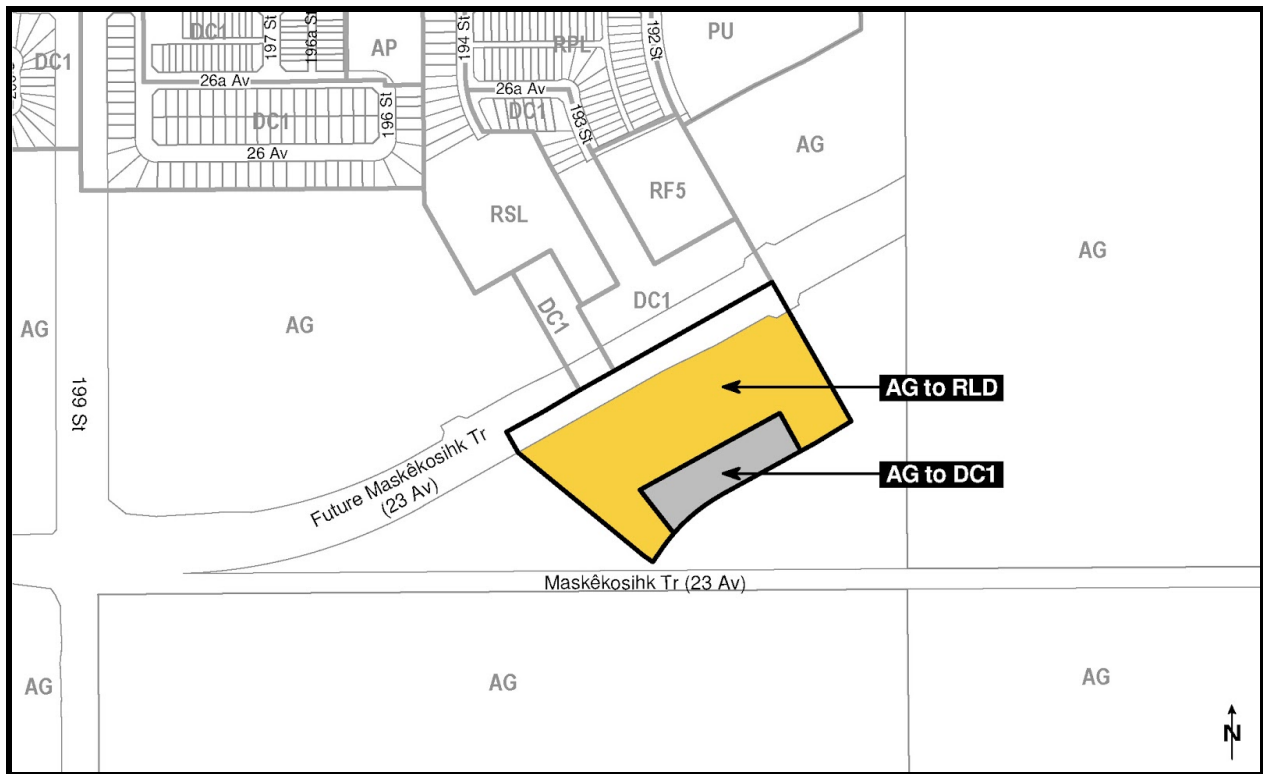




# ADMINISTRATION REPORT **REZONING** RIVERVIEW NEIGHBOURHOOD 3

## A portion of 2303 - 199 Street NW



**Recommendation:** That Charter Bylaw 19674 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision be APPROVED.

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

- will allow for a range of housing choices; and
- it conforms with the low and medium density land use designation of the River's Edge Neighbourhood Structure Plan (NSP).

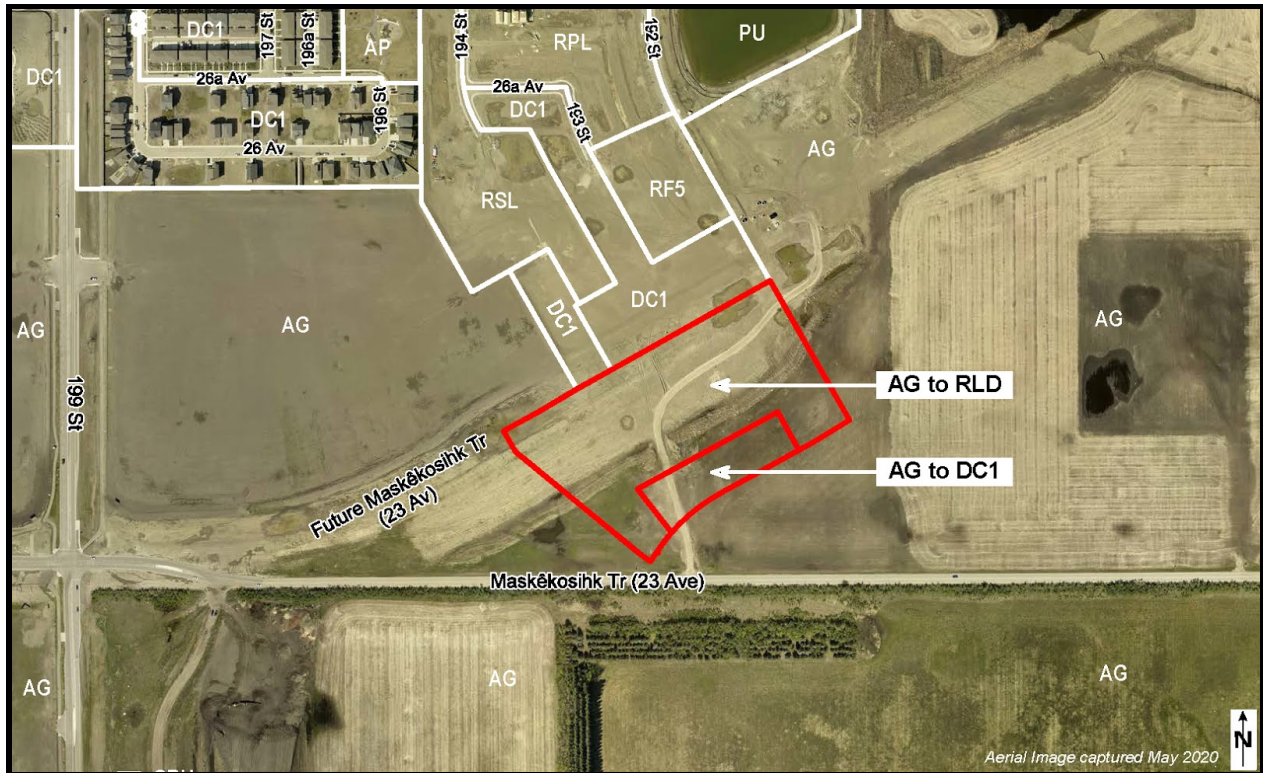
## The Application

Charter Bylaw 19674 proposes to rezone the site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision.

If approved, the proposed RLD Zone will allow for a range of low density residential dwelling types including single detached, semi-detached and duplex housing. The proposed DC1 Provision will allow for Multi-Unit Housing, in the form of row housing, to be developed on individual shallow lots.

## Site and Surrounding Area

The subject site is located north of 23 Avenue NW and east of 199 Street and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Vacant
<b>CONTEXT</b>		
North	(DC1) Direct Development Control Provision	Vacant

	(AG) Agricultural Zone	Vacant
East	(AG) Agricultural Zone	Vacant
South	(AG) Agricultural Zone	Vacant
West	(AG) Agricultural Zone	Vacant

## Planning Analysis

The application proposes to rezone the site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision. The intent of the rezoning is to allow for a range of housing types on narrower lots.

### LAND USE COMPATIBILITY

The proposed RLD and DC1 zones/provisions are appropriately located in close proximity to a transit route, within walking distance to a future proposed transit centre and take advantage of other amenities such as the future park/school site.

### PLANS IN EFFECT

The rezoning area is located within the Riverview Area Structure Plan (ASP) and Riverview Neighbourhood 3 (River's Edge) Neighbourhood Structure Plan (NSP). The proposed (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision conform to the Riverview ASP which designates the area for residential uses and the River's Edge NSP which designates the site for Low and Medium Density Residential development. The RLD and DC1 meet the plan's objective to offer a balance of housing choices within the community.

### CITYPlan Alignment

This application aligns 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 will be achieved by allowing for a narrower lot product.

## Technical Review

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

## Community Engagement

<b>ADVANCE NOTICE</b> December 10, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 102</li> <li>• No responses received</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rivers-edge-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rivers-edge-planning-applications.aspx</a></li> </ul>

## Conclusion

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

## APPENDICES

- 1 Context Map
- 2 Application Summary

To Anthony Heday Drive



The Uplands

**Rezoning Area**

Future Maskēkosihk Tr (23 Ave)

199 Street NW

199 Street NW

Stillwater


















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DP

North Saskatchewan River

**Bylaw 17270  
Riverview  
Neighbourhood 3  
Neighbourhood Structure Plan  
(as amended)**

-  Existing County Residential
-  Single / Semi-detached Residential
-  Row Housing
-  Low Rise / Medium Density Housing
-  Mixed Uses
-  Neighbourhood Commercial
-  Public Upland Area (ER)
-  School / Park
-  District Activity Park
-  Urban Village Park
-  Stormwater Management Facility
-  Public Utility
-  Transit Centre
-  Top-of-Bank Roadway / Park
-  Collector Roadway
-  Arterial Roadway
-  NSP Boundary

Future Riverview Neighbourhood 4

**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:	19674
Location:	North of 23 Avenue NW and east of 199 Street NW
Address:	2303 - 199 Street NW
Legal Description:	Portion of SW-5-52-25-4
Site Area:	N/A
Neighbourhood:	Riverview Neighbourhood 3
Notified Community Organizations:	Greater Windermere Community League Cameron Heights Community League Wedgewood Ravine Community League
Applicant:	Qualico Communities

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(RLD) Residential Low Density Zone (DC1) Direct Development Control Provision
Plans in Effect:	Riverview Neighbourhood 3 Neighbourhood Structure Plan (NSP) Riverview Area Structure Plan (ASP)
Historic Status:	None

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