



# PLAN AMENDMENT AND REZONING APPLICATION

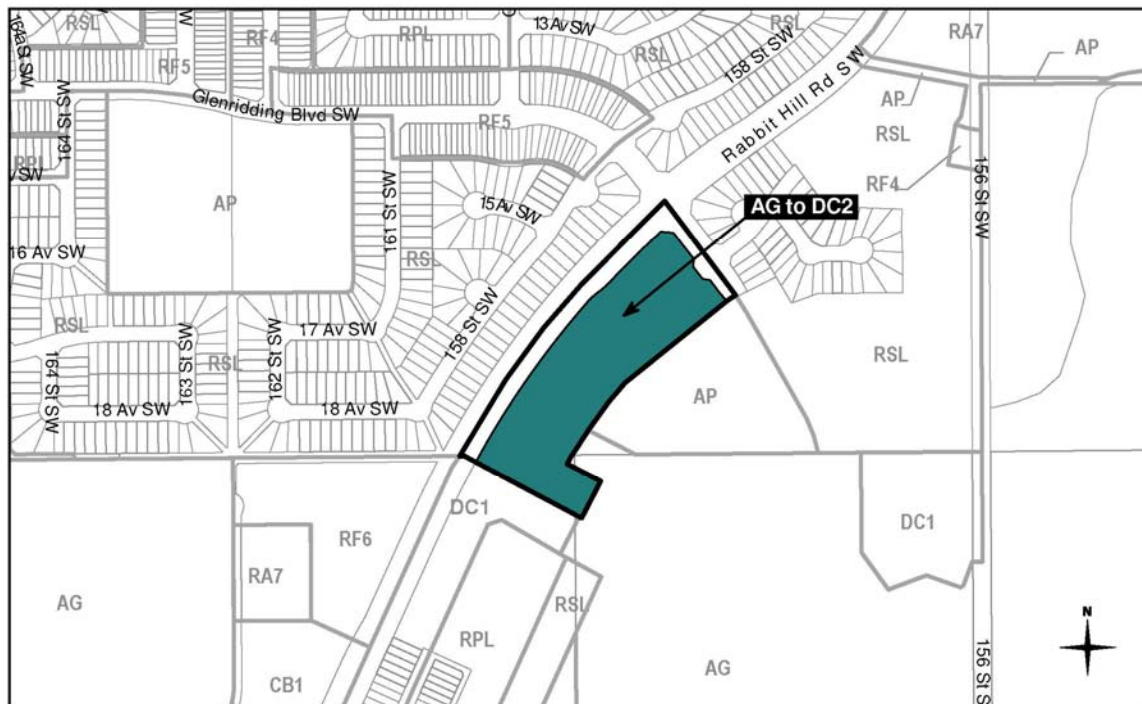
## GLENRIDDING RAVINE

**1106 156 Street SW**

**1821 Rabbit Hill Road SW**

**1920 156 Street SW**

To allow for row housing with a maximum height of 14 m (approximately 4 storeys).



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- allows for greater housing density adjacent to a future public park and transit route;
- increases housing diversity in a neighbourhood designated primarily for single and semi-detached housing; and
- is compatible with surrounding planned and existing land uses.

## THE APPLICATION

The purpose of the proposed bylaws is to allow for a unique row housing product with a maximum height of 14 m (approximately 4 storeys). There are two components to this application:

1. BYLAW 18266 to amend the Glenridding Ravine Neighbourhood Structure Plan (NSP) proposes to redesignate approximately 3 ha of land from Low Density Residential to Row Housing. An administrative update is also proposed to include a greenway on the bylaw map which had been omitted by error when the plan was first adopted.

The proposed amendment will maintain the NSP’s existing residential density of 35 units per net residential hectare, meeting the requirements of the Edmonton Metropolitan Region Board’s 2017 Growth Plan. A summary of text revisions to the NSP are provided below:

- Administrative update to include the date the plan was adopted (Section 1.2).
- Administrative update to simplify Section 3.2.6 Residential by removing reference to statistical information, maximum heights and residential zones. Removing these references will allow the plan to stay relevant and flexible as the Zoning Bylaw evolves.
- Currently, the NSP requires that row housing have lane access. A text revision is proposed to allow the subject site develop with front drive access.

2. Charter BYLAW 18425 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision to allow for the development of row housing with front-attached, drive-under garages and a maximum height of 14 m (approximately 4 storeys). As shown on the proposed DC2 Site Plan, homes will front onto a local road and will not have access to Rabbit Hill Road SW. A comparison of the proposed DC2 Zone and existing standard zones is provided in the table below:

	<b>Proposed DC2 Zone</b>	<b>(RF5) Row Housing Zone</b>	<b>(UCRH) Urban Character Row Housing Zone</b>
<b>Maximum Height</b>	14 m	10 m	12 m
<b>Front Driveway Maximum Widths</b>	Single car garage: 3.1 m Double car garage: 5.2 m	Single car garage: 4.3 m Double car garage: 7.4 m	Single car garage: 3.1 m Double car garage: 5.2 m
<b>Side Setback abutting a Zone with Single Detached Housing as permitted use</b>	1.2 m + a 1.8 m Stepback for portion of building above 10 m	1.2 m	3.0 m or 1.2 m + a 1.8 m Stepback for portion of building above 10 m

## SITE AND SURROUNDING AREA

The application area is located east of Rabbit Hill Road SW and south of Ellerslie Road SW in the Glenridding Ravine neighbourhood. With the exception of Rabbit Hill Road SW, land surrounding the application area is undeveloped and is planned for low density residential uses and a public park.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Vacant land
<b>CONTEXT</b>		
North	(RSL) Residential Small Lot Zone	Vacant land
East	(AP) Public Parks Zone and (AG) Agricultural Zone	Vacant land
South	(DC1) Direct Development Control Provision (for single detached housing)	Vacant land
West	Across Rabbit Hill Road SW land is zoned (RSL) Residential Small Lot Zone	Single Detached Homes

## PLANNING ANALYSIS

The proposed amendment conforms with the Windermere Area Structure Plan which designates the site for residential uses. It aligns with the goals and objectives of the Glenridding Ravine Neighbourhood Structure Plan by encouraging a variety of housing forms, efficient use of land and placement of row housing near major roadways and public transit.

Currently, Glenridding Ravine is planned for 83% single and semi-detached housing and 2% row housing. The proposed plan amendment will increase housing choice and diversity in the neighbourhood by raising the percentage of row housing to 5% and decreasing the percentage of single and semi-detached housing to 80%.

The proposed row housing development is located adjacent to major roads and a public park, providing future residents with access to transit and public amenities. The proposed DC2 Zone provides adequate height transitioning to low density residential development by requiring appropriate building setbacks and stepbacks.

## TECHNICAL REVIEW

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

Transportation advised that, with future development, traffic signals will be required at the intersection of Rabbit Hill Road SW and Glenridding Boulevard SW. Direct access to Rabbit Hill Road SW from the proposed development will not be permitted.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> (Plan Amendment) September 11, 2017	<ul style="list-style-type: none"> <li>● Number of recipients: 86</li> <li>● No responses received</li> </ul>
<b>DC2 CONSULTATION</b> (Applicant) October 20, 2017	<ul style="list-style-type: none"> <li>● Number of recipients: 85</li> <li>● Number of responses with concerns: 2</li> <li>● Number of responses with concerns forwarded to Planning Coordination from the Councillor's office: 1</li> </ul>
<b>ADVANCE NOTICE</b> (Rezoning) February 2, 2018	<ul style="list-style-type: none"> <li>● Number of recipients: 80</li> <li>● Number of responses with concerns: 1</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/glenridding">edmonton.ca/glenridding</a></li> </ul>

Resident concerns regarding the proposed development included the following:

- The proposed height will negatively impact the views and privacy of homes west of Rabbit Hill Road
- The development will be an eyesore

- Increased traffic and less on-street parking
- Lower property values
- Did not expect row housing to develop in that location when they purchased their home

In response to the concerns, Planning Coordination stated the following:

- Privacy concerns of homes across Rabbit Hill Road are mitigated by a separation distance of approximately 50 m (including the arterial road and required building setbacks).
- On-site parking requirements of the Zoning Bylaw will be reviewed at the Development Permit stage.
- Property values are impacted by multiple factors and are not considered in the planning review process.

## **CONCLUSION**

City Planning recommends that City Council APPROVE this application.

## **APPENDICES**

- 1 Approved NSP Land Use and Population Statistics – Bylaw 17798
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 18266
- 3 Approved NSP – Bylaw 17798
- 4 Proposed NSP – Bylaw 18266
- 5 Application Summary



## Glenriding Ravine Neighbourhood Structure Plan

Table 5 - Land Use &amp; Population Statistics

<b>Glenriding Ravine Neighbourhood Structure Plan Approved Land Use and Population Statistics - Bylaw 17798</b>						
<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GA</b>				
<b>Gross Area</b>	<b>197.93</b>					
Environmental Reserve Easement (ER)	0.74					
Public Upland Area (Lands between Urban Development Line and Top-of-Bank)	5.51					
Utility Right-of-Way	1.76					
Existing Jagare Ridge Golf Course	12.39					
Arterial Road Right-of-Way	23.09					
	<b>Area (ha)</b>	<b>% of GDA</b>				
<b>Gross Developable Area</b>	<b>154.44</b>	<b>100.0%</b>				
Commercial						
<i>Community Commercial</i>	6.02	3.9%				
Parkland, Recreation, School, Municipal Reserve*	9.14	5.9%	<b>% of MR</b>			
<i>Urban Village Park</i>		6.50	4.21%			
<i>Pocket Parks</i>		1.40	0.91%			
<i>Greenway (MR)</i>		0.15	0.10%			
<i>Top-of-Bank Parks</i>		1.09	0.71%			
Transportation						
<i>Circulation</i>	30.89	20.0%				
<i>Greenway (ROW)</i>	0.14	0.1%				
<i>Transit Centre</i>	0.79	0.5%				
Infrastructure / Servicing						
<i>Stormwater Management Facilities</i>	8.91	5.8%				
<b>Total Non-Residential Area</b>	<b>55.89</b>	<b>36.19%</b>				
<b>Net Residential Area (NRA)</b>	<b>98.55</b>	<b>63.81%</b>				
<b>RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION</b>						
<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>% of NRA</b>	<b>People/Unit</b>	<b>Population</b>
<b>Low Density Residential (LDR)</b>						
<i>Single/Semi-Detached Residential</i>	82.27	25	2,057	60%	2.80	5,759
<b>Medium Density Residential (MDR)</b>						
<i>Row Housing</i>	2.12	45	95	3%	2.80	267
<i>Low-Rise/Medium Density Housing</i>	14.16	90	1,274	37%	1.80	2,294
<b>Total</b>	<b>98.55</b>		<b>3,427</b>	<b>100.00%</b>		<b>8,320</b>
<b>SUSTAINABILITY MEASURES</b>						
Population Density (ppnrha)						84
Unit Density (upnrha)						35
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	<b>60%</b>	<b>/</b>	<b>40%</b>	<b>/</b>		
Population (%) within 500 m of Parkland						81%
Population (%) within 400 m of Transit Service						100%
Population (%) within 600 m of Commercial Service						61%
Presence / Loss of Natural Area Features			<b>Land</b>	<b>Water</b>		
Protected as Environmental Reserve (ha)			0.74	n/a		
Conserved as Naturalized Municipal Reserve (ha)			n/a	n/a		
Protected through other means (ha)			n/a	n/a		
Lost to Development (ha)			5.69	n/a		
<b>STUDENT GENERATION STATISTICS</b>						
<b>Public School Board</b>						<b>618</b>
Elementary	309					
Junior High	154					
Senior High	154					
<b>Separate School Board</b>						<b>309</b>
Elementary	154					
Junior High	77					
Senior High	77					
<b>Total Student Population</b>						<b>927</b>

\*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

\*\*\*Areas dedicated to Municipal Reserve to be confirmed by legal survey.

Table 5 - Land Use &amp; Population Statistics

Glenriding Ravine Neighbourhood Structure Plan Proposed Land Use and Population Statistics - Bylaw 18266			
<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GA</b>	
<b>Gross Area</b>	<b>197.93</b>		
Environmental Reserve Easement (ER)	0.74		
Public Upland Area (Lands between Urban Development Line and Top-of-Bank)	5.51		
Utility Right-of-Way	1.76		
Existing Jagare Ridge Golf Course	12.39		
Arterial Road Right-of-Way	23.09		
	<b>Area (ha)</b>	<b>% of GDA</b>	
<b>Gross Developable Area</b>	<b>154.44</b>	<b>100.0%</b>	
Commercial			
<i>Community Commercial</i>	6.02	3.9%	
Parkland, Recreation, School, Municipal Reserve*	9.14	5.9%	
<i>Urban Village Park</i>		6.50	4.21%
<i>Pocket Parks</i>		1.40	0.91%
<i>Greenway (MR)</i>		0.15	0.10%
<i>Top-of-Bank Parks</i>		1.09	0.71%
Transportation			
<i>Circulation</i>	30.89	20.0%	
<i>Greenway (ROW)</i>	0.14	0.1%	
<i>Transit Centre</i>	0.79	0.5%	
Infrastructure / Servicing			
<i>Stormwater Management Facilities</i>	8.91	5.8%	
<b>Total Non-Residential Area</b>	<b>55.89</b>	<b>36.19%</b>	
<b>Net Residential Area (NRA)</b>	<b>98.55</b>	<b>63.81%</b>	

## RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
<b>Low Density Residential (LDR)</b>						
<i>Single/Semi-Detached Residential</i>	79.23	25	1,981	80%	2.80	5,547
<b>Medium Density Residential (MDR)</b>						
<i>Row Housing</i>	5.16	45	232	5%	2.80	650
<i>Low-Rise/Medium Density Housing</i>	14.16	90	1,274	14%	1.80	2,293
<b>Total</b>	<b>98.55</b>		<b>3,487</b>	<b>100.00%</b>		<b>8,490</b>

## SUSTAINABILITY MEASURES

Population Density (ppnrha)						86
Unit Density (upnrha)						35
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	57%	/	43%	/		
Population (%) within 500 m of Parkland						81%
Population (%) within 400 m of Transit Service						100%
Population (%) within 600 m of Commercial Service						61%
Presence / Loss of Natural Area Features			Land	Water		
Protected as Environmental Reserve (ha)			0.74	n/a		
Conserved as Naturalized Municipal Reserve (ha)			n/a	n/a		
Protected through other means (ha)			n/a	n/a		
Lost to Development (ha)			5.69	n/a		

## STUDENT GENERATION STATISTICS

<b>Public School Board</b>		<b>618</b>
Elementary	309	
Junior High	154	
Senior High	154	
<b>Separate School Board</b>		<b>309</b>
Elementary	154	
Junior High	77	
Senior High	77	
<b>Total Student Population</b>		<b>927</b>

\*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

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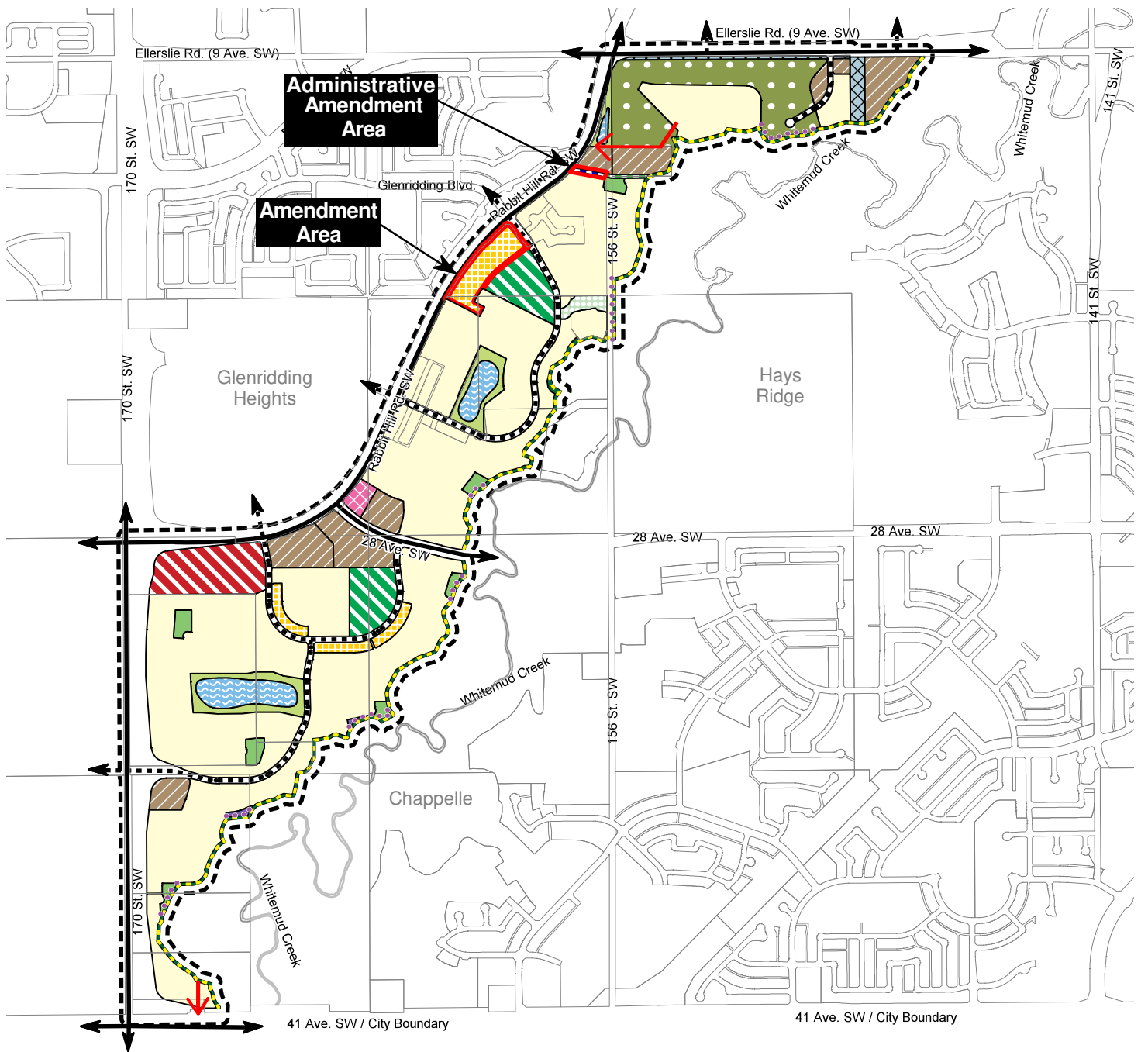
**BYLAW 17798**  
**APPROVED**  
**GLENRIDGING RAVINE**  
 Neighbourhood Structure Plan



- |  |                                |   |   |   |                             |
|--|--------------------------------|---|---|---|-----------------------------|
|  | Low Density Residential        |  | Existing Golf Course                              |  | Emergency Access            |
|  | Row Housing                    |  | Environmental Reserve Easement (No Public Access) |  | Collector Roadway           |
|  | Low Rise/Medium Density        |  | Public Upland Area                                |  | Arterial Roadway            |
|  | Transit Centre                 |  | Lands between UDL & Top-of-Bank Roadway           |  | Public Utility Right-of-Way |
|  | Commercial                     |  | Top-of-Bank Shared Use Path                       |  | NSP Boundary                |
|  | Stormwater Management Facility |  | Top-of-Bank Roadway                               |   |                             |
|  | Park                           |  | Greenway  |   |                             |
|  | Urban Village Park             |   |   |   |                             |

**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.





**BYLAW 18266  
AMENDMENT TO  
GLENRIDGING RAVINE  
Neighbourhood Structure Plan**



- |  |                                |   |   |   |                             |
|--|--------------------------------|---|---|---|-----------------------------|
|  | Low Density Residential        |  | Existing Golf Course                              |  | Greenway (ROW)              |
|  | Row Housing                    |  | Environmental Reserve Easement (No Public Access) |  | Emergency Access            |
|  | Low Rise/Medium Density        |  | Public Upland Area                                |  | Collector Roadway           |
|  | Transit Centre                 |  | Lands between UDL & Top-of-Bank Roadway           |  | Arterial Roadway            |
|  | Commercial                     |  | Top-of-Bank Shared Use Path                       |  | Public Utility Right-of-Way |
|  | Stormwater Management Facility |  | Top-of-Bank Roadway                               |  | NSP Boundary                |
|  | Park                           |  | Greenway (MR)                                     |  | Amendment Area              |
|  | Urban Village Park             |   |   |   |                             |

**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 Amendment and Rezoning
Bylaw:	18266 and 18425
Location:	East of Rabbit Hill Road SW and south of Ellerslie Road SW
Address:	1106 – 156 Street SW, 1821 – Rabbit Hill Road SW, 1920 – 156 Street SW
Legal Descriptions:	A portion of NE-22-51-25-4, a portion of Lot 1, Block D, Plan 1620360, a portion of Block C, Plan 8922649
Site Area:	3.04 ha
Neighbourhood:	Glenriding Ravine
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization:	Greater Windermere Community League and Heritage Point Community League
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Glenriding Ravine Neighbourhood Structure Plan, Windermere Area Structure Plan
Historic Status:	None

Written By:  
 Approved By:  
 Branch:  
 Section:

Michelle Neilson  
 Tim Ford  
 City Planning  
 Planning Coordination