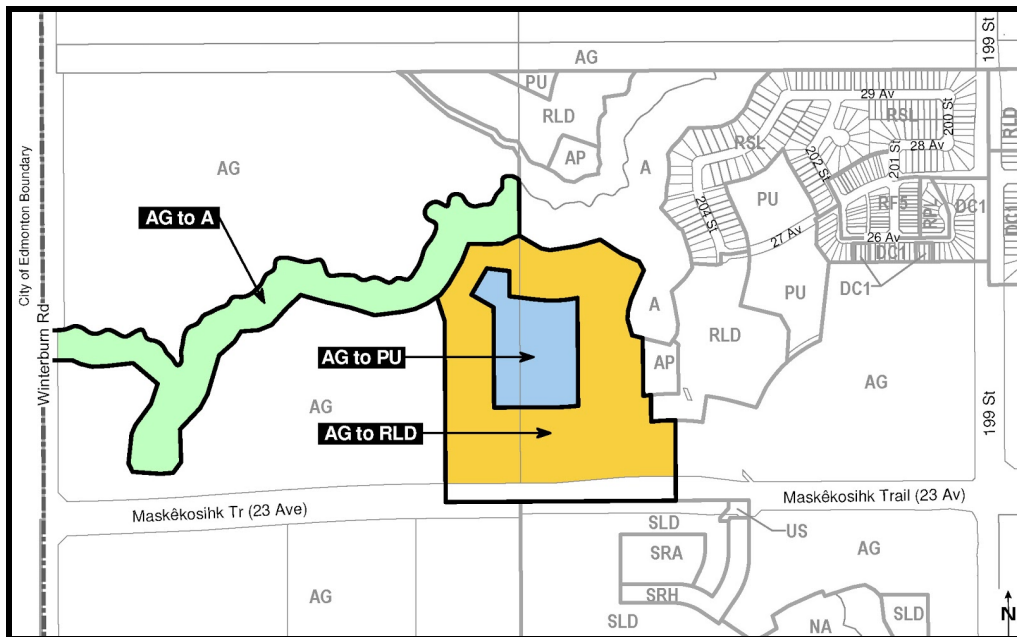




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** THE UPLANDS

A PORTION OF 20704 - 23 AVENUE NW & 2304 - 199 STREET NW

To allow for a shared-use-path, stormwater management facility, a range of low density, ground-oriented housing forms and confirm the southerly boundary of the Wedgewood Ravine.



RECOMMENDATION: That Bylaw 19672 to amend The Uplands Neighbourhood Structure Plan, Bylaw 19689 to amend the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan and Charter Bylaw 19673 to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (PU) Public Utility Zone and (RLD) Residential Low Density Zone be **APPROVED**.

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

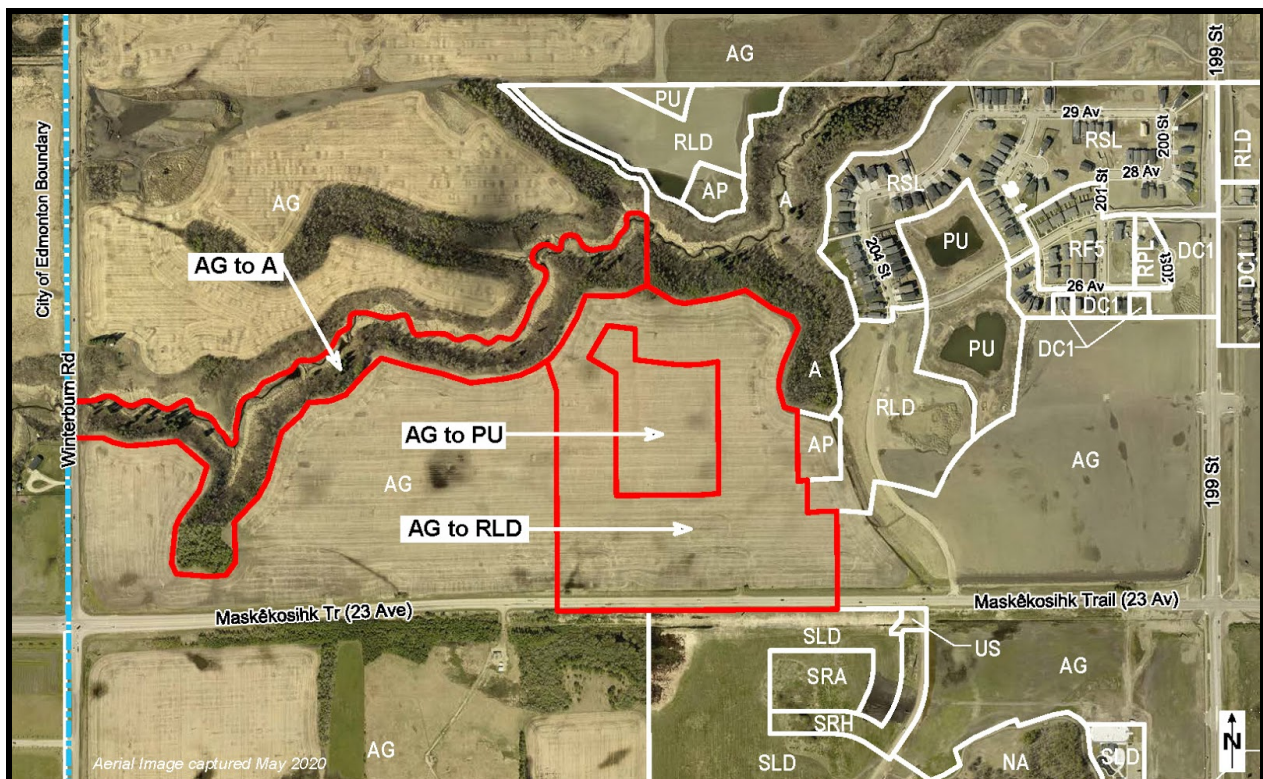
- adjusts the boundary of the North Saskatchewan River Valley Area Redevelopment Plan to appropriately reflect its natural state;
- it allows for a range of low density housing types;
- maintains the opportunity for a shared-use-path and stormwater management facility; and
- is in conformance with the overall Land Development Concept as defined in The Uplands Neighbourhood Structure Plan.

THE APPLICATION

1. BYLAW 19672 to amend The Uplands Neighbourhood Structure Plan (NSP) to allow for a 12 m wide naturalized corridor for ecological connectivity and to update the active mode connections within the plan area.
2. BYLAW 19689 to amend the North Saskatchewan Area Redevelopment Plan to adjust the plan boundary to include the appropriate portions of the subject site.
3. CHARTER BYLAW 19673 to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (PU) Public Utility Zone and (RLD) Residential Low Density Zone.

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 lot
CONTEXT		
North	(RLD) Residential Low Density Zone	Vacant lot

	(AG) Agricultural Zone	Vacant lot
East	(AG) Agricultural Zone	Vacant lot
South	(SLD) Stillwater Residential Low Density Zone (AG) Agricultural Zone	Vacant lot Vacant lot
West	(AG) Agricultural Zone	Vacant lot

PLANNING ANALYSIS

The application proposes to rezone the site from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (PU) Public Utility Zone and (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for environmental reserve in the form of a top-of-bank shared use path, a stormwater management facility and a variety of low density housing. As part of this application, the urban development line (Top-of-Bank) was determined to separate developable and non-developable areas to preserve and protect the North Saskatchewan River Valley and Ravine System. With approval of this application, this information will be updated in both the River Valley Overlay and the North Saskatchewan River Valley ARP.

PLANS IN EFFECT

The rezoning area is located within The Uplands Neighbourhood Structure Plan which designates the subject area as Public Uplands Area (Environmental Reserve), a Stormwater Management Facility and Single / Semi-detached Residential. The proposed A, PU and RLD zones meet the plan's objective to provide a balance of housing choices within the community and will take advantage of local amenities offered by commercial and employment uses, stormwater management facilities, shared use trails, and the Wedgewood Creek ravine. As part of the Plan Amendment, changes are being proposed to the Active Modes Network with the removal of the direct connection to the Town Centre from the 192 Street collector. Though the direct connection point is being removed, adjacent shared use path connections will be provided along the Maskekosiik Trail arterial and the 192 Street SW collector which will provide a similar though less direct connection. To offset this, connections to Uplands Boulevard have been added to the active modes network. The proposed changes to the active modes network supports the complete streets initiative and will allow for a greater focus on Uplands Boulevard as a key route through the Town Centre, ultimately reducing duplication of infrastructure.

If approved, the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan as well as to the North Saskatchewan River Valley and Ravine System Protection Overlay will be amended to incorporate portions of the subject site.

CITYPLAN Alignment

The proposed rezoning is in alignment with the applicable policies of CityPlan (MDP) by accommodating 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 density housing forms with the flexibility of lot sizes and widths to accommodate a mix of housing types such as single detached, semi-detached and duplex housing.

TECHNICAL REVIEW

TRANSPORTATION

While the amendment to the Active Mode Transportation NSP map includes the addition of a shared use path along the looping collector road within the Town Centre/Pedestrian Zone, it also removes the direct connection linking the Town Centre with the 192 Street collector. The removal of this connection may not meet Objective 42 of the Uplands NSP to provide strong, direct and convenient active modes connections between neighbourhood amenities. The NSP encourages an efficient and continuous active modes network connecting key nodes (e.g. parks and open spaces, employment and commercial uses) to promote safe pedestrian access within the neighbourhood. In addition, Objective 39 underscores the importance of maximizing resident access to bus transit through pedestrian linkages. Removal of this link leaves pedestrians either a circuitous route along local roads or a diverted path adjacent to the 23 Avenue arterial road to connect from the Town Centre to the 192 Street active modes corridor.

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

PUBLIC ENGAGEMENT

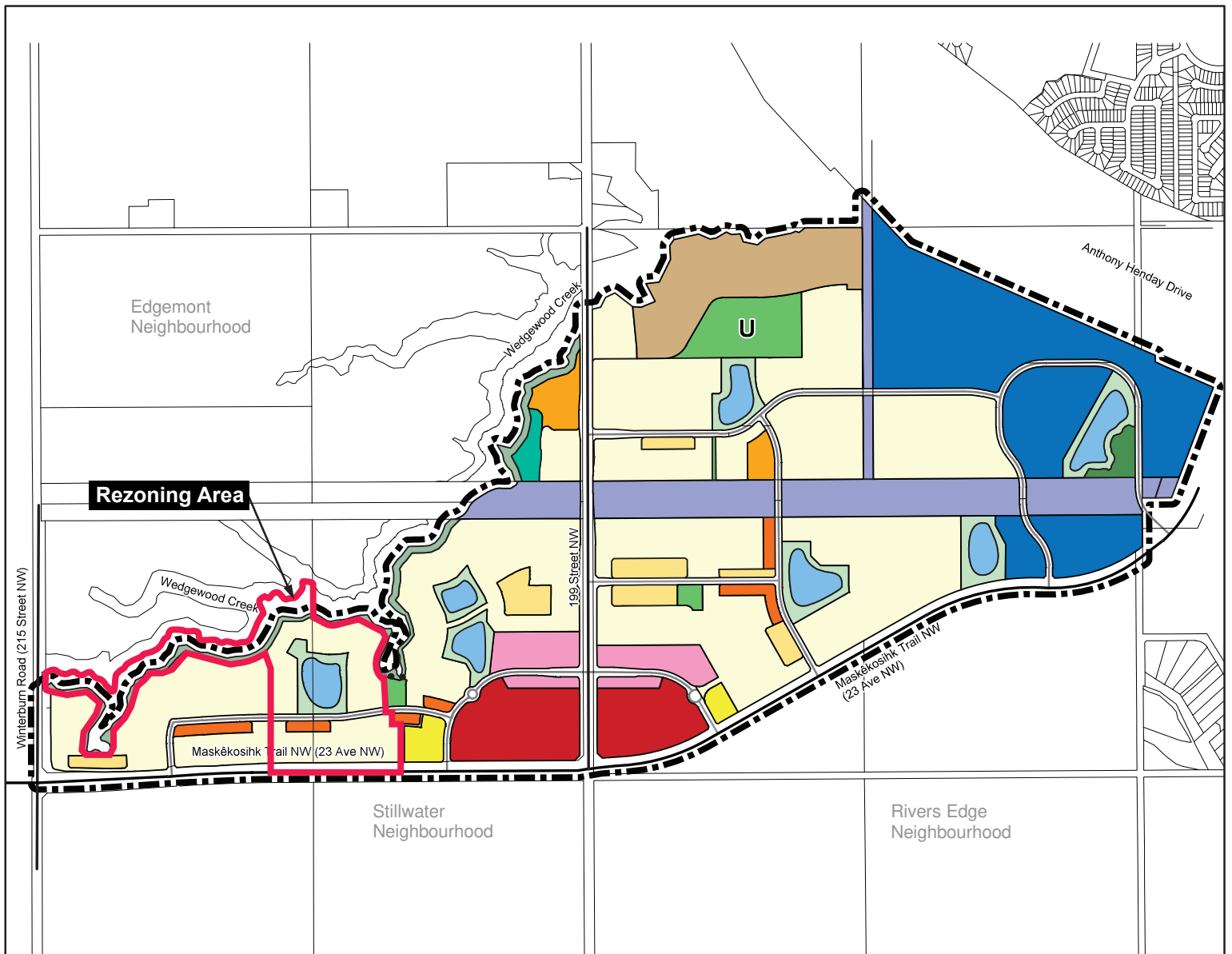
ADVANCE NOTICE December 8, 2021	<ul style="list-style-type: none">• Number of recipients: 43• No responses received
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/the-uplands-planning-applications.aspx Link to neighbourhood page

CONCLUSION

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



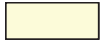








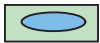








APPENDICES

- 1 Context 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:	Plan Amendments, Rezoning
Bylaw	19689,
Bylaw	19672, &
Charter Bylaw:	19673
Location:	North of 23 Avenue NW and east of Winterburn Road NW
Addresses:	20704 - 23 Avenue NW & 2304 - 199 Street NW
Legal Descriptions:	A portion of SW-6-52-25-4 & A portion of Lot 200, Block 1, Plan 2021921
Site Area:	N/A
Neighbourhood:	The Uplands
Notified Community Organization:	Wedgewood Ravine Community League
Applicant:	Qualico Communities

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone(s):	(A) Metropolitan Recreation Zone, (PU) Public Utility Zone & (RLD) Residential Low Density Zone
Plan(s) in Effect:	The Uplands Neighbourhood Structure Plan & The North Saskatchewan River Valley and Ravine System Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Luke Cormier
Tim Ford
Development Services
Planning Coordination