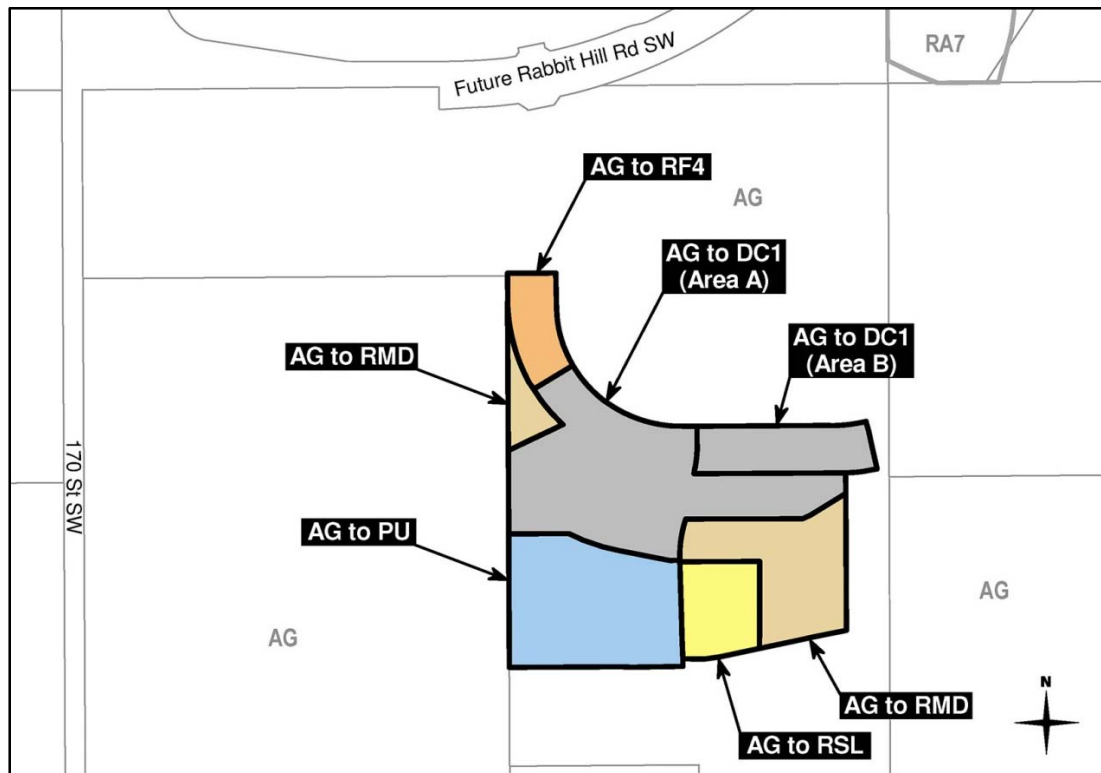




REZONING APPLICATION GLENRIDDING RAVINE

2531 170 Street SW

To allow for single detached housing, semi-detached housing, row housing and a portion of a stormwater management facility.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- allows for a range of housing types;
- is compatible with surrounding existing uses; and
- conforms with the Glenridding Ravine Neighbourhood Structure Plan.

THE APPLICATION

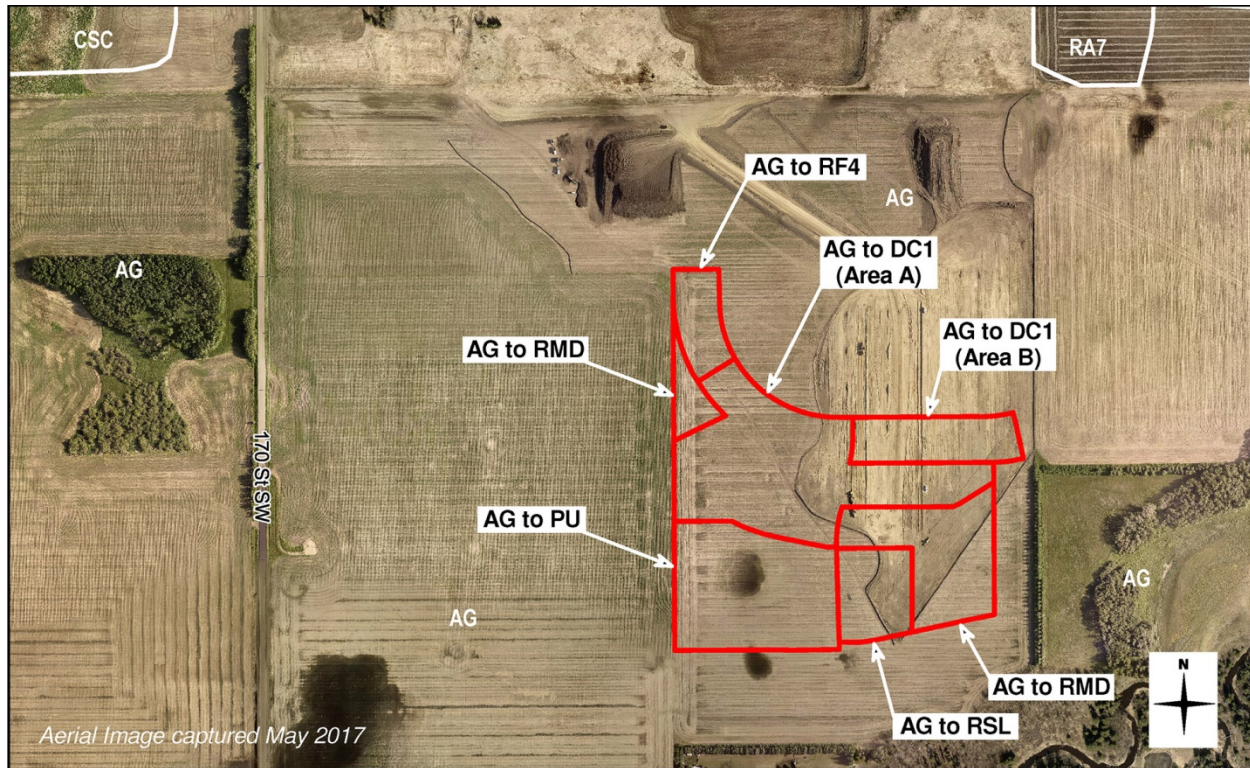
Bylaw 18297 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (RMD) Residential Mixed Dwelling Zone, (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone and (PU) Public Utility Zone.

The proposed zoning will allow for single detached housing, semi-detached housing (side-by-side units), duplex housing (top-bottom units), row housing and a stormwater management facility. The purpose of the DC1 Zone is to allow for a larger building footprint through increased maximum site coverage. Area A will allow for single detached, semi-detached and duplex housing. Area B will allow for row housing and does not permit front attached garages where lane access is provided. A comparison of the proposed DC1 Zone and existing standard zones is provided in the table below:

	DC1 Area A (single detached, semi-detached and duplex housing)	(RF4) Semi-detached Residential Zone	DC1 Area B (Row Housing)	(RF5) Row Housing Zone
Minimum Lot width	13.4 m with or without lane access	13.4 m with lane access 15 m without lane access	5 m –internal dwelling 6.2 m – end dwelling	5 m –internal dwelling 6.2 m – end dwelling
Maximum Site Coverage	47% - Single detached housing 50% - Semi-detached and duplex housing	40% - Single detached housing 45% - Semi-detached and duplex housing	62% - internal dwelling 54% - end dwelling 52% - corner dwelling	55% - internal dwelling 45% - end dwelling 40% - corner dwelling
Maximum Height	10 m	10 m	12 m	10 m

SITE AND SURROUNDING AREA

The site is located east of 170 Street SW and south of Rabbit Hill Road SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Agricultural land
CONTEXT		
North	(AG) Agricultural Zone	Agricultural land
East	(AG) Agricultural Zone	Agricultural land
South	(AG) Agricultural Zone	Agricultural land
West	(AG) Agricultural Zone	Agricultural land

PLANNING ANALYSIS

The application conforms with The Glenridding Ravine Neighbourhood Structure Plan which designates the site for single/semi-detached housing, row housing, and a stormwater management facility. The proposed rezoning will provide the opportunity for a variety of housing types and necessary storm water infrastructure in proximity to a future transit route, park and commercial shopping area.

The proposed DC1 Zone will allow for housing with a larger building footprint and smaller yards. Development will be required to meet the minimum private outdoor amenity area and the maximum impermeable material site coverage required by the Zoning Bylaw. The proposed maximum height for row housing is half a storey higher than the existing (RF5) Row Housing Zone and is consistent with the existing (RMD) Residential Mixed Dwelling Zone.

Over the last few years, there has been a notable increase in the use of DC1 Provisions in a number of developing communities. The City is working with the development industry to revise existing zones to facilitate the development of low and medium density residential uses. Should these changes to the Zoning Bylaw be approved by Council, the frequency of DC1 Provision applications is expected to lessen.

The Housing and Homelessness Section requested that the Developer Sponsored Affordable Housing Policy C582 apply to Area B of the proposed DC1 Provision. This request was declined by the applicant as they are of the opinion that this proposal is not an increase in development rights from the base zoning. City Planning agrees that the policy does not apply in this case as the proposed development does not constitute an increase in development potential over the approved housing form and density of the Glenridding Ravine NSP.

TECHNICAL REVIEW

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

TRANSPORTATION

A significant portion of land has been zoned for development in the Windermere Area Structure Plan (Glenridding Ravine is located in the south east portion of the ASP). Should the lands that have approved zoning be developed, significant improvements to the Anthony Henday Drive/170 Street SW interchange will be required to accommodate the traffic generated. At this time, there is no funding in place by the City or the Province to upgrade this interchange.

In an effort to anticipate roadway and interchange upgrades, the Windermere area landowners in conjunction with the City of Edmonton are implementing a traffic monitoring program. The program will include the completion of traffic surveys and a high-level analysis of existing and anticipated short and medium term traffic volumes to aid in identifying and prioritizing arterial roadway construction, traffic signalization requirements, interchange requirements, anticipated City funding needs, and assessing the overall impact of new development activity on the roadway system.

PUBLIC ENGAGEMENT

ADVANCE NOTICE November 6, 2017	Number of recipients: 26 No responses received
PUBLIC MEETING	Not held
WEBPAGE	edmonton.ca/glenridding

CONCLUSION

City Planning recommends that City Council APPROVE this application.





















APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 17798
APPROVED
GLENRIDDING RAVINE
 Neighbourhood Structure Plan



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

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.

SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18297
Location:	East of 170 Street SW and south of Rabbit Hill Road SW
Address:	2531 170 Street SW
Legal Descriptions:	A portion of NW-15-51-25-4
Site Area:	N/A
Neighbourhood:	Glenridding Ravine
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization:	Greater Windermere Community League and Heritage Point Community League
Applicant:	WSP

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	(DC1) Direct Development Control Provision, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RMD) Residential Mixed Dwelling Zone, (RSL) Residential Small Lot Zone
Plans in Effect:	Glenridding Ravine Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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City Planning
Planning Coordination