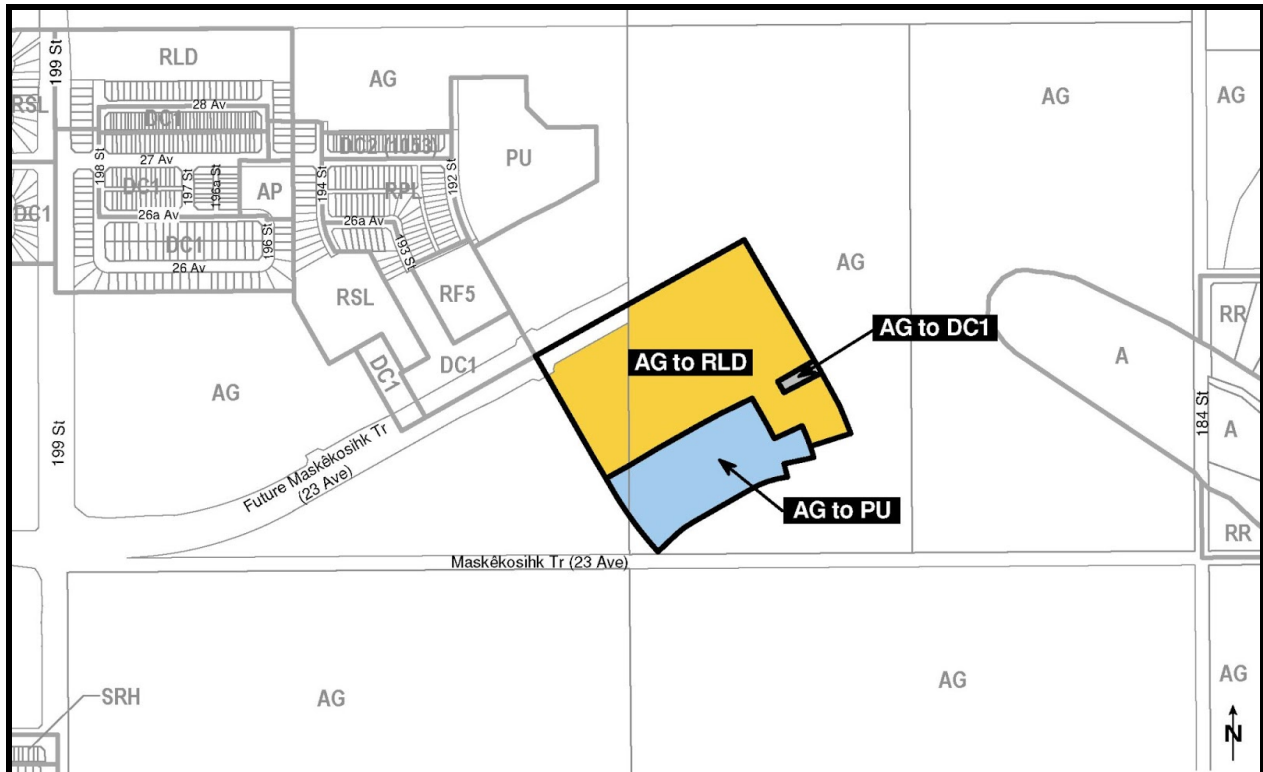




ADMINISTRATION REPORT REZONING Riverview Neighbourhood 3

18904 - 23 Avenue NW and 2303 - 199 Street NW

To allow for low density residential housing and a stormwater management facility.



Recommendation: That Charter Bylaw 19663 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone and (RLD) Residential Low Density Zone be APPROVED.

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

- it allows for a range of low density residential housing types; and
- is in conformance with the Riverview Neighbourhood 3 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 and SW-5-52-25-4 from (AG) Agricultural Zone and to (DC1) Direct Development Control Provision, (PU) Public Utility Zone and (RLD) Residential Low Density Zone. The proposed DC1 will allow for low density residential housing to be developed on a lot adjacent to a former well site by regulating a greater setback between the residential lot and the adjacent well site, which is located in a walkway.

The proposed zoning conforms with the Riverview Neighbourhood 3 Neighbourhood Structure Plan and meets the objectives to offer a diverse consumer market of different economic levels and age groups, as well providing a Stormwater Management Facility (SWMF) to foster an efficient stormwater drainage system.

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.

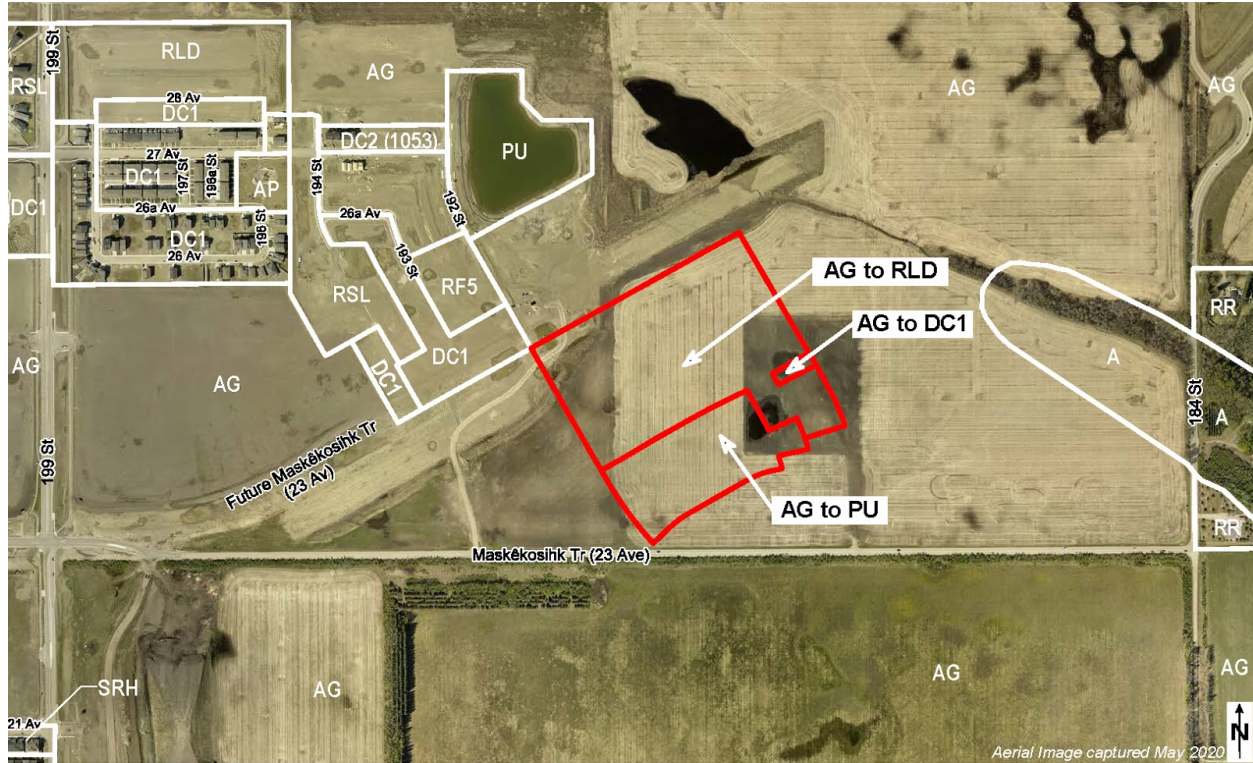
The Application

CHARTER BYLAW 19663 to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone and (RLD) Residential Low Density Zone. If approved the zoning will allow for low density residential housing and a stormwater management facility in conformance with the Riverview Neighbourhood 3 Neighbourhood Structure Plan (NSP).

The proposed DC1 Zone will allow development on a single lot to proceed and identify an additional setback requirement to accommodate the future maintenance of an adjacent well site.

Site and Surrounding Area

The site is located to the north of the existing 23 Avenue NW and east of 199 Street NW in the north central portion of The River's Edge Neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(AG) Agricultural Zone	Vacant lot
East	(AG) Agricultural Zone	Vacant lot
South	(AG) Agricultural Zone	Vacant lot
West	(AG) Agricultural Zone	Vacant lot

Planning Analysis

The rezoning area is located within the Riverview (ASP) and the Riverview Neighbourhood 3 Neighbourhood Structure Plan (NSP). The proposed zones conform to the Riverview ASP which designates the site for residential uses and conforms to the Riverview Neighbourhood 3 NSP which designates the site for Single/Semi-detached Residential and for a Stormwater Management Facility. The Riverview Neighbourhood 3 area is also known as River’s Edge. The RLD Zone meets the plan’s objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitating a variety of lifestyles.

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 in part by introducing a variety of low density residential housing forms and the necessary stormwater management facilities to service the area.

Technical Review

Transportation

With subdivision/development of the subject lands, the owner will be required to construct the first 2 lanes of 23 Avenue NW (Maskêkosihk Trail) to an arterial roadway standard, from the current terminus at 184 Street NW (TUC Boundary) to 192 Street NW.

The owner will be required to construct a Wildlife Crossing on 192 Street NW

Drainage

Temporary sanitary servicing for the subject rezoning area is outlined in the accepted Riverview Interim Sanitary Servicing Annual Update, and the draft Riverview Neighbourhood Design Update. Temporary sanitary servicing involves utilization of the temporary Uplands Lift Station, which subsequently contributes to the Edgemont sanitary sewer system.

EPCOR Water

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 3, 2016	<ul style="list-style-type: none"> ● Number of recipients: 43 ● No responses received
ADVANCE NOTICE 2 June 20, 2016	<ul style="list-style-type: none"> ● Number of recipients: 43 ● No responses received
ADVANCE NOTICE 3 December 1, 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

To Anthony Heday Drive



The Uplands

Rezoning Area

199 Street NW

Maskēkosihk Tr (23 Ave)

Stillwater







T

U

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:	19663
Location:	North of 23 Avenue NW and east of 199 Street NW
Addresses:	18904 - 23 Avenue NW 2303 - 199 Street NW
Legal Description:	Portions of SE-5-52-25-4 and SW-5-52-25-4
Site Area:	10.7 hectares
Neighbourhood:	Riverview Neighbourhood 3
Notified Community Organizations:	Cameron Heights Community League, Greater Windermere Community League, and Wedgewood Ravine Community League
Applicant:	Qualico Communities (Reanna Rehman)

PLANNING FRAMEWORK

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

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