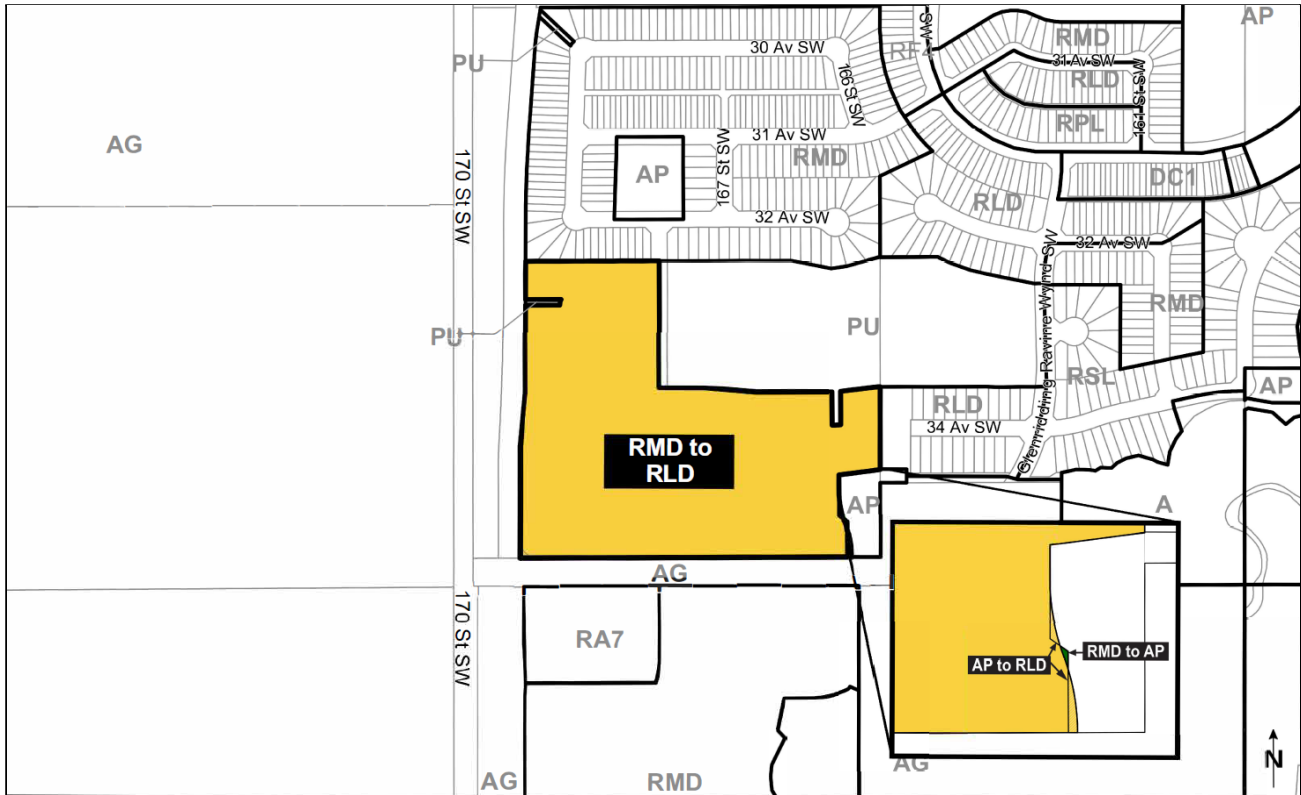


# Administration Report Glenriding Ravine

Edmonton

## 3245 - 170 Street SW

To allow for a range of low density residential development.



**Recommendation:** That **Charter Bylaw 20027** to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone and (AP) Public Parks Zone to (RLD) Residential Low Density Zone and (AP) Public Parks Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it conforms to the Glenriding Ravine Neighbourhood Structure Plan; and
- it will be compatible with existing and planned surrounding land uses.

## Application Summary

**CHARTER BYLAW 20027** proposes to rezone a portion of Block OT, Plan 4791TR from (RMD) Residential Mixed Dwelling Zone and (AP) Public Parks Zone to (RLD) Residential Low Density Zone and (AP) Public Parks Zone for the purpose of developing low density housing. The proposal conforms with the Windermere Area Structure Plan (ASP) and the Glenridding Ravine Neighbourhood Structure Plan (NSP). The proposal also aligns with the City Plan.

This application was accepted from Scheffer Andrew Ltd., on behalf of Cameron Communities Inc., on December 29, 2021.

## Community Insights

Administration applied a Basic Approach to seek public feedback about this application because:

- the proposed change in land use will be nominal;
- the proposal conforms to the statutory plans (ASP and NSP); and
- no responses were received from the Advance Notice postcard.

The Basic Approach included the following

- An Advance Notice postcard was sent to surrounding property owners within a 60 metre radius and community leagues; and
- Information on the application was added to the City of Edmonton's website.

Further details of the Advance Notice and website are below.

**Advance Notice**, January 18, 2022

- Number of recipients: 21
- Number of responses with concerns: 0

**Comments and concerns raised:**

- None

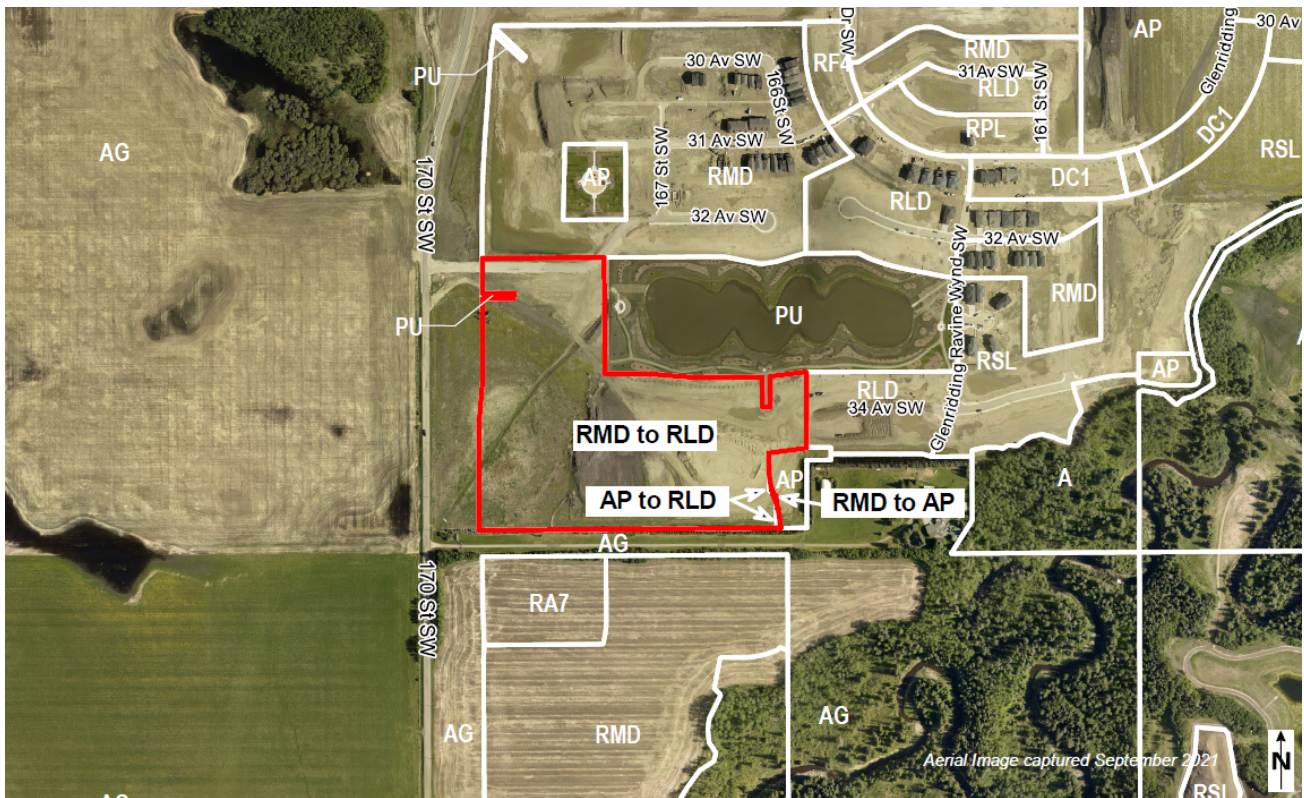
**Webpage**

- [edmonton.ca/glenriddingplanningapplications](http://edmonton.ca/glenriddingplanningapplications)

No formal feedback or position was received from the Chappelle Community League and the Greater Windermere Community League at the time this report was written.

## Site and Surrounding Area

The site is located east of 170 Street SW and south of 32 Avenue SW in the Glenridding Ravine neighbourhood. It is approximately 8.1 hectares in area and is undeveloped.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RMD) Residential Mixed Dwelling Zone (AP) Public Parks Zone	Undeveloped land Undeveloped land
<b>CONTEXT</b>		
North	(RMD) Residential Mixed Dwelling Zone (PU) Public Utility Zone (AP) Public Parks Zone	Developing housing Stormwater pond Pocket Park
East	(AP) Public Parks Zone (PU) Public Utility Zone (RLD) Residential Low Density Zone (AG) Agricultural Zone	Future Park Stormwater pond Developing housing Acreage
South	(AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone (RA7) Low Rise Apartment Zone	Driveway access for acreage Undeveloped land Undeveloped land
West	(AG) Agricultural Zone	Undeveloped land

## Planning Analysis

### Plans in Effect

The proposal to rezone the subject site conforms with the **Windermere Area Structure Plan** (ASP) and the **Glenridding Ravine Neighbourhood Structure Plan** (NSP) which designate the site for Low Density Residential development. The proposed rezoning aligns with the **City Plan** by accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

### Land Use Compatibility

This application proposes to rezone the subject area from RMD to RLD, and make minor adjustments to the border of a park site zoned AP. The boundary of the park site is being adjusted to align with an associated subdivision of the land (file: LDA22-0049).

The RLD Zone allows a range of low-density housing types. The associated subdivision application proposes to create single detached and semi-detached residential lots, and a Public Utility lot.

With the exception of the stormwater management facility in the northeast and the AG parcels to the west and southeast of the subject site, the surrounding parcels are zoned for residential development. An acreage occupies the AG zoned parcel in the southeast; the Glenridding Ravine NSP ultimately designates the acreage property for low density residential development. The AG zoned parcel located west of 170 Street SW is within the Keswick NSP which designates said parcel for residential development.

The proposed RLD Zone will be compatible with the existing and future surrounding development.

The proposed rezoning has been submitted in conjunction with an associated subdivision application (file: LDA22-0049) that is currently under review by Administration. The subdivision application proposes to create 93 single detached residential lots, 36 semi-detached residential lots, and one (1) Public Utility lot on the subject site.

## RMD & RLD Comparison Summary

The differences in zones are shown by red text.

	<b>RMD</b> (Current)	<b>RLD</b> (Proposed)
<b>Principal Use</b>	Low Density Housing	Low Density Housing
All Uses in both Zones are identical except for:	Row Housing	Duplex Housing Lodging Houses
<b>Development Regulations</b>		
Total Site Coverage	45% to 55%	50% to 55%
Height	10 m 12.0 m (Row Housing)	10 m
Minimum Site Width	5.0 m to 7.6 m	No minimum
Minimum Site Depth	30.0 m	27.0 m
<b>Setbacks</b>		
Front Setback	3.0 m - 5.5 m	3.0 m - 5.5 m
Side Setback	0 m - 4.5 m <sup>x</sup>	0 m - 4.5 m <sup>x</sup>
Rear Setback	7.5 m 4.5 m (Corner Site)	7.5 m 4.5 m (Corner Site)

<sup>x</sup>Zero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m

## Technical Review

### Transportation

Administration supports the proposed rezoning and advises the following:

- Development Services is committed to working with the Heritage Valley and Windermere owners groups to develop a staged construction plan to upgrade Ellerslie Road SW to a four-lane divided arterial roadway between 135 Street SW and 170 Street SW to accommodate current traffic volumes. Current / future subdivisions in the area will be conditioned with the construction of two urban lanes of Ellerslie Road SW, including a new bridge structure and construction of the north two lanes from

141 Street SW to the Ambleside Eco Station, until a Servicing Agreement for this first stage of construction has been signed.

- Development Services will continue to work with the area developers and review roadway priorities to support developments within the Windermere and Heritage Valley area. With development of the subject lands, the applicant will be required to upgrade 170 Street SW and construct the 36 Avenue SW collector connection into the neighbourhood. Staged development of the lands is possible but may require additional analysis.

## **Transit**

Administration supports the proposed rezoning and advises the following:

- There is currently no regular bus service to the Glenridding Ravine neighbourhood. ETS intends to operate bus service on Glenridding Ravine collector roads but implementation is dependent on demand and available funding.
- The Edmonton City Plan identifies future mass transit routes that will operate on 170 Street SW. It is anticipated that the ultimate design of 170 Street SW (near the rezoning site) will include exclusive or semi-exclusive roadway for transit.

## **Drainage**

Administration supports the proposed rezoning and advises the following:

- Permanent sanitary and storm servicing connections are available to serve the site, and will be provided in accordance with the accepted Glenridding Ravine South Neighbourhood Design Report.

## **Open Space**

Administration supports the proposed rezoning and has no concerns.

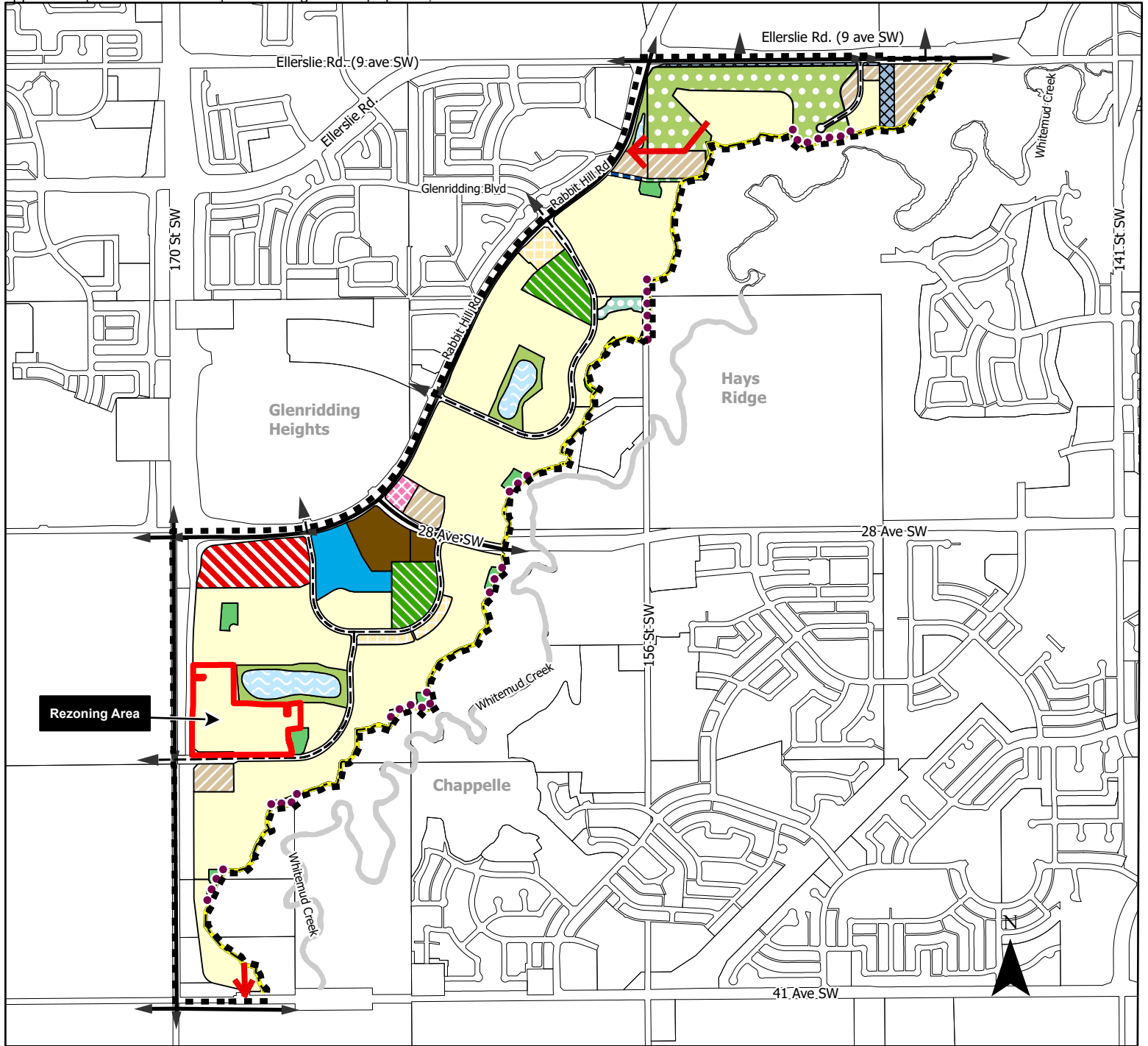
## **EPCOR Water**

EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage.

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

## **Appendices**

- 1 Context Map
- 2 Application Summary



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

- |                                |   |                             |
|--------------------------------|---|-----------------------------|
| Rezoning Area                  | Park  | Greenway (ROW)              |
| 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                |

**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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw(s):</b>	20027
<b>Location:</b>	East of 170 Street SW and south of 32 Avenue SW
<b>Address(es):</b>	3245 - 170 Street SW
<b>Legal Description(s):</b>	A portion of Block OT, Plan 4791TR
<b>Site Area:</b>	8.12 hectares
<b>Neighbourhood:</b>	Glenriding Ravine
<b>Ward:</b>	Pihêsiwin
<b>Notified Community Organization(s):</b>	The Chappelle Community League; and The Greater Windermere Community League
<b>Applicant:</b>	Scheffer Andrew Ltd.

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RMD) Residential Mixed Dwelling Zone; and (AP) Public Parks Zone
<b>Proposed Zone(s) and Overlay(s):</b>	(RLD) Residential Low Density Zone; and (AP) Public Parks Zone
<b>Plan(s) in Effect:</b>	Windermere Area Structure Plan; and Glenriding Ravine Neighbourhood Structure Plan
<b>Historic Status:</b>	None

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