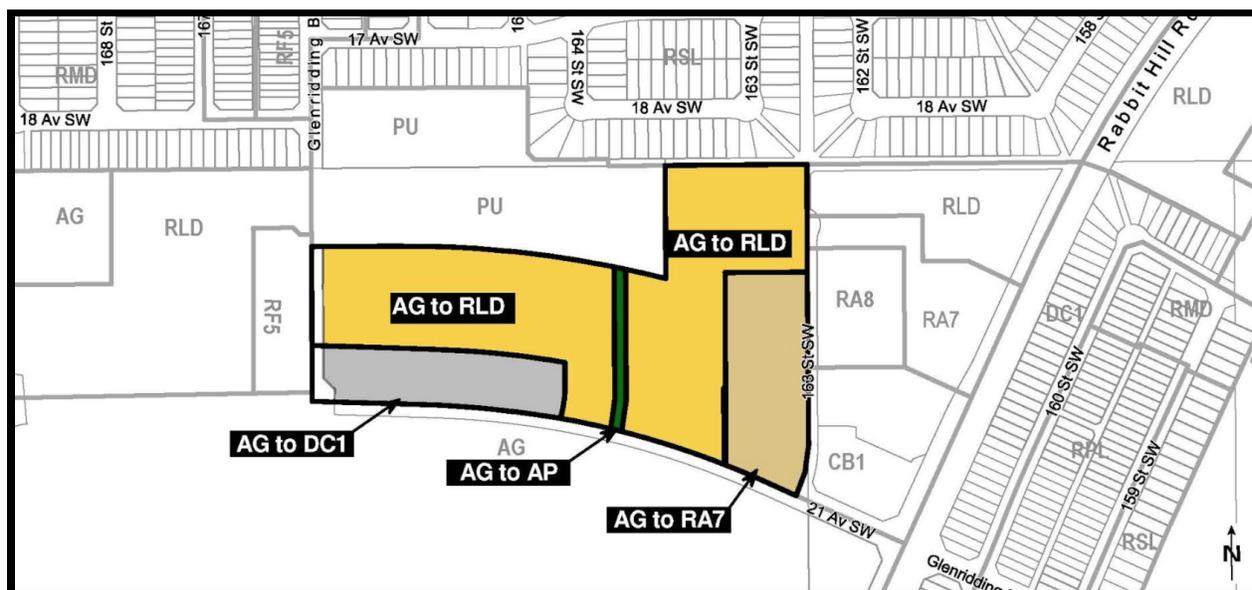




ADMINISTRATION REPORT REZONING AND PLAN AMENDMENT GLENRIDGING HEIGHTS

16310 - 21 AVENUE SW

To allow for low density and multi-unit residential housing and a greenway.



Recommendation: That Bylaw 19931 to amend the Glenriding Heights Neighbourhood Structure Plan and Charter Bylaw 19932 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone and (AP) Public Parks Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will contribute towards residential densification;
- will facilitate variety and choice of housing forms;
- will be compatible with the surrounding and planned land uses;
- conforms with the intent of the Glenriding Heights NSP; and
- aligns with *CityPlan*.

Report Summary

This application was accepted on May 28, 2021 from Keith Davies of Stantec Consulting Ltd, on behalf of Rohit Communities. The application is composed of two components: a Plan amendment and rezoning. The Plan amendment will redesignate portions of the Glenridding Heights Neighbourhood Structure Plans (NSP) to adjust the boundaries and location of low density residential, low-rise multi-unit housing, a greenway, and to add an opportunity for row housing. The rezoning proposes changing the site's zoning designation to accommodate residential development and a multi-use trail to align with the proposed Plan amendment. The application conforms with the NSP policies and objectives and with the *City Plan*.

The Application

1. **BYLAW 19931** will amend the Glenridding Heights NSP to adjust the boundaries and location of low density residential, low-rise multi-unit housing, a greenway, and to add an opportunity for row housing. Density Housing and Greenway (Municipal Reserve).
2. **Charter BYLAW 19932** will amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (DC1) Direct Development Control Provision, (RA7) Low Rise Apartment Zone and (AP) Public Parks Zone.

Site and Surrounding Area

The subject site is approximately 8.0 ha in size and is undeveloped. It is located north of 21 Avenue SW and west of 163 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(PU) Public Utility Zone (RSL) Residential Small Lot Zone	Stormwater Management Facility Single Detached Housing
East	(CB1) Low Intensity Business Zone (RLD) Residential Low Density Zone (RA7) Low Rise Apartment Zone (RA8) Medium Rise Apartment Zone	Commercial Building Undeveloped land Undeveloped land Undeveloped land
South	(AG) Agricultural Zone	Undeveloped land
West	(RF5) Row Housing Zone	Undeveloped land

Planning Analysis

PLANS IN EFFECT

The ***Glenridding Heights Neighbourhood Structure Plan*** was adopted in July, 2011 and guides development within this neighbourhood.

This application proposes minor changes to the ultimate development pattern of the Glenridding Heights Neighbourhood which results in the following changes:

- A 0.1 ha decrease in land designated for Greenways;
- A 0.8 ha increase in land designated for Row Housing.

The proposed changes will conform to the Plan’s Policies and Objectives by:

- providing a variety of housing choices, incorporating housing for various demographic and income groups in all neighbourhood;
- promoting connectivity within the community and encouraging a pedestrian friendly environment; and
- providing efficient, contiguous and staged infrastructure and urban development.

This Bylaw will update the NSP’s map, figures and land use statistics to reflect the amendment.

The proposed Plan amendment aligns with ***the City Plan*** by:

- establishing a framework for 15 minute districts (Big City Move: a Community of Communities);
- contributing to outcomes that give residents the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs; and
- accommodating new housing development within the city’s developing areas, to reach the milestone population of 1.25 million people.

LAND USE COMPATIBILITY

Charter Bylaw 19932 will allow an opportunity for residential development and a greenway connection in the form of:

- low density housing, (RLD Zone);
- row housing, (DC1 Provision);
- low-rise multi-unit housing up to 16 m in height (approximately 4 storeys), (RA7 Zone); and
- a multi-use trail (AP Zone).

The proposed (DC1) Direct Development Control Provision will provide for ground oriented Multi-unit Row Housing and will allow for lots with increased height and site coverage compared to the standard (RF5) Row Housing Zone.

The table below compares the DC1 Provision with the standard RF5 Zone. The proposed DC1 Provision respects the majority of the development regulations within the existing RF5 Zone except for the additional proposed height of 12.0 m instead of 10.0 m; additional site coverage; and the reduced flanking side setback from 2.4 m instead of 3.0 m.

	DC1 <i>Proposed</i>	RF5 <i>Current</i>
Principal Building		
Minimum Site Area	n/a	125 m ²
Minimum Site Width	5.0 m	5.0 m
Minimum Site Depth	30.0 m	30.0 m
Minimum Density	35 Dwellings/ha	35 Dwellings/ha
Maximum Site Coverage	52% (corner) 54% (end) 62% (internal)	50%
Height	12.0 m	10.0 m
Front Setback	4.5	4.5
Front Setback (rear attached garage, or treed boulevard)	3.0 m	3.0 m
Side Setback	1.2 m	1.2 m
Flanking Side Setback	2.4 m	3.0 m
Rear Setback	7.5 m	7.5
Rear Setback (attached garage)	5.5 m	5.5 m

Technical Review

TRANSPORTATION

Administration supports the application and advises that the following will be required from the landowner / Developer at the next stage of development:

- Upgrades to Ellerslie Road SW must be to a four-lane divided arterial roadway between 127 Street SW and 170 Street SW;
- Construction of two urban lanes of Ellerslie Road SW, including a new bridge structure;
- Construction of the north two lanes from 141 Street SW to the Ambleside Eco Station;
- Construction of shared use paths to provide alternate active modes of transportation along collector roadways and greenways.
- Construction of traffic signals at the Rabbit Hill Road SW/21 Avenue NW intersection;
- Construct a crosswalk with curb-extensions and related landscaping and signage along a collector roadway;
- Dedicate right-of-way for greenways;
- Implement a parking ban on 163 Street SW; and
- No driveway access will be granted off Glenriding Boulevard SW.

DRAINAGE

Administration supports the application and advises the following will be required from the Landowner / Developer at the next stage of development:

- Permanent sanitary and storm servicing schemes must be provided in accordance with the Glenriding Heights Neighbourhood Design Report Amendment (November 2021), dated November 18, 2021; and
- Permanent sanitary and stormwater servicing requires connection to the site from the sewers along Glenriding Blvd. and 163 Street SW.

EPCOR WATER

EPCOR Water Services supports this application and advises:

- a Hydraulic Network Analysis (HNA) report is required prior to the next stage of development; and
- Fire Rescue Services should be consulted for additional on-site fire protection requirements.

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

Community Engagement

ADVANCE NOTICE

Date: August 10, 2021

- Number of recipients: 416
 - No responses received
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WEBPAGE	<ul style="list-style-type: none">• www.glenridding heights planning applications
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Advance Notice was sent to surrounding property owners and the president of the Chappelle and Greater Windermere Community League on August 10, 2021. No responses were received.

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 19683
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19931
- 3 Approved NSP – Bylaw 19683
- 4 Proposed NSP – Bylaw 19931
- 5 Application Summary

**GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19683**

LAND USE	Area (ha)	% of GDA				
Gross Area	160.5	100%				
Arterial Road Right-of-Way	19.6	12.20%				
Utility Right-of-Way (ATCO Gas)	0.6	0.40%				
Gross Developable Area	139.8	100.00%				
<u>Commercial</u>						
Neighbourhood Commercial	1.3	1%				
<u>Parkland, Recreation, School, Municipal Reserve*</u>						
District Park	37.4	27%				
School / Park	5.3	4%				
Greenways	0.2	0%				
Transportation						
Circulation	28.0	20%				
Greenways	0.6	1%				
<u>Infrastructure / Servicing</u>						
Stormwater Management Facilities	7.1	5%				
Total Non-Residential	79.9	57%				
Total Residential	60.0	43%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<u>Low Density Residential (LDR)</u>						
Single/Semi-Detached	46.1	25	1,153	2.8	3,227	76.9%
<u>Medium Density Residential (MDR)</u>						
Row Housing	7.0	45	315	2.8	882	11.7%
Low-Rise/Medium Density Housing	6.1	90	545	1.8	982	10.1%
Mid-Rise/High Density Housing						
Mid-Rise Units	0.8	225	180	1.50	270	1.3%
Total	60.0		2,193		5,361	100.00%

SUSTAINABILITY MEASURES					
Population Density (ppnrha)		89			
Unit Density (upnrha)		37			
Single/Semi-Detached:Row Housing/Low Rise:Mid-Rise Apartment Ratio		49%/51%			
Population within 500 m of Parkland		92%			
Population within 400 m of Transit Service		100%			
Population within 600 m of Commercial Service		88%			
Presence / Loss of Natural Area Features	Land	Water			
Protected as Environmental Reserve (ha)	n/a	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)	n/a	n/a			
STUDENT GENERATION STATISTICS					
Public School Board		559			
Elementary	280				
Junior High	140				
Senior High	140				
Separate School Board		280			
Elementary	140				
Junior High	70				
Senior High	70				
Total Student Population		839			
* Areas dedicated to Municipal Reserve to be confirmed by legal survey.					

**GLENRIDGING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19931**

	Area ha	% of GDA
LAND USE		100%
Gross Area	160.0	12.20%
Arterial Road Right-of-Way	19.6	0.40%
Utility Right-of-Way (ATCO Gas)	0.6	
Gross Developable Area	139.8	100.00%
<u>Commercial</u>		
Neighbourhood Commercial	1.3	1.0%
<u>Parkland, Recreation, School, Municipal Reserve*</u>		
District Park	37.4	26.7%
School / Park	5.3	3.8%
Greenways	0.1	0.1%
<u>Transportation</u>		
Circulation	28.6	20%
Greenways	0.6	0.5%
<u>Infrastructure / Servicing</u>		
Stormwater Management Facilities	7.1	5.1%
Total Non-Residential	79.8	57%
Total Residential	60.0	43%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<u>Low Density Residential (LDR)</u>						
Single/Semi-Detached	45.3	25	1,133	2.8	3,172	75.5%
<u>Medium Density Residential (MDR)</u>						
Row Housing	7.8	45	352	2.8	985	13.0%
Low-Rise/Medium Density Housing	6.1	90	545	1.8	982	10.1%
Mid-Rise/High Density Housing	0.8	225	180	1.50	270	1.3%
Total	60.0		2,210		5,409	100.00%

SUSTAINABILITY MEASURES

Population Density (ppnrha)	90
Unit Density (upnrha)	37
Single/Semi-Detached:Row Housing/Low Rise:Mid-Rise Apartment Ratio	50%/50%
Population within 500 m of Parkland	92%
Population within 400 m of Transit Service	100%
Population within 600 m of Commercial Service	88%

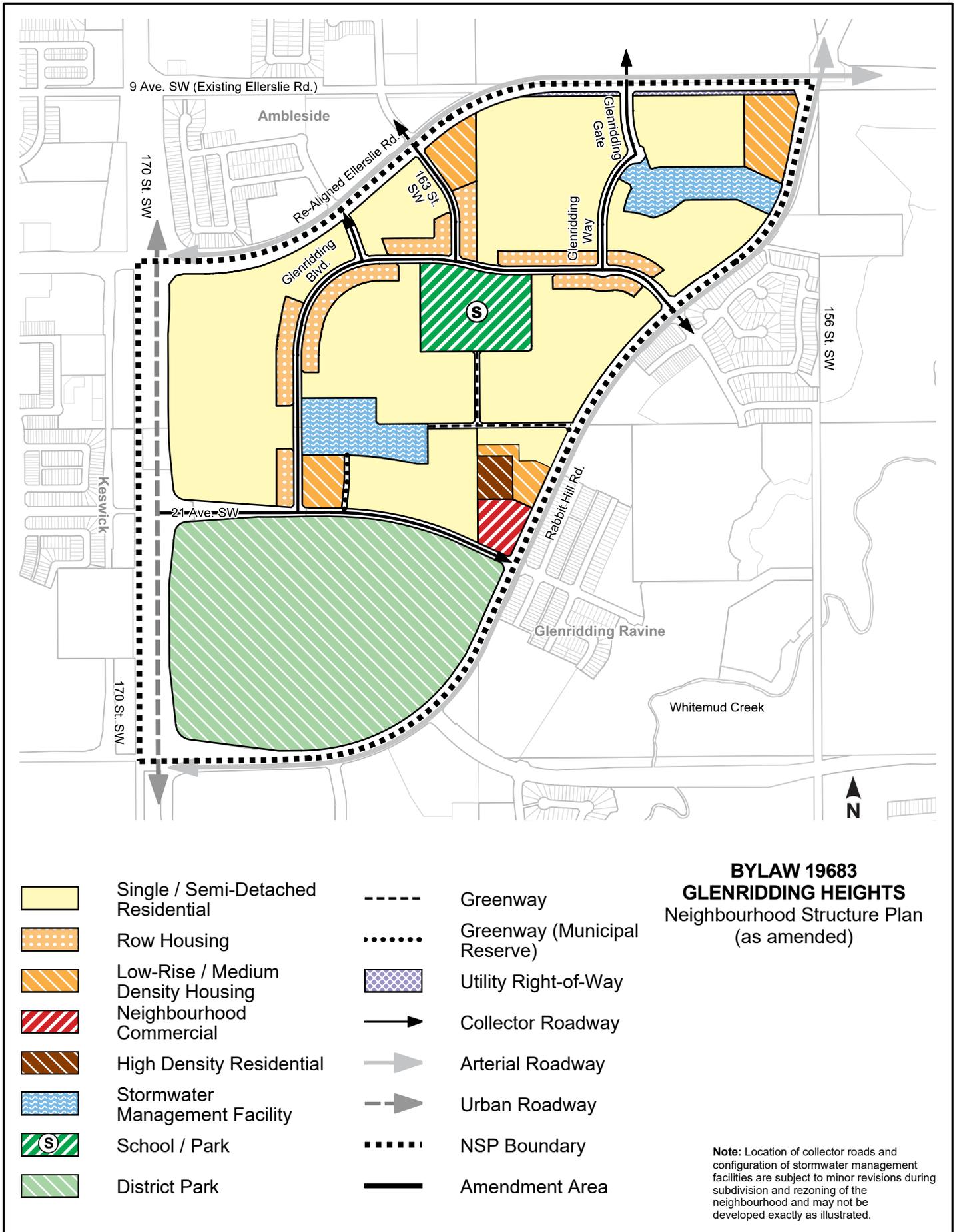
Presence / Loss of Natural Area

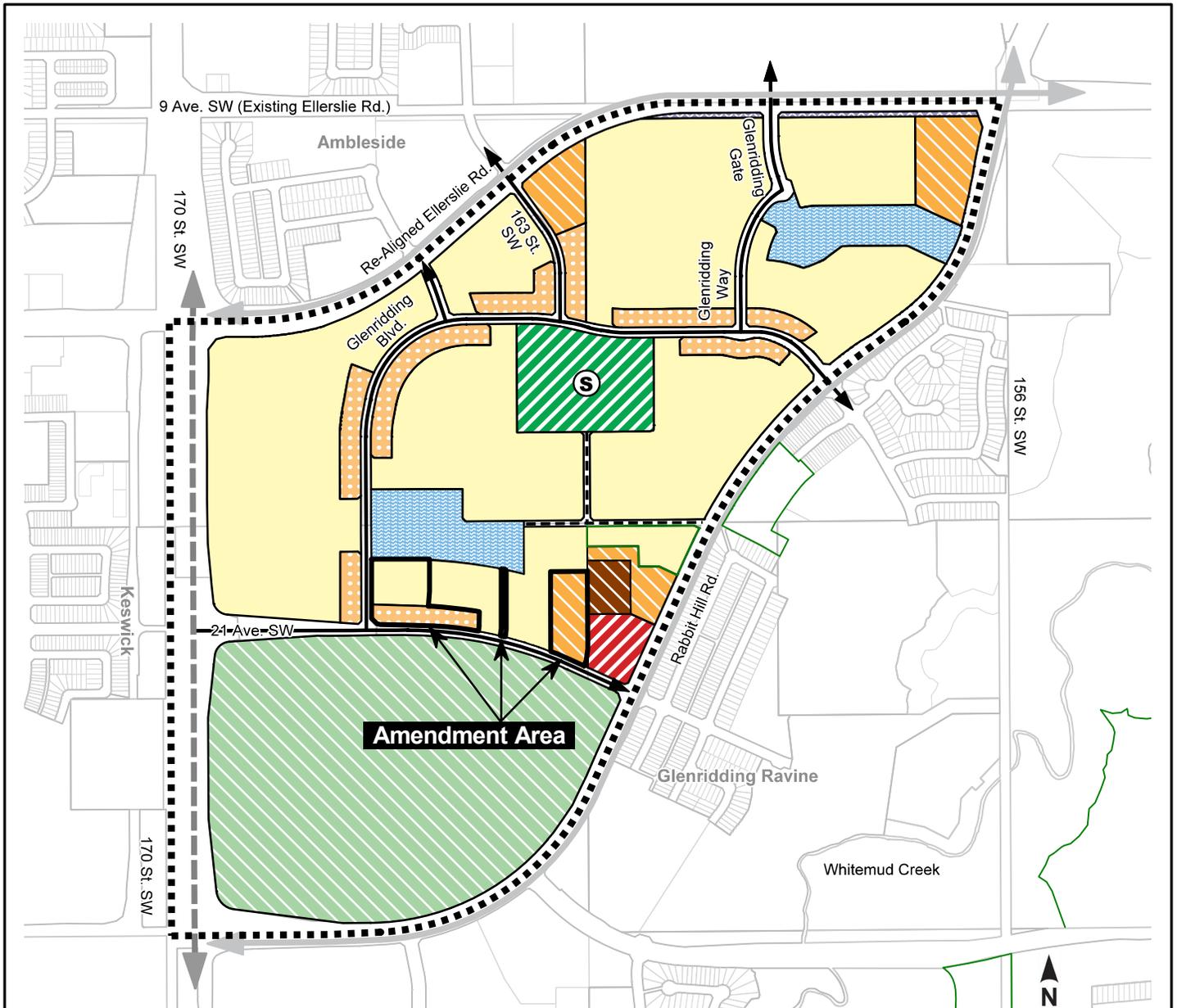
Features	Land	Water
Protected as Environmental Reserve ha	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

STUDENT GENERATION STATISTICS

Public School Board	559
Elementary	280
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Separate School Board	280
Elementary	140
Junior High	70
Senior High	70
Total Student Population	839

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





**BYLAW 19931
AMENDMENT TO
GLENRIDDING HEIGHTS
Neighbourhood Structure Plan
(as amended)**

	Single / Semi-Detached Residential		Greenway
	Row Housing		Greenway (Municipal Reserve)
	Low-Rise / Medium Density Housing		Utility Right-of-Way
	Neighbourhood Commercial		Collector Roadway
	High Density Residential		Arterial Roadway
	Stormwater Management Facility		Urban Roadway
	School / Park		NSP Boundary
	District Park		Area of Amendment

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 Rezoning
Bylaw:	19931
Charter Bylaw:	19932
Location:	North of 21 Avenue SW; and East of Glenriding Boulevard SW
Address:	16310 - 21 Avenue SW
Legal Description:	Lot 1, Block 2, Plan 1823070
Site Area:	8.0 hectares
Neighbourhood:	Glenriding Heights
Ward:	Pihêsiwin
Notified Community Organization(s):	Chappelle Community League Windermere Community League
Applicant:	Keith Davies, Stantec Consulting Ltd

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(DC1) Direct Development Control Provision (RLD) Residential Low Density Zone (RA7) Low Rise Apartment Zone (AP) Public Park Zone
Plan in Effect:	Glenriding Heights Neighbourhood Structure Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination