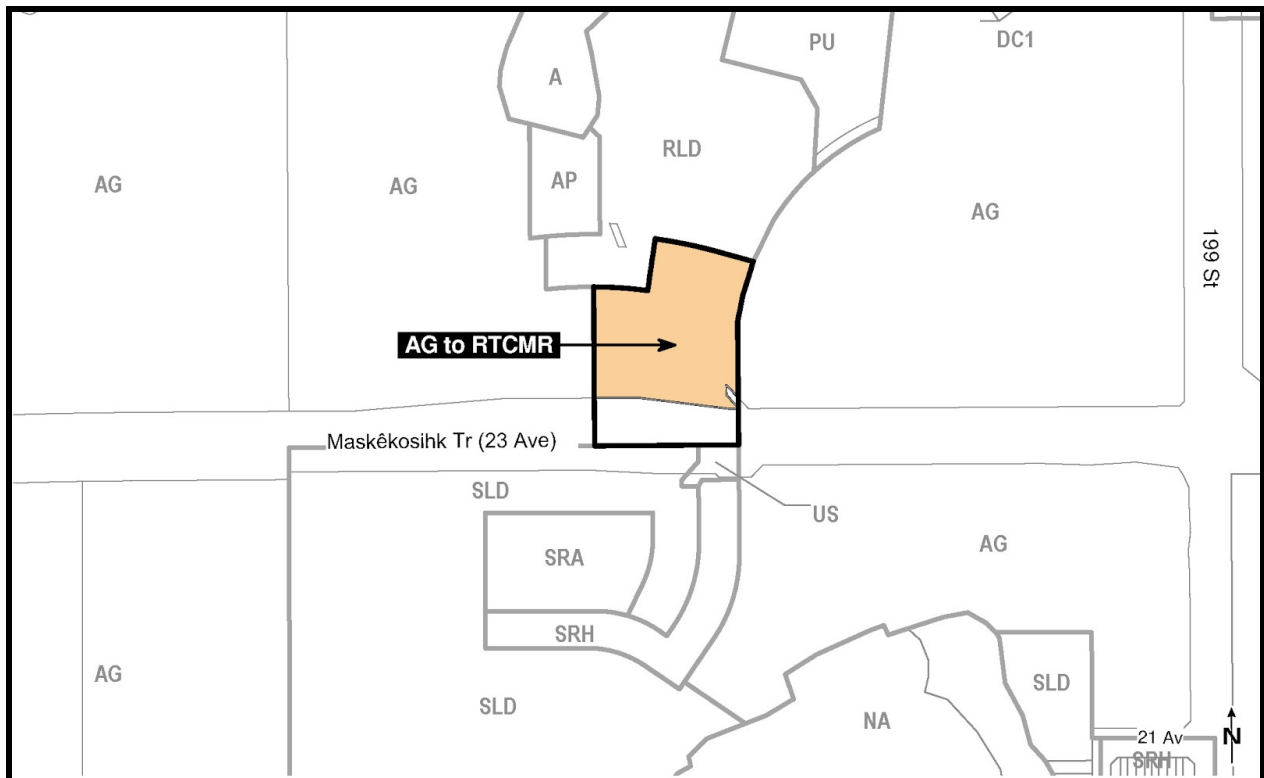




ADMINISTRATION REPORT **REZONING** THE UPLANDS

2304 - 199 STREET NW

To allow for low to medium residential development with limited commercial opportunities at ground level.



RECOMMENDATION: That Charter Bylaw 19677 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RTCMR) Riverview Town Centre Medium Rise Residential Zone be APPROVED.

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

- allows for a range of medium density housing types; and
- conforms with the Town Centre Mixed Use - Medium Rise designation of The Uplands Neighbourhood Structure Plan.

THE APPLICATION

Charter Bylaw 19677 proposes to rezone the site from (AG) Agricultural Zone to (RTCMR) Riverview Town Centre Medium Rise Residential Zone. If approved, the proposed RTCMR zone will allow for a range of medium density residential dwelling types including Row Housing, Stacked Row Housing and Apartment Housing.

SITE AND SURROUNDING AREA

The site is located north of 23 Avenue NW and west of 199 Street NW in the south central portion of The Uplands Neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant
CONTEXT		
North	(RLD) Residential Low Density Zone	Vacant
East	(AG) Agricultural Zone	Vacant
South	(SLD) Stillwater Residential Low Density Zone	Vacant
West	(AG) Agricultural Zone	Vacant

PLANNING ANALYSIS

This application proposes to rezone the site from (AG) Agricultural Zone to (RTCMR) Riverview Town Centre Medium Rise Residential Zone. The intent of the rezoning is to allow for a range of medium density residential dwelling types including Row Housing, Stacked Row Housing and Apartment Housing.

PLANS IN EFFECT

The rezoning area is located within The Uplands Neighbourhood Structure Plan which designates the site for Town Centre Mixed Use - Medium Rise uses. The RTCMR zone meets the plan's objective to offer a mix of land uses, where higher intensity forms of development will complement each other creating a compatible environment to live, work and play.

CITY PLAN Alignment

The proposed rezoning is in alignment with the applicable policies of CityPlan (MDP) to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This policy is supported by facilitating a variety of medium density residential housing forms such as Row Housing, Stacked Row Housing and Apartment Housing.

TECHNICAL REVIEW

TRANSPORTATION

The Uplands Neighbourhood Structure Plan identifies a Priority Pedestrian Crossing at 23 Avenue and 203 Street/Uplands Boulevard. Priority Pedestrian crossings have minimum pedestrian crossing times across 23 Avenue and are provided at all time periods (i.e. no pedestrian actuation). Traffic and pedestrian volumes and development patterns will be monitored in the area; with installation of the signal conditioned with a future subdivision in the area.

There will be enhanced active mode connectivity to, and within, the Town Centre and to the Wedgewood Creek, with shared use paths on both sides of Uplands Boulevard and south of 25 Avenue.

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

PUBLIC ENGAGEMENT

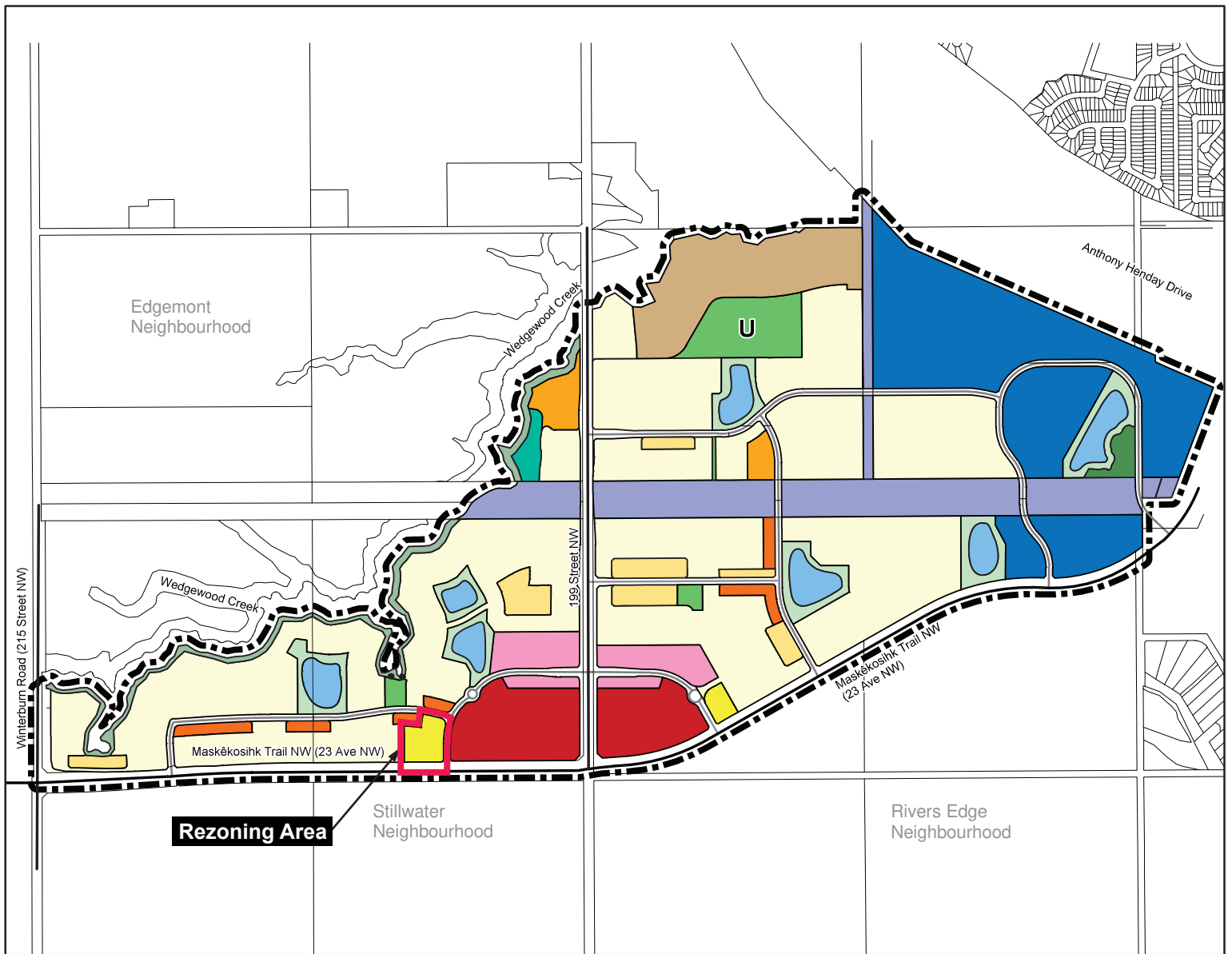
ADVANCE NOTICE December 8, 2020	<ul style="list-style-type: none">● Number of recipients: 41● No responses received
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/the-uplands-planning-applications.aspx

CONCLUSION

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



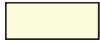








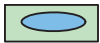








APPENDICES

- 1 Context Plan Map
- 2 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19677
Location:	North of 23 Avenue NW and west of 199 Street NW
Address:	2304 - 199 Street NW
Legal Description:	A portion of Lot 200, Block 1, Plan 2021921
Site Area:	2.07 ha
Neighbourhood:	The Uplands
Notified Community Organization(s):	Wedgewood Ravine Community League
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RTCMR) Riverview Town Centre Medium Rise Zone
Plan in Effect:	The Uplands Neighbourhood Structure Plan
Historic Status:	None

Written By: Luke Cormier
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination