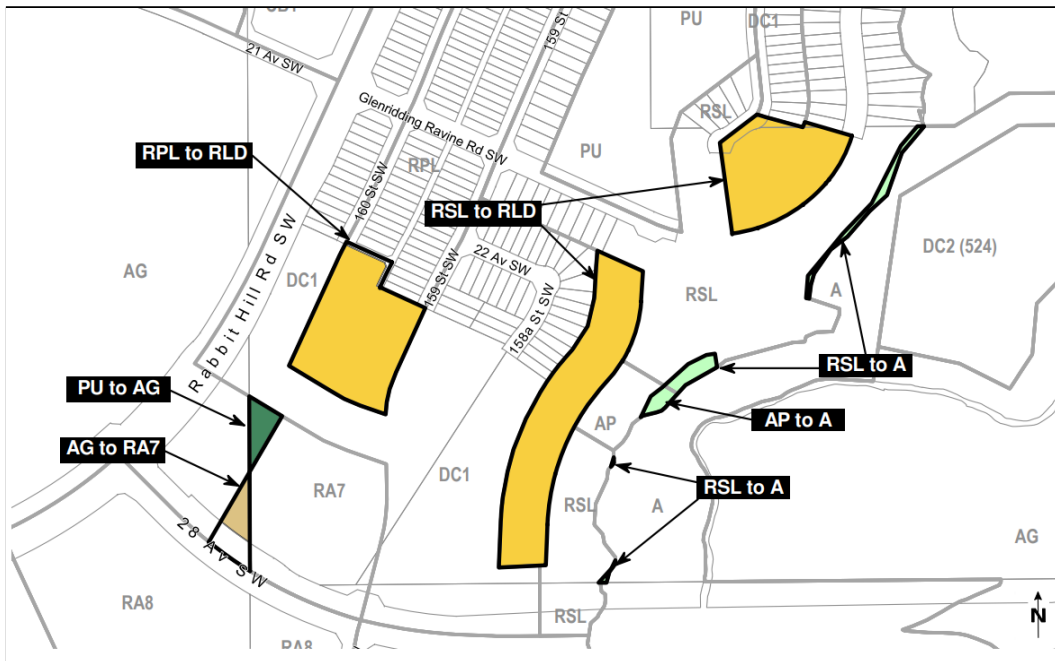


# Administration Report Glenridding Ravine

Edmonton

## 2503 - 170 Street SW, 2028 - 156 Street SW, 277 - Glenridding Ravine Road SW and 1821 - Rabbit Hill Road SW

To allow for low and medium residential housing and the preservation of natural areas.



**Recommendation:** That **Charter Bylaw 20050** to amend the Zoning Bylaw be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the protection of the North Saskatchewan River Valley/ Ravine System;
- will be compatible with the surrounding and planned land uses;
- conforms with the Glenridding Ravine NSP; and
- aligns with CityPlan.

### Application Summary

**CHARTER BYLAW 20050** proposes to amend the Zoning Bylaw from (AG) Agricultural Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot

Zone, to (A) Metropolitan Recreation Zone, (AG) Agricultural Zone, (RA7) Low Rise Apartment Zone, (RLD) Residential Low Density Zone and 'North Saskatchewan River Valley and Ravine System Protection Overlay'.

The proposed (RLD) and (RA7) zones will allow for a range of low and medium density residential housing. The proposed (A) Zone and Overlay amendment will preserve the natural areas in designated top-of-bank areas within the Whitemud Creek ravine system. The (AG) and (RA7) components of this application will facilitate a land exchange and remove the potential for split-zoning on the affected parcels. The proposed changes comply with the Glenridding Ravine Neighbourhood Structure Plan (NSP) and the City Plan.

This application was accepted from Stantec Consulting Ltd. on November 24, 2021 on behalf of landowners Anthem United.

## 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 January 12, 2022

- Number of recipients: 102
- Number of responses with concerns: 0

### Comments raised:

- One nearby resident sought more information on the zoning process, and has not expressed any concerns about the rezoning at the time of writing this report.

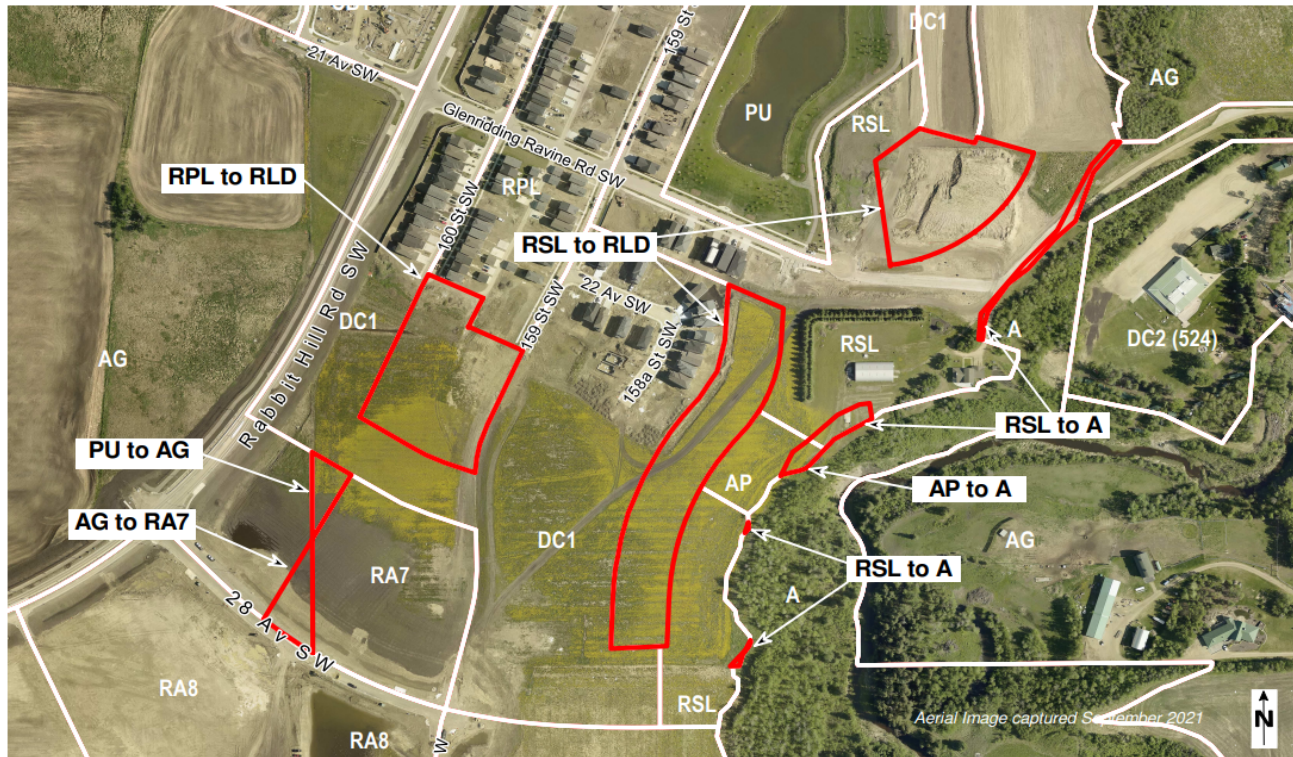
### Webpage

- [edmonton.ca/glenriddingplanningapplications](http://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 a collection of undeveloped areas totalling 3.87 ha in area. It is located north of 28 Avenue SW and east of Rabbit Hill Road SW in the northern portion of the Glenridding Ravine neighbourhood. The surrounding area is generally undeveloped; however, low density residential development is occurring and moving toward the site from the northwest.



Aerial view of application area

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITES</b>	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> <li>• (AP) Public Parks Zone</li> <li>• (PU) Public Utility Zone</li> <li>• (RPL) Planned Lot Residential Zone</li> <li>• (RSL) Residential Small Lot Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RPL) Planned Lot Residential Zone</li> <li>• (RSL) Residential Small Lot Zone</li> <li>• (DC1) Direct Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Developing housing</li> <li>• Undeveloped</li> <li>• Undeveloped</li> </ul>
East	<ul style="list-style-type: none"> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (DC1) Direct Development Control Provision</li> <li>• (RSL) Residential Small Lot Zone</li> <li>• (AP) Public Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> </ul>
South	<ul style="list-style-type: none"> <li>• (RA8) Medium Rise Apartment Zone</li> <li>• (DC1) Direct Development Control Provision</li> <li>• (RSL) Residential Small Lot Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> <li>• Undeveloped</li> </ul>
West	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> <li>• (DC1) Direct Development Control</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> <li>• Undeveloped</li> </ul>

## 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, Low Rise / Medium Density, Transit Centre and Park. 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.

The North Saskatchewan River Valley and Ravine System Area Redevelopment Plan would apply to the (A) Metropolitan Recreation Zone, and the proposed zone will meet the objectives of this plan by ensuring the protection and preservation of land within the river valley and ravine system. The North Saskatchewan River Valley and Ravine System Protection Overlay will be amended to incorporate the subject site, which comprises part of the Whitemud Ravine.

There is a land exchange associated with the proposed (AG) and (RA7) sites and the affected parcels will be consolidated with the respective land holdings.

### 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;
- conserving, restoring and reconnecting natural areas and ecological networks within the built environment for human and ecosystem health; and
- Giving Edmontonians the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

### Land Use Compatibility

Charter Blaw 20050 will allow an opportunity for low and medium density residential development, preservation of natural areas, and a transit centre, in accordance with the Glenridding NSP and the City

Plan. The proposed zones are appropriate as they will allow for the continuous development of the Glenridding Ravine neighbourhood and will be compatible with existing and planned land uses.

## **Technical Review**

### **Transportation**

Administration supports this application. 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. Development allowed under the proposed zone will not have a significant impact on existing proposed drainage infrastructure. Permanent sanitary and stormwater servicing connections are available from sewers along Glenridding Ravine Road SW and 160 Street SW.

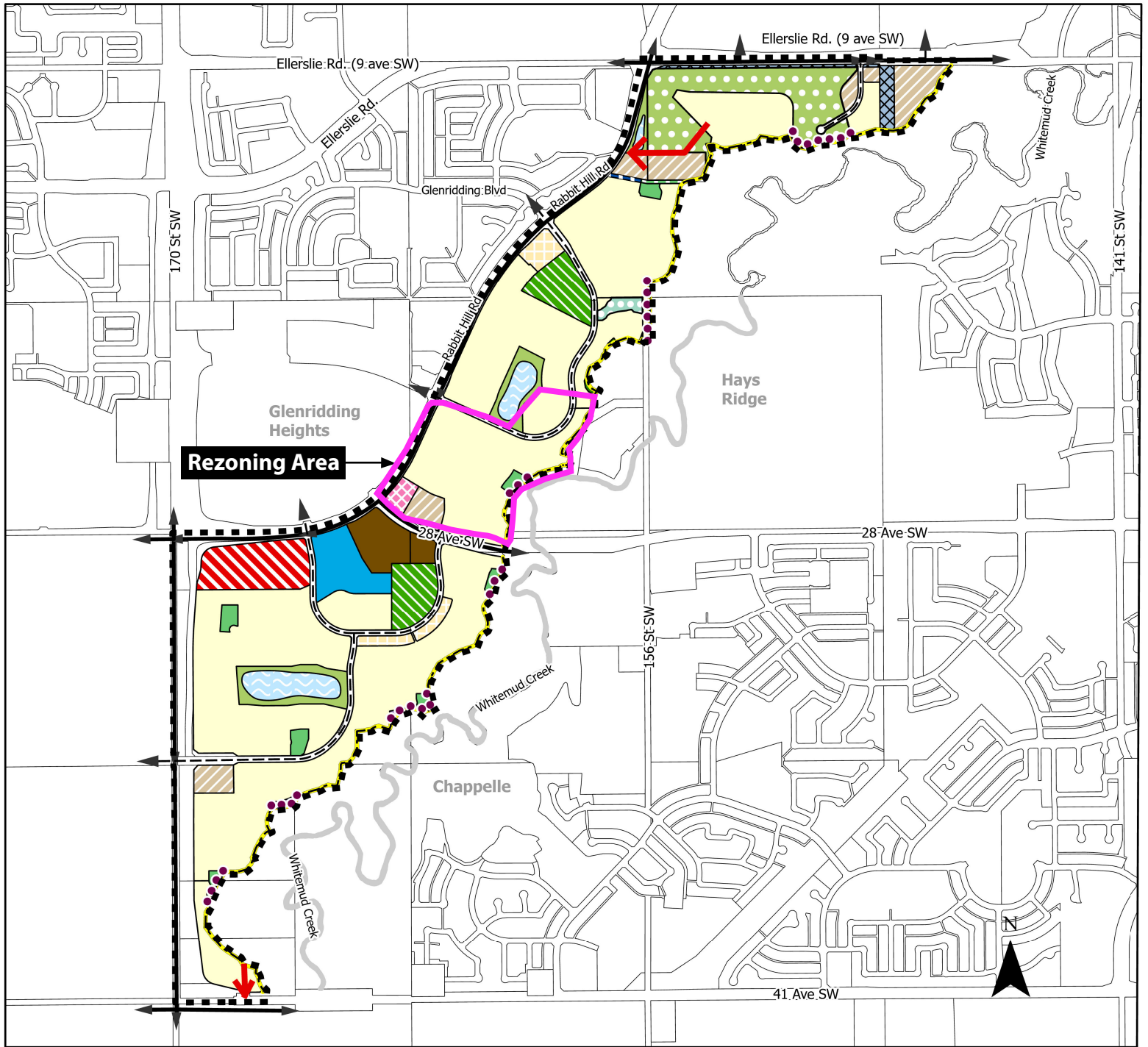
### **EPCOR Water**

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 Context Plan 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)                                    |                             |

**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:</b>	20050
<b>Location:</b>	North of 28 Avenue SW and east of Rabbit Hill Road SW
<b>Addresses:</b>	2503 - 170 Street SW 2028 - 156 Street SW 277 - Glenriding Ravine Road SW 1821 - Rabbit Hill Road SW
<b>Legal Descriptions:</b>	portion of SW-22-51-25-4 portions of Block D, Plan 8922649 portions of Block C, Plan 8922649 portions of Lot 1, Block D, Plan 1620360
<b>Site Area:</b>	Approximately 3.87 hectares
<b>Neighbourhood:</b>	Glenriding Ravine
<b>Ward:</b>	Pihêsiwin
<b>Notified Community Organizations:</b>	Chappelle Community League Greater Windermere Community League
<b>Applicant:</b>	Stantec Consulting Ltd.

### Planning Framework

<b>Current Zones and Overlay:</b>	(AG) Agricultural Zone (AP) Public Parks Zone (PU) Public Utility Zone (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone
<b>Proposed Zones and Overlay:</b>	(A) Metropolitan Recreation Zone (AG) Agricultural Zone (RA7) Low Rise Apartment Zone (RLD) Residential Low Density Zone North Saskatchewan River Valley & Ravine System Protection Overlay
<b>Plans in Effect:</b>	Glenriding Ravine Neighbourhood Structure Plan Windermere Area Structure Plan North Saskatchewan River Valley Area Redevelopment Plan
<b>Historic Status:</b>	None

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