



# ADMINISTRATION REPORT **REZONING** GLENRIDDING RAVINE

## 14705 Ellerslie Road SW and 1705 Rabbit Hill Road SW

To allow for low density residential housing, park space, and a Top-of Bank walkway.



**Recommendation:** That Charter Bylaw 19967 to amend the Zoning Bylaw from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone and (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone, (A) Metropolitan Recreation Zone and (AP) Public Parks Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the protection of the North Saskatchewan River Valley/ Ravine System and the construction of a top-of-bank walkway;
- will be compatible with the surrounding and planned land uses;
- conforms with the *Glenriding Ravine NSP*; and
- aligns with *CityPlan*.

## Report Summary

This application was accepted on November 15, 2021, from Michael Reyes, IBI Group Ltd., on behalf of Jagare Ridge Communities Inc. The application proposes changing the site's zoning designation to accommodate low density residential development, a park, a greenway and the preservation of natural areas and a Top-of-Bank walkway in conformance with the *Glenridding Ravine Neighbourhood Structure Plan* and *CityPlan*.

## The Application

**CHARTER BYLAW 19967** will amend the Zoning Bylaw from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone and (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone, (A) Metropolitan Recreation Zone and (AP) Public Parks Zone.

## Site and Surrounding Area

The subject site is 3.58 ha and is undeveloped. It is located east of 156 Street SW and west of Whitemud Creek Ravine in the northern portion of the Glenridding Ravine neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped/Whitemud Creek Ravine
<b>CONTEXT</b>		
North	(AP) Public Parks Zone (A) Metropolitan Recreation Zone	Undeveloped Whitemud Creek Ravine
East	(AG) Agricultural Zone	Whitemud Creek Ravine
South	(AG) Agricultural Zone	Whitemud Creek Ravine
West	(RSL) Residential Small Lot Zone (RF4) Semi-detached Residential Zone (AP) Public Parks Zone	Developing land Developing land Developing land

## Planning Analysis

The ***Glenridding Ravine Neighbourhood Structure Plan*** was adopted in December 2016 and guides development within this neighbourhood. The Plan designates the subject site as Single/Semi-Detached Residential, Park, Greenway and Top-of-Bank Shared Use Path. The proposed zones will conform to the Plan’s Policies and Objectives by:

- promoting connectivity within the community and encouraging pedestrian-oriented environments;
- providing efficient, contiguous and staged infrastructure and urban development;
- protecting the Whitemud Creek Ravine from urban development; and
- retaining sustainable natural features above the Whitemud Creek Top-of-bank line to enhance the ecological network.

This proposed rezoning aligns with ***the City Plan*** by:

- accommodating new housing development within the city’s developing areas, to reach the milestone population of 1.25 million people;
- conserving, restoring and reconnecting natural areas and ecological networks within the built environment for human and ecosystem health; and
- acquiring lands within the North Saskatchewan River Valley and Ravine System to protect natural areas, open space, connectivity and use.

### LAND USE COMPATIBILITY

Charter Blaw 19967 will allow an opportunity for residential development, a park, a greenway and protection of the ravine system in the form of:

- low density housing (RLD Zone);
- natural area protection and accommodate a top-of-bank walkway (A Zone); and
- park and greenway connection (AP Zone).

Charter Bylaw 19967 will protect the top of the bank and the slope and some of the vegetation that is part of the river valley and ravine system, in accordance with the City of Edmonton Top-of-Bank Policy C542. The proposed (A) Metropolitan Recreation Zone includes a linear strip of land at the top of the bank intended to accommodate a top-of-bank walkway at the time of subdivision. The proposed top of the bank walkway will connect to a greenway and a park,

providing a pedestrian connection from the neighbourhood to the Whitemud Creek Ravine. The proposed RDL Zone is compatible with the low density residential land uses to the west.

## Technical Review

### TRANSPORTATION

Administration supports the application. Upgrades and other requirements will be appropriately required at the next stage of development to provide the necessary transportation infrastructure, such as:

- Upgrades to Ellerslie Road SW must be to a four-lane divided arterial roadway, between 170 Street SW and 127 Street SW;
- Construction of a Shared Use Path within the Greenway and along the Top-of-Bank; and
- Construction of walkway connections to the Shared Use Path;

The landowner / Developer will be responsible for undertaking this work at the next stage of development.

### DRAINAGE

Administration supports this application. The necessary drainage infrastructure can be provided via connections to sanitary and storm sewers in 13A Avenue. The landowner / Developer will be responsible for providing this infrastructure at the next stage of development.

### FIRE RESCUE

Administration supports the application and advises that a secondary emergency access may be required in accordance with the City of Edmonton Design and Construction Standard Volume 2: Complete Streets; and along with a Swept Path Analysis. The landowner / Developer will be responsible for providing this information and infrastructure at the next stage of development.

### EPCOR WATER

EPCOR Water Services supports this application and advises that future development must meet Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission and the accepted Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

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

## Community Insights

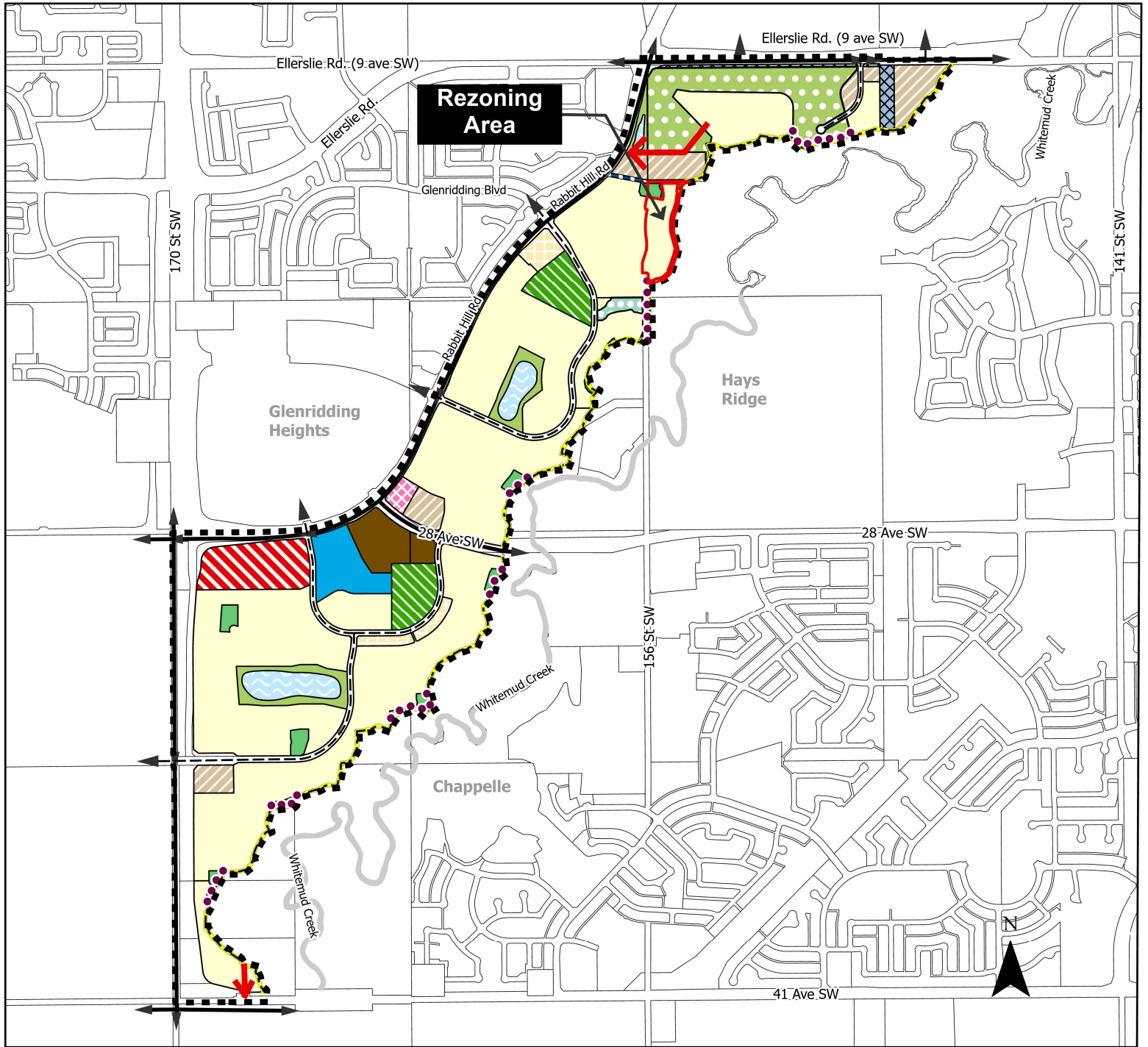
<b>ADVANCE NOTICE</b> Date: December 3, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 82</li><li>• Number of responses: 0</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/glenriddingplanningapplications">edmonton.ca/glenriddingplanningapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Context Map
- 2 Application Summary



**BYLAW 19569**  
**GLENRIDDING RAVINE**  
 Neighbourhood Structure Plan  
 (as amended)

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

**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:	19967
Location:	East of 156 Street SW and west of the Whitemud Creek Ravine
Addresses:	1705 - Rabbit Hill Road SW 14705 - Ellerslie Road SW
Legal Description(s):	Lot A, Block 23, Plan 1922251 Lot B, Block 1, Plan 1322811
Site Area:	3.58 ha
Neighbourhood:	Glenriding Ravine
Ward:	Pihesiwin
Notified Community Organization:	Greater Windermere Community League
Applicant:	Michael Reyes, IBI Group Ltd

### PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone (RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone
Proposed Zones:	(RLD) Residential Low Density Zone (A) Metropolitan Recreation Zone (AP) Public Parks Zone
Plan in Effect:	Glenriding Ravine Neighbourhood Structure Plan
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Vivian Gamache  
Tim Ford  
Development Services  
Planning Coordination