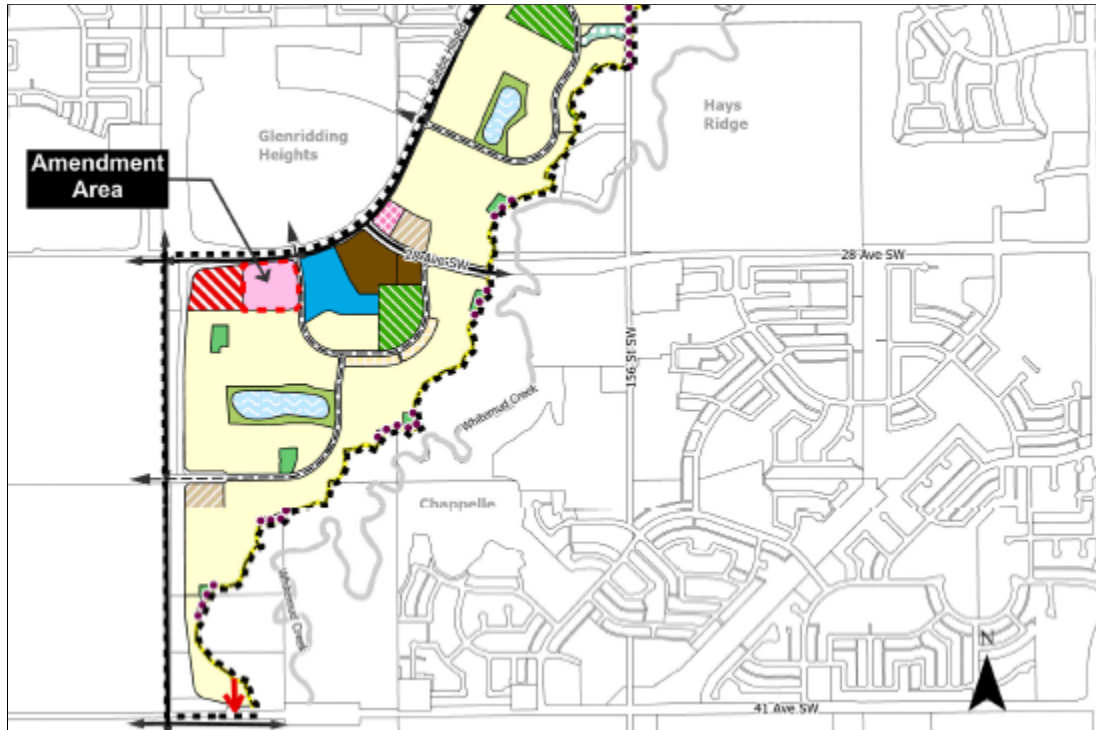


2815 - 170 Street SW

To rezone land for a mixed-use shopping centre.



Recommendation: That **Bylaw 20010** to amend the Windermere Area Structure Plan, **Bylaw 20011** to amend the Glenridding Ravine Neighborhood Structure Plan, and Charter **Bylaw 20012** to amend the Zoning Bylaw from (AG) Agricultural Zone to (CSC) Shopping Centre Zone, (DC2) Site Specific Development Control Provision, and (RA8) Medium Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

- allow for mixed use densification near a future Transit Centre;
- be compatible with surrounding existing and planned land uses; and
- support the logical development of the neighbourhood.

Application Summary

1. **BYLAW 20010** proposes to amend the Windermere Area Structure Plan (ASP) to redesignate approximately 3.3 ha of land from Community Commercial to Mixed Use to Mixed Use - Residential/Commercial.
2. **BYLAW 20011** proposes to amend the Glenridding Ravine Neighbourhood Structure Plan (NSP) to redesignate approximately 3.3 ha of land from Commercial to Mixed Use - Commercial/Residential.
3. **CHARTER BYLAW 20012** proposes to rezone the site from (AG) Agricultural Zone to (CSC) Shopping Centre Zone, (DC2) Site Specific Development Control Provision, and (RA8) Medium Rise Apartment Zone. The proposed zones will allow for the development of a mixed-use shopping centre that will comprise both commercial uses and medium-rise Multi-unit Housing.

The application was accepted on November 21, 2022, from Select Engineering (Jeanne Calder) on behalf of Rohit Land at Glenridding South Ltd.

Community Insights

Administration sought public feedback about this proposal through a Basic Approach, which included a notice sent to surrounding landowners and basic information provided on a city website.

Basic Approach details:

Advance Notice, sent December 8, 2021

- Number of recipients: 532
- Number of responses with concerns: 2

Comments raised:

- Two responses were received from residents with concerns about Medium Rise Apartment backing onto adjacent low density residential development to the south.

Webpage:

- edmonton.ca/glenriddingplanningapplications

No formal feedback or position was received from the Chappelle Community League nor the Greater Windermere Community League at the time this report was written.

Site and Surrounding Area

The subject site is currently undeveloped and is approximately 6.54 ha in area. It is located south of Rabbit Hill Road SW and east of 170 Street SW in the central portion of the Glenriding Ravine neighbourhood. The surrounding area is generally undeveloped; however, low density residential development is occurring and moving toward the site from the south.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped land (future District School / Park site)
East	(US) Urban Services Zone	Undeveloped land
South	(RMD) Residential Mixed Dwelling Zone (RF4) Semi-detached Residential Zone	Developing low density housing

West	(AG) Agricultural Zone	Undeveloped land (170 Street corridor)
------	------------------------	--

Planning Analysis

The rezoning area is located within the **Windermere Area Structure Plan (ASP)** and the **Glenridding Ravine Neighbourhood Structure Plan (NSP)**, which designates the site for Commercial land use. The proposed plan amendments will re-designate the eastern portion of the commercial site for Mixed Use to allow for a combination of both commercial uses and medium-rise Multi-unit Housing.

The proposed CSC Zone will allow for larger scale shopping centre development on the western portion of the site. This zone is intended to serve the surrounding community and will conform to the existing Commercial designation for the site within the approved plans. The remaining eastern portion of the site is proposed to be rezoned to RA8 to allow for medium rise Multi-unit Housing up to six-storeys in height, and DC2 to provide opportunities for both commercial uses and medium rise Multi-unit Housing.

The proposed zoning for the site will be compatible with the surrounding existing and planned residential development and will accommodate housing choices and employment opportunities for the neighbourhood and surrounding communities.

Apartment housing under the proposed RA8 Zone will require a setback ranging from 3 m to 10 m, depending upon the height and design of the building, and any mitigating landscape screening. Development Officers will have the discretion to require mitigating design elements at the Development Permit stage. Because it is located north of the low density housing, there will be no shadow impact upon those properties, and the apartment housing will provide a buffer between the residential areas to the south and the commercial uses to the north.

The Mixed-Use site will share an all-direction access to Rabbit Hill Road with the westerly abutting commercial site to facilitate efficient ingress and egress to the larger development, and with the flows on the abutting arterial roadways.

The proposed rezoning for the site will conform with the following Windermere ASP & Glenridding NSP objectives and policies:

Windermere ASP

5.3.1 - Intent: Business/Commercial

- Provide business and shopping centre commercial developments to serve the needs (including employment) of residents located within the Windermere Area Structure Plan and region.
- Locate and orient businesses and commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities for both transit and vehicles.
- Provide neighbourhood convenience, shopping centre commercial, and major commercial development opportunities and services within the Windermere ASP.

5.6.1 - Intent: Residential

- Orient higher density residential land uses toward the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use or mitigating measures between adjacent single-family development and major roads and commercial uses
- Establish sufficient overall residential densities within Windermere to support the efficient provision of education facilities, recreational facilities, and municipal services.

Glenridding Ravine NSP

- 3.2.6 - Residential, Objective 25: Provide a range of housing choices in a variety of physical forms to meet the needs of different household types, income levels, and ages.
- 3.2.8 - Commercial, Objective 34: Provide the opportunity for commercial needs to be met within the neighbourhood.

The City Plan

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;
- allowing for limited mixed use densification near a future Transit Centre; and
- integrating services, amenities, and housing with active transportation networks.

Technical Review

Transportation

A Traffic Memorandum was submitted in support of this application. The planned area roadway network will have capacity to accommodate the additional traffic generated by the proposed rezoning. Measures such as installation of traffic signals and on-street parking restrictions as required to maintain a satisfactory level of service will be reviewed as the area develops. Site accesses are

currently available off Rabbit Hill Road SW and Glenridding Ravine Drive SW. A future right-in/right-out only site access is planned off the 170 Street SW collector-distributor road which will be further reviewed at the development permit stage.

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.

Drainage

Administration supports this application. Permanent sanitary and stormwater servicing of the proposed subdivision area shall be in general accordance with the servicing schemes as identified in the accepted Glenridding Ravine South Neighbourhood Design Report. Permanent sanitary and stormwater servicing connections are available from sewers along Glenridding Ravine Drive SW.

EPCOR Water

Administration supports this application. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Approved Windermere ASP Land Use and Population Statistics – Bylaw 19264
- 2 Proposed Windermere ASP Land Use and Population Statistics – Bylaw 20010
- 3 Approved Glenridding Ravine NSP Land Use and Population Statistics – Bylaw 19569
- 4 Proposed Glenridding Ravine NSP Land Use and Population Statistics – Bylaw 20011
- 5 Approved Windermere ASP – Bylaw 19264
- 6 Proposed Windermere ASP – Bylaw 20010
- 7 Approved Glenridding Ravine NSP – Bylaw 19569
- 8 Proposed Glenridding Ravine NSP – Bylaw 20011
- 9 Application Summary

APPROVED WINDERMERE AREA STRUCTURE PLAN

LAND USE AND POPULATION STATISTICS

BYLAW 19264

Windermere Area Structure Plan – Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NHBD 1	Windermere - NHBD 2	Keswick - NHBD 3	Glenridding Heights - NHBD 4A	Glenridding Ravine - NHBD 4B	NHBD 5*	TOTAL (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	306	1,821
Pipeline / Power Line Corridors ROW	2.7	1.6	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		53
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		11
Major Arterial / Road ROW	11.8	11.0	16.5	19.6	22.2	14	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	305.9	139.8	155.3	292	1,641
Public Utility	0.6	2.4			0.0		3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54	103
Commercial	4.9	14.2	7.3	1.3	6.0		34
Mixed Uses	5.5	1.0	3.5				10
Circulation * @ 25%	25.5	90.0	61.9	28.6	31.0	19	256
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12	90
Institutional	2.1		2.6	0.0	4.0		9
TOTAL NON-RESIDENTIAL LAND USES	195.8	165.4	113.9	79.9	59.9	99	714
Percentage of GDA	65%	37%	37%	57%	39%	34%	44%
NET RESIDENTIAL AREA	104.4	279.9	192.0	60.0	95.4	193	925
Percentage of GDA	35%	63%	63%	43%	61%	66%	56%

*Detailed calculations will be prepared during NSP approval stage

Windermere Area Structure Plan – Housing Units and Population Statistics

Neighbourhood	Ambleside - NHBD 1		Windermere - NHBD 2		Keswick - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine - NHBD 4B		NHBD 5*		TOTAL	
NET RESIDENTIAL AREA (ha)	104.4		279.9		192.0		60.0		95.4		193		924.7	
Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	84.7	2,117	160	3,999	167.8	4,196	44.8	1,120	78.5	1,962	135	2,450	673.5	15,844
Row Housing Residential	6.4	288	7.9	356	9.2	415	7.0	315	4.3	194			34.8	1,568
Medium Density Residential	10.9	981	20	1,803	9.9	893	7.4	662	9.4	1,045	38	1,914	95.7	7,298
Mixed Use					1.4	175							1.4	175
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2	380	13.1	2,877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
Neighbourhood Total	104.6	3,971	279.9	6,854	192.0	6,493	60.0	2,277	95.4	3,921	175	4,744	906.9	28,260
Unit Density (du/nrha)	38		24		34		38		41		25		31	
Population														
Low Density Population	5,928		11,197		11,748		3,136		5,494		8,084		45,587	
Row Housing Population	806		997		1,162		882		543				4,390	
Medium Density Population	1,766		3,245		1,607		1,192		1,880		5,493		15,183	
Mixed Use					263								263	
High Density Population	877		297		1,220		270		1,080		543		4,287	
*Large Lot Residential			414										414	
Existing Country Residential			980										980	
Neighbourhood Total	9,377		17,130		16,000		5,480		8,997		14,120		71,104	
Population Density (ppl/nrha)	90		61		83		91		94		73		77	

*Nbd 5 Medium Density includes both row housing and low rise

Windermere Area Structure Plan – Student Generation

NEIGHBOURHOOD	Gross Developable Area (ha)	Public School Board		Separate School Board			Neighbourhood Sub-total
		Elementary	Junior/Senior High	Elementary	Junior High	Senior High	
Ambleside - NHBD 1	299	600	600	300	150	150	1,800
Windermere - NHBD 2	448	888	888	444	222	222	2,664
Keswick - NHBD 3	306	612	612	306	153	153	1,836
Glenridding Heights - NHBD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NHBD 4B	155	311	310	155	78	78	932
NHBD 5	292	584	584	234	117	117	1,636
TOTAL STUDENT POPULATION*	1,640	3,275	3,274	1,579	790	790	9,708

*School age populations are calculated based upon Neighbourhood GDA. These calculations do not take into account neighbourhood life cycles and changing provisions. The necessity of school sites should be determined during NSP preparation.

**PROPOSED WINDERMERE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20010**

WINDERMERE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	Ambleside NBHD 1	Windermere NBHD 2	Keswick NBHD 3	Glenridding Heights NBHD 4A	Glenridding Ravine NBHD 4B	NBHD 5	Total
Gross Area (ha)	314.7	469.1	372.7	160.5	197.9	306.0	1820.9
Pipeline/ Power Line Corridors	2.7	1.6	0.7	1.0	1.8		7.8
Pipeline / Ravine Lands (ER)	0.0	11.2	43.7		0.7		55.6
Land Between UDL & TOB Road	0.0		6.0		5.5		11.5
Major Arterial / Road ROW	11.8	11.0	16.5	19.6	21.7	14.0	94.6
Existing Uses	0.0				12.4		12.4
Sub-total	14.5	23.8	66.9	20.6	42.1	14.0	
Gross Developable Area	300.2	445.3	305.8	139.9	155.8	292.0	1639.0
Public Utility Lot	0.6	2.4			0.1		
Municipal Reserve School/ Park	19.8	29.0	18.7	42.9	9.1	14.0	133.5
Business Employment	69.2						69.2
Major Commercial Centre	47.9	1.5				54.0	103.4
Commercial	4.9	14.2	7.3	1.3	3.2		30.9
Mixed Use	5.5	1.0	3.5		2.2		12.2
Circulation *@25%	25.5	90.0	61.9	28.6	31.0	19.0	256.0
Transit Centre	2.2				0.8		3.0
Public Open Space	2.6	0.7					3.3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12.0	90.0
Institutional	2.1		2.6		4.0		8.7
Total Non-Residential Land Use	195.8	165.4	113.9	79.9	59.3	99.0	713.3
Percentage of GDA	65%	37%	37%	57%	38%	34%	44%
NET RESIDENTIAL AREA	104.6	279.9	192.0	60.0	96.5	193	908
Percentage of GDA	35%	63%	63%	43%	62%	66%	55%

WINDERMERE AREA STRUCTURE PLAN – HOUSING UNITS AND POPULATION STATISTICS

Neighbourhood	Ambleside NHBD 1		Windermere NHBD 2		Keswick NHBD 3		Glenridding Heights NHBD 4A		Glenridding Ravine NHBD 4B		NHBD 5		Total	
Net Residential Area (ha)	104.4		279.9		192.0		60.0		95.4		193		924.7	
Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	84.7	2,118	160.0	4,000	167.8	4,195	44.8	1,120	78.5	1,963	135.0	2,450	670.8	15,845
Row Housing Residential	6.4	288	7.9	356	9.2	414	7.0	315	4.3	194	0.0	-	34.8	1,566
Medium Density Residential	10.9	981	20.0	1,800	9.9	893	7.4	662	9.4	1,043	38.0	1,915	95.6	7,295
Mixed Use Residential	0.0	-	0.0	-	1.4	175	0.0	-	1.1	138	0.0	-	2.5	313
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2.0	380	13.1	2,877
Large Lot Residential	0.0	-	21.1	148	0.0	-	0.0	-	0.0	-	0.0	-	21.1	148
Existing Country Residential	0.0	-	70.0	350	0.0	-	0.0	-	0.0	-	0.0	-	70.0	350
Neighbourhood Total	104.6	3,972	279.9	6,851	191.9	6,492	60	2,277	96.5	4,057	175	4,745	907.9	28,393
Unit Density (du/nrha)	38.0		24.5		33.8		38.0		42.0		27.1		31.3	

Population							
Low Density Residential	5,929	11,200	11,746	3,136	5,495	6,861	44,367
Row Housing Residential	806	995	1,159	882	542	-	4,385
Medium Density Residential	1,766	3,240	1,607	1,192	1,878	3,447	13,130
Mixed Use Residential	-	-	263	-	206	-	469
High Density Residential	878	297	1,220	270	1,080	570	4,315
Large Lot Residential	-	414	-	-	-	-	414
Existing Country Residential	-	980	-	-	-	-	980
Neighbourhood Total	9,379	17,126	15,995	5,480	9,201	10,878	68,059
Population Density (ppl/nrha)	90	61	83	91	95	62	

STUDENT GENERATION COUNT

	Gros Developable Area (ha)	Public School Board		Separate School Board			NBHD Sub-Total
		Elementary	Junior /Senior High	Elementary	Junior High	Senior High	
Ambleside - NBHD 1	300	600	600	300	150	150	1800
Windermere - NBHD 2	445	888	888	444	222	222	2664
Keswick - NBHD 3	305	612	612	306	153	153	1836
Glenridding Heights - NBHD 4A	140	280	280	140	70	70	840
Glenridding Ravines - NBHD 4B	155	311	311	155	78	78	933
Neighbourhood 5	292	584	584	234	117	117	1636
Total Student Population	1637	3275	3275	1579	790	790	9709

* School age populations are calculated based upon Neighbourhood GDA. These calculations do not take into account neighbourhood life cycles and changing provisions. The necessity of school sites should be determined during NSP preparations.

Glenridding Ravine Neighbourhood Structure Plan
Approved Land Use and Population Statistics - Bylaw 19569

LAND USE	Area (ha)	% of GA	
Gross Area	197.93		
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	22.19		
	Area (ha)	% of GDA	
Gross Developable Area	155.34	100.0%	
Commercial			
<i>Community Commercial</i>	6.02	3.9%	
Urban Services	4.04	2.6%	
Parkland, Recreation, School, Municipal Reserve*	9.14	5.9%	<u>% of MR</u>
<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%	
Total Non-Residential Area	59.93	38.80%	
Net Residential Area (NRA)	95.41	61.20%	

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential (LDR)						
<i>Single/Semi-Detached Residential</i>	80.34	25	2,009	84%	2.80	5,624
Medium Density Residential (MDR)						
<i>Row Housing</i>	2.46	45	111	3%	2.80	310
<i>Low-Rise/Medium Density Housing</i>	8.74	111	970	9%	1.80	1,746
Medium Rise / High Density	3.87	225	871	4%	1.50	1,306
Total	95.41		3,960	100.00%		8,986

SUSTAINABILITY MEASURES

Population Density (ppnrha)						94
Unit Density (upnrha)						42
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing	51%	/	27%	/	22%	
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

Public School Board		621
Elementary	311	
Junior High	155	
Senior High	155	
Separate School Board		311
Elementary	155	
Junior High	78	
Senior High	78	
Total Student Population		932

*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.

**Glenridding Ravine Neighbourhood Structure Plan
Proposed Land Use and Population Statistics - Bylaw 20011**

GROSS AREA	197.93	
Environmental Reserve	0.74	
Public Upland Area (Lands Between UDL and Top-of-Bank)	5.51	
Utility Right-of-Way	1.76	
Existing Jagare Ridge Golf Course	12.39	
Arterial Road Right-of-Way	21.67	
Subtotal	42.07	
GROSS DEVELOPABLE AREA	155.86	
Community Commercial	3.24	2.1%
Mixed-Use	3.30	2.1%
Urban Service	4.04	2.6%
Parkland, Recreation, School (Municipal Reserve)		
Urban Village Park	6.50	4.2%
Pocket Park	1.40	0.9%
Greenways (MR)	0.15	0.1%
Top-of-Bank Parks	1.09	0.7%
Transportation		
Circulation	30.89	19.8%
Greenway (ROW)	0.14	0.1%
Transit Centre	0.79	0.5%
Infrastructure / Servicing		
Stormwater Management Facility	8.91	5.7%
TOTAL Non-Residential Area	60.45	38.8%
Net Residential Area (NRA)	95.41	61.2%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ ha	Units	People / Unit	Pop.	% of NRA
Low Density Residential	80.34	25	2,008	2.8	5,622	84.2%
Row Housing	2.46	45	110	2.8	308	2.5%
Low-Rise / Medium Density Residential	8.74	111	970	1.8	1,746	9.1%
Medium Rise / High Density Residential	3.87	225	870	1.5	1,305	4.0%
TOTAL Residential	95.41		3,958		8,981	

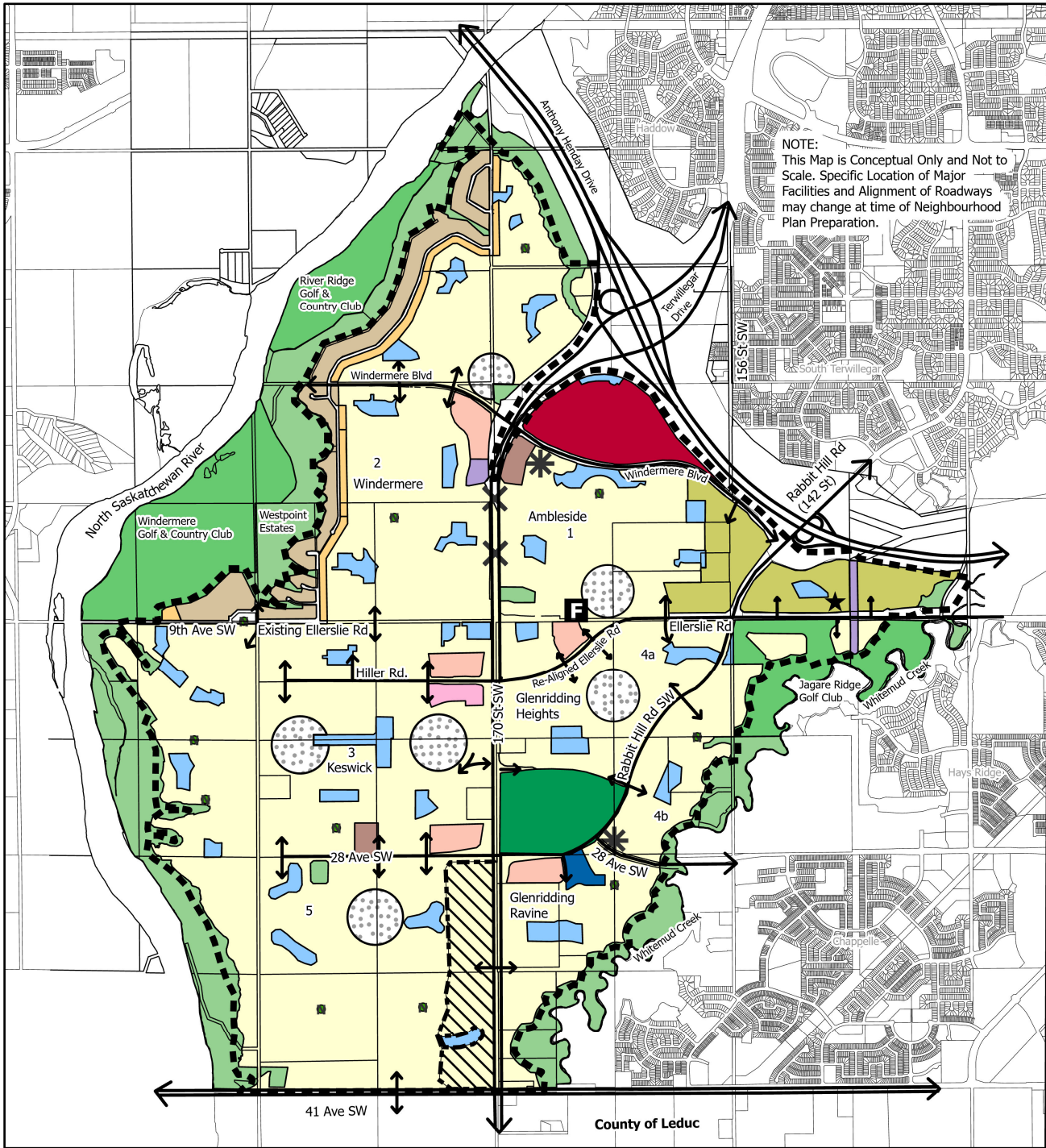
SUSTAINABLE MEASURES

Population Density (ppnrha) = 94.1
Unit Density (upnrha) = 41.5
Low Density / Medium Density Unit Ratio = 50% /50%
Population (%) within 500m of Parkland =81%
Population (%) within 400m of Transit Service = 100%

Presence/ Loss of Natural Area features

Protected as Environmental Reserve (ha)= 0.74 ha
Conserved as Naturalized Municipal Reserve (ha) = N/A
Protected through other means (please specify) (ha) = N/A
Lost to Development (ha) = 5.69 ha



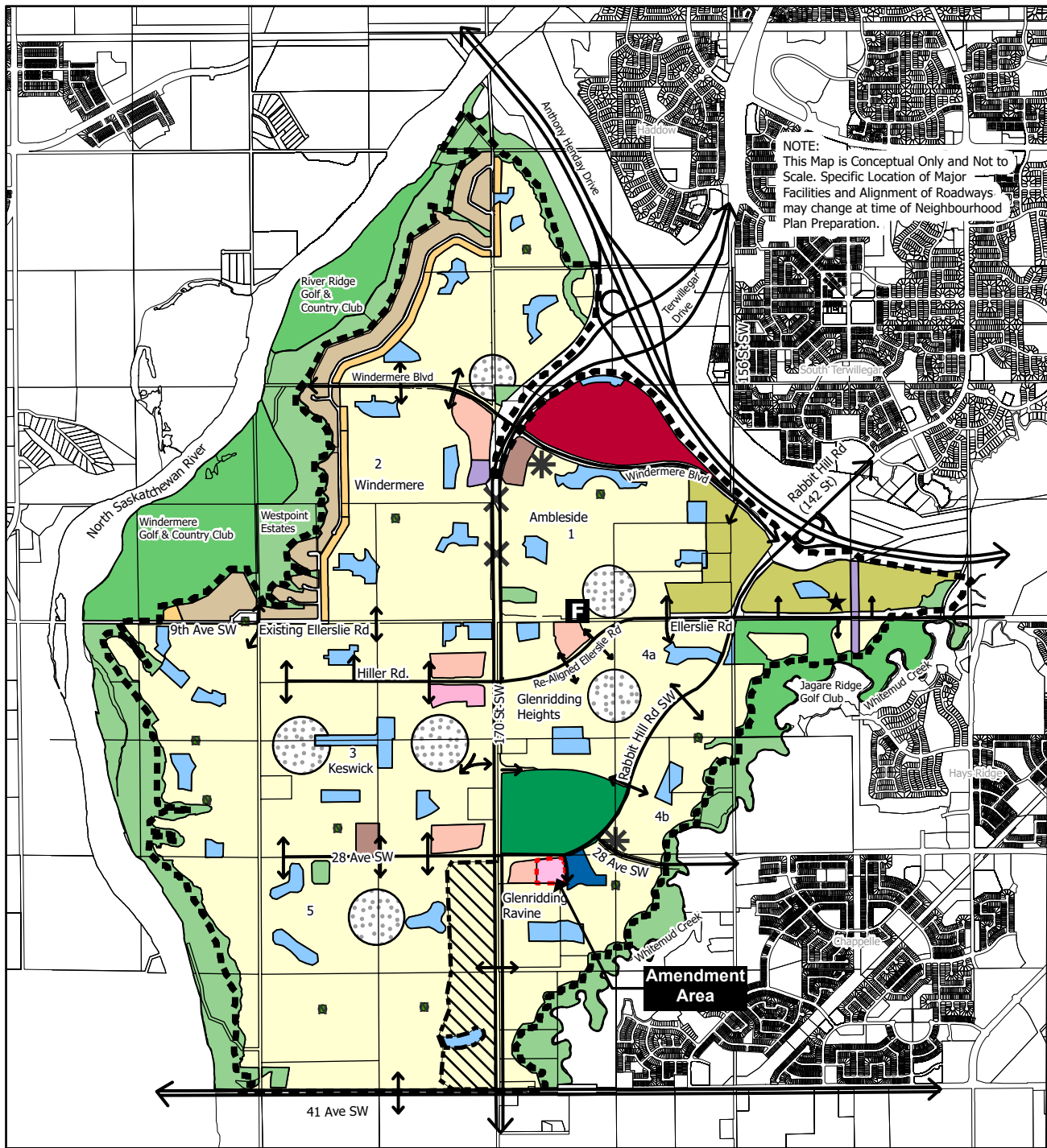


NOTE:
This Map is Conceptual Only and Not to Scale. Specific Location of Major Facilities and Alignment of Roadways may change at time of Neighbourhood Plan Preparation.

**BYLAW 19264
WINDERMERE
Area Structure Plan
(as amended)**

- | | | |
|---------------------------------------|--|---|
| Residential | Institutional | Access restricted in the Future per the 170 Street Concept Plan |
| Large Lot Residential | Community Knowledge Campus | City of Edmonton - Integrated Service Yard |
| Country Residential | District Park | Neighbourhood Park |
| Mixed Use - Institutional/Residential | Stormwater Management Facility | Public Utility (Edmonton Fire Station) |
| Mixed Use - Residential/Commercial | Public Utility | Transit Centre |
| Major Commercial Centre | Natural, Sensitive & Significant Areas | ASP Boundary |
| Community Commercial | Potential Economic Activity Centre | |
| Business Employment | Golf Course | |

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.

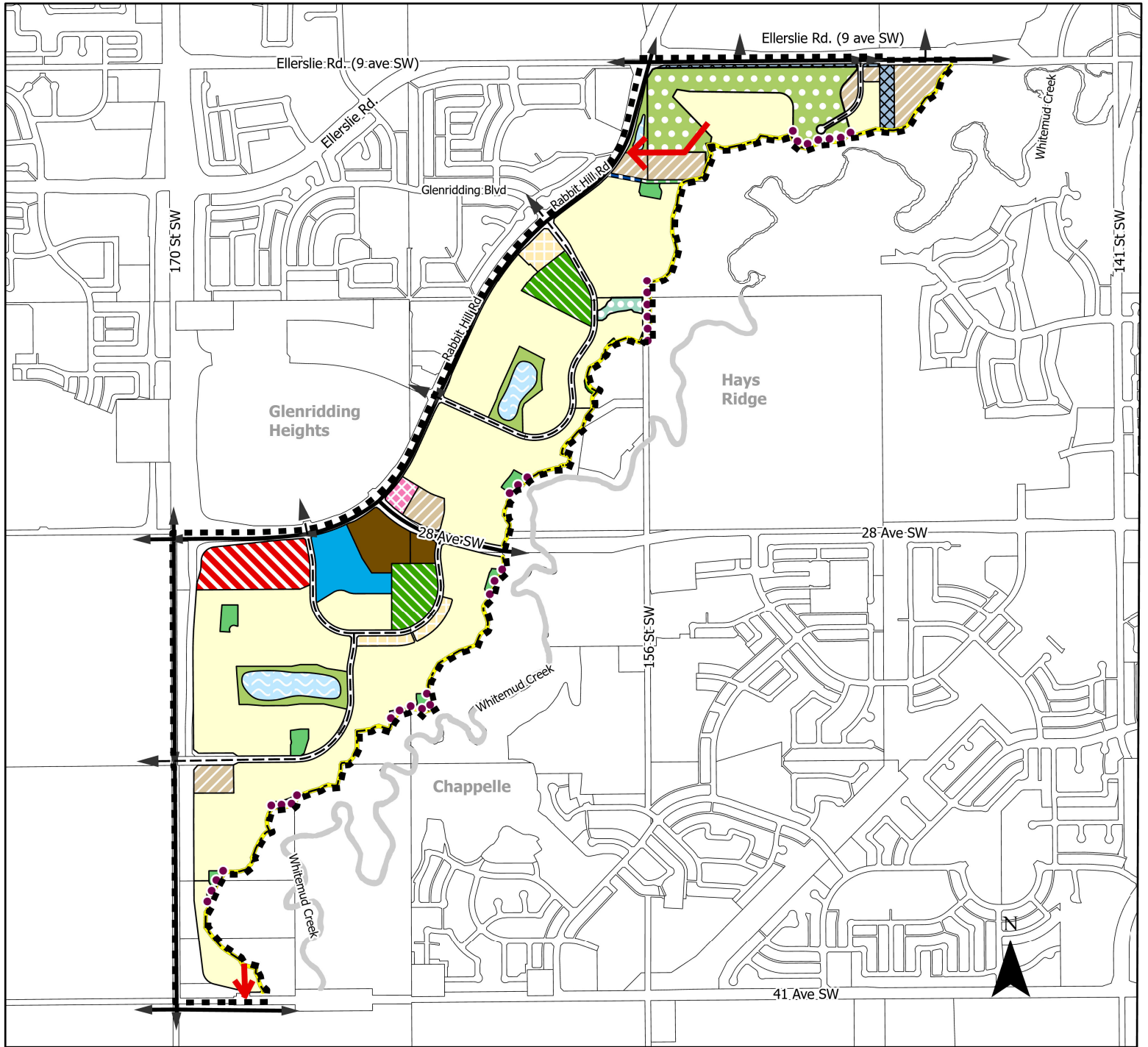


NOTE:
This Map is Conceptual Only and Not to Scale. Specific Location of Major Facilities and Alignment of Roadways may change at time of Neighbourhood Plan Preparation.

**BYLAW 20010
AMENDMENT TO
WINDERMERE
Area Structure Plan
(as amended)**

- | | | |
|---------------------------------------|--|---|
| Residential | Institutional | Access restricted in the Future per the 170 Street Concept Plan |
| Large Lot Residential | Community Knowledge Campus | City of Edmonton - Integrated Service Yard |
| Country Residential | District Park | Neighbourhood Park |
| Mixed Use - Institutional/Residential | Stormwater Management Facility | Public Utility (Edmonton Fire Station) |
| Mixed Use - Residential/Commercial | Public Utility | Transit Centre |
| Major Commercial Centre | Natural, Sensitive & Significant Areas | Windermere ASP Boundary |
| Community Commercial | Potential Economic Activity Centre | |
| Business Employment | Golf Course | |

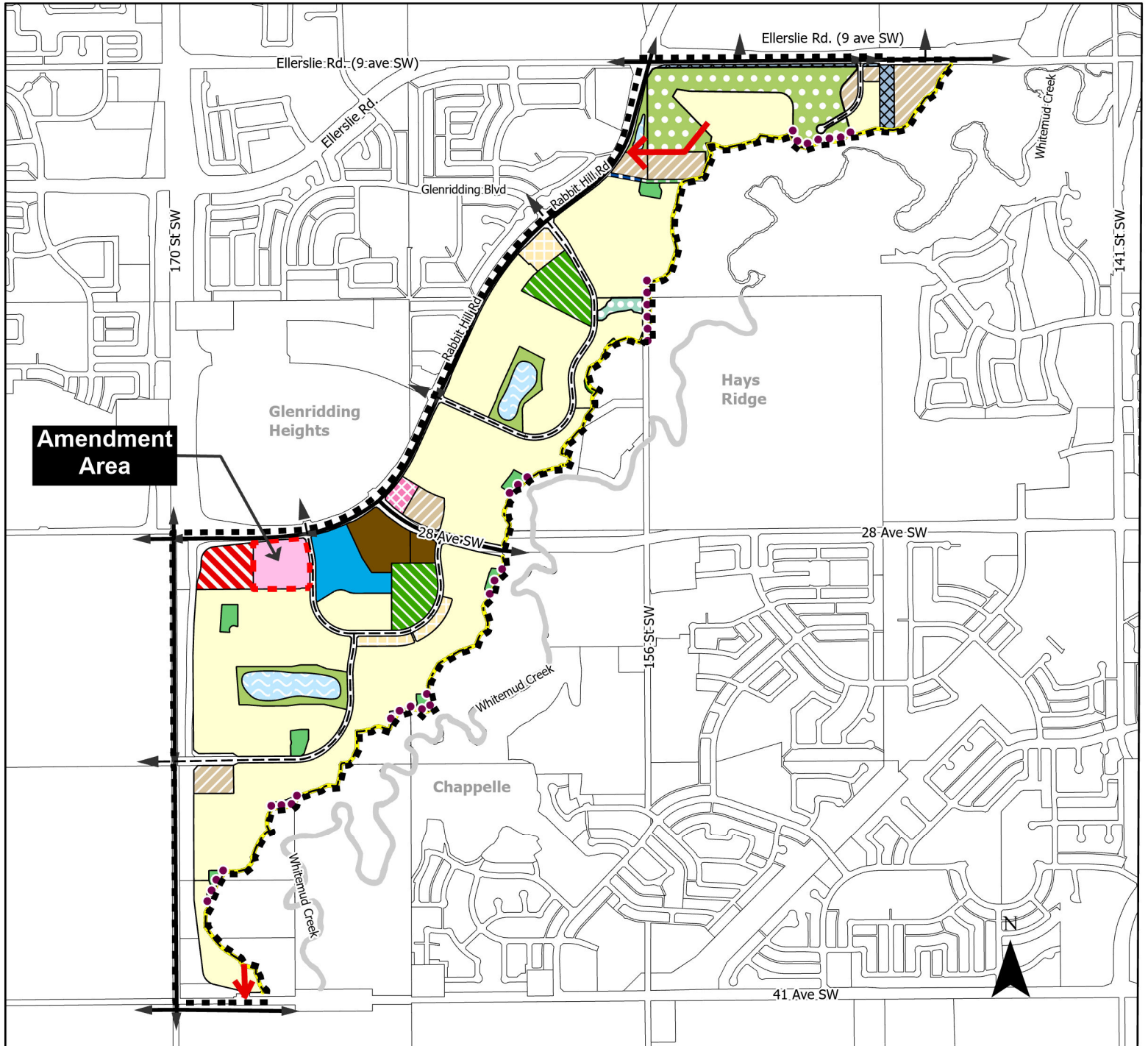
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



BYLAW 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) | |

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 20011
AMENDMENT TO
GLENRIDGING 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) | |
| | 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:	ASP amendment NSP Amendment Rezoning
Bylaw (ASP):	20010
Bylaw (NSP):	20011
Charter Bylaw:	20012
Location:	South of Rabbit Hill Road SW and east of 170 Street SW
Address:	2815 - 170 Street SW
Legal Description(s):	a portion of Lot 1, Block A, Plan 1921169
Site Area:	6.54 ha
Neighbourhood:	Glenridding Ravine
Ward:	Pihêsiwin
Notified Community Organizations:	Greater Windermere Community League Chappelle Community League
Applicant:	Jeanne Calder; Select Engineering

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(CSC) Shopping Centre Zone (DC2) Site Specific Development Control Provision (RA8) Medium Rise Apartment Zone
Plans in Effect:	Glenridding Ravine Neighbourhood Structure Plan (NSP) Windermere Area Structure Plan (ASP)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Conway
Tim Ford
Development Services
Planning Coordination