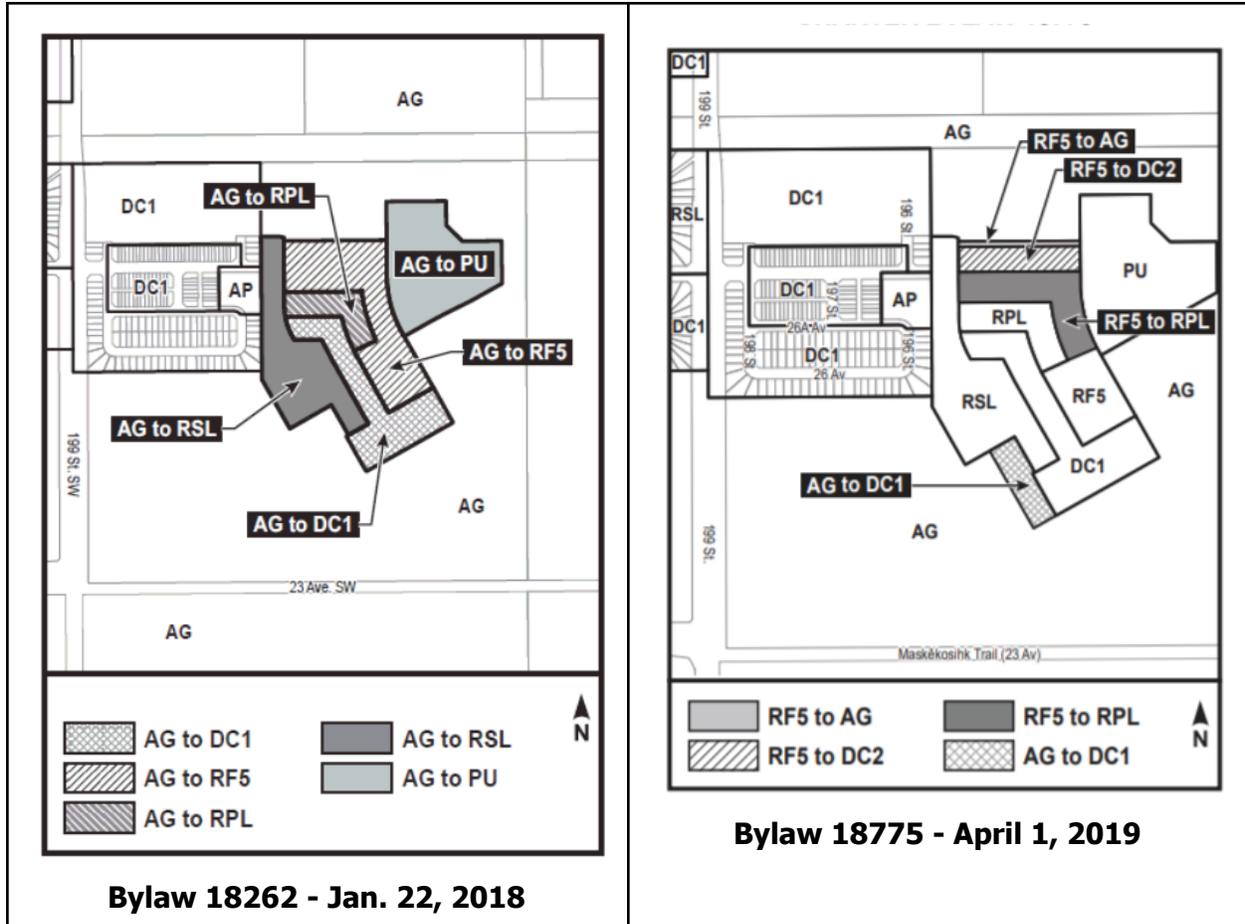
The proposed rezoning area is identified for Row Housing and Low Density Residential in The Uplands NSP. The NSP also identifies the opportunity to use Direct Control Provisions.

City Plan Alignment

The Uplands is located generally at the southern end of the West Henday District of the City Plan. The proposed amendment will facilitate the development of residential within a developing area providing housing for the City’s first anticipated population growth from 1 to 1.25 million people.

Rezoning History

Portions of the proposed rezoning area were originally zoned under Bylaws 18262 and 18775 as identified below.



The proposed rezoning to RLD has the effect of modifying the boundary of the DC1 area that was approved under Bylaw 18262 (reducing the area of that Provision to the DC1 area identified in Schedule “G” of Charter Bylaw 19693), and eliminates the DC1 that was approved under Bylaw 18775. The RLD zone was not available at the time this area was originally zoned. This portion of the rezoning application represents the applicant / owner's desire to facilitate development under a standard zone as it offers more flexibility than the DC1. The RLD Zone was developed to create a zone that was more responsive to industry needs and approved with Charter Bylaw 18862, February 25, 2019.

The balance of the rezoning application is from RF5 to DC1 and DC2. The applicant’s stated reason is to accommodate builder preferences with regard to the development of Row Housing that cannot be accommodated under the RF5 Zone.

The proposed DC1 allows for the development of Multi-Unit Housing in the form of row housing with rear attached garages, and will allow the following relative to the RF5 Zone:

- increased maximum Height (13 m from 10 m)
- increased minimum Site Area per principal Dwelling (175 m² from 125 m²)
- increased Site Coverage (55% from 50%)
- increased minimum Site Width (Internal 5.4 m and End 7.3 from 5.0 m)
- increased minimum Site Depth (33m from 30m)
- reduced Side Setback to flanking public roadway, other than a lane (2.4 m from 3 m)

The proposed DC2 allows for the development of Multi-unit Housing in the form of row housing with rear detached garages. The intention for this DC2 is to accommodate the same row housing product as approved in Chappelle under Bylaw 18272; however, due to numerous Zoning Bylaw changes, revision to the regulations developed under that Bylaw were required.

This DC2 will allow for the following relative to the RF5 Zone:

- increased maximum Height (12 m from 10 m)
- increased Site Coverage (62% from 50%)
- reduced Side Setback to flanking public roadway, other than a lane (2.4 m from 3 m)
- increased minimum Site Area per internal principal Dwelling (200 m² from 125 m²)
- increased minimum Site Area per end principal Dwelling (240 m² from 125 m²)
- increased minimum Site Width (Internal 6.1 m and End 7.3 from 5.0 m)
- increased minimum Site Depth (33 m from 30 m)

Technical Review

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

Community Engagement

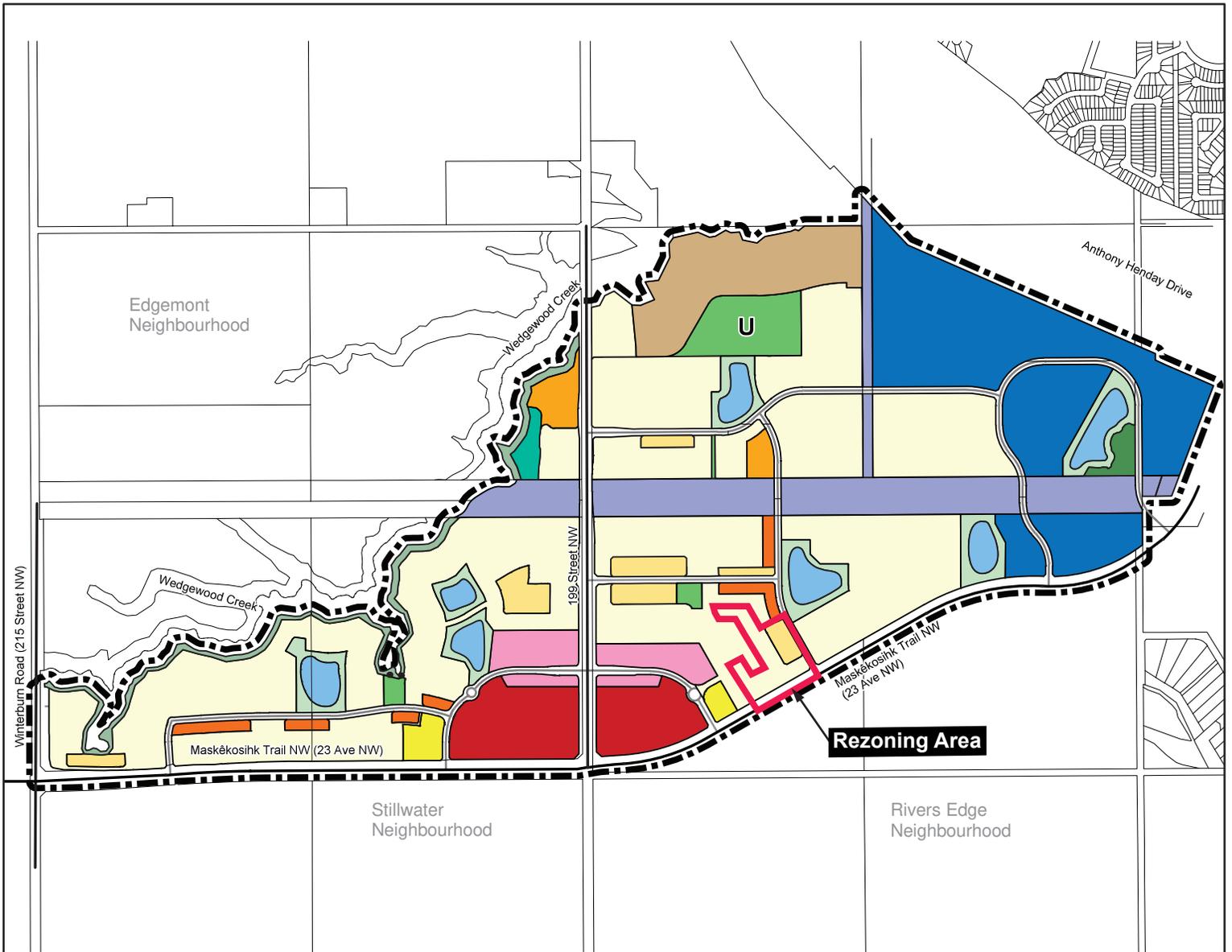
ADVANCE NOTICE January 11, 2021	<ul style="list-style-type: none"> ● Number of recipients: 105 ● No responses received
WEBPAGE	<ul style="list-style-type: none"> ● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/the-uplands-planning-applications.aspx

Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 DC1 Track Changes (Bylaw 18262)
- 3 Application Summary



BYLAW 19159
THE UPLANDS
 Neighbourhood Structure Plan
 (as amended)



	Existing Country Residential		Public Uplands Area (ER)
	Single / Semi-detached Residential		Pocket Park / Greenway
	Row Housing		Urban Village Park
	Street Oriented Residential		Natural Area (ER)
	Low Rise / Medium Density Housing		Natural Area (MR)
	Town Centre Mixed Use - Residential		Stormwater Management Facility
	Town Centre Mixed Use - Medium Rise		Top-of-Bank Roadway / Park
	Town Centre Mixed Use - Commercial		Collector Roadway
	Business Employment		Arterial Roadway
	Utility Corridor		NSP Boundary

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing by allowing Zero Lot Line Development.

2. Area of Application

This Provision shall apply to ~~portions of SW-5-52-25-4~~ **Lots 1-12, Block 16, Plan 1923051** located north of ~~23 Avenue NW~~ **Maskekosihk Trail NW** and east of 199 Street NW, The Uplands, as shown on Schedule "~~A~~**D**" of the Bylaw adopting this Provision.

3. Uses

1. ~~Limited Group Homes~~ **Supportive Housing, restricted to Limited Supportive Housing**
2. Major Home Based Business
3. Minor Home Based Business
4. Residential Sales Centre
5. Secondary Suites
6. Single Detached Housing
7. Urban Gardens
8. Fascia On-premises Signs

4. Development Regulations

1. The minimum Site Area shall be 228 m².
2. The minimum Site Width shall be 7.6 m. The Site Width on pie shaped Lots shall be measured 9.0 m into the Site from the Front Lot Line.
3. The minimum Site depth shall be 30.0 m.
4. The maximum Height shall not exceed 10.0 m.
5. The maximum total Site Coverage shall not exceed 55%.
6. The minimum Front Setback shall be 5.5 m.
7. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.
8. The minimum Side Setback shall be 1.2 m, except that:
 - a. the minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater;
 - b. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between

any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;¶

~~c. the minimum Side Setback Abutting a Lane shall be 1.2 m; and~~

d. Zero Lot Line Development shall be permitted where:

i. the other Side Setback is a minimum of 1.5 m;

ii. all roof leaders from the Dwelling are connected to the storm sewer service;

iii. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;

iv. no roof leader discharge shall be directed to the maintenance easement; and

v. the owner of the adjacent Site registers against title, a private maintenance easement a minimum of 1.5 m wide that provides for:

1. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves on the adjacent building;

2. a 0.6 m footing encroachment easement;

3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and

4. permission to access the easement area for maintenance of both properties.

9. Corner Sites shall have flanking side treatments similar to the front elevation.

10. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Drainage).

11. Single Detached Housing shall be developed in accordance with the following regulations:

1. all Dwellings shall include a front attached Garage; and

2. identical front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different.

12. Separation Space shall not be required:

1. where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and

ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

13. Notwithstanding the off-street parking regulations of the Zoning Bylaw, for Sites with reduced Side Setbacks, including Zero Lot Line Development, the Garage, Parking Area, or Driveway shall not encroach on the private maintenance easement.
14. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites are allowed, then two Dwellings per Lot shall be allowed.
15. Secondary Suites shall comply with the Zoning Bylaw, except that the minimum Site Area for a Single Detached Dwelling containing a Secondary Suite shall be 228 m².
16. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19693
Location:	East of 199 Street NW and north of 23 Avenue NW
Address:	2303 - 199 Street NW 19341, 19337, 19333, 19329, 19325, 19321, 19317, 19313 - 26a Avenue NW and 2616, 2612, 2608, 2604 - 193 Street NW
Legal Descriptions:	Portion of SW-5-52-25-4 Lots 1-12, Block 16, Plan 1923051
Site Area:	Titled Parcel 40 ha (unsubdivided) Reduced DC1 Area (12 subdivided lots)
Neighbourhood:	The Uplands
Notified Community Organizations:	Cameron Heights Community League Wedgewood Ravine Community League Greater Windermere Community League
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zones:	(DC1) Direct Development Control Provision, and (RF5) Row Housing Zone
Proposed Zones:	(DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone
Plan in Effect:	The Uplands Neighbourhood Structure Plan
Historic Status:	n/a

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination