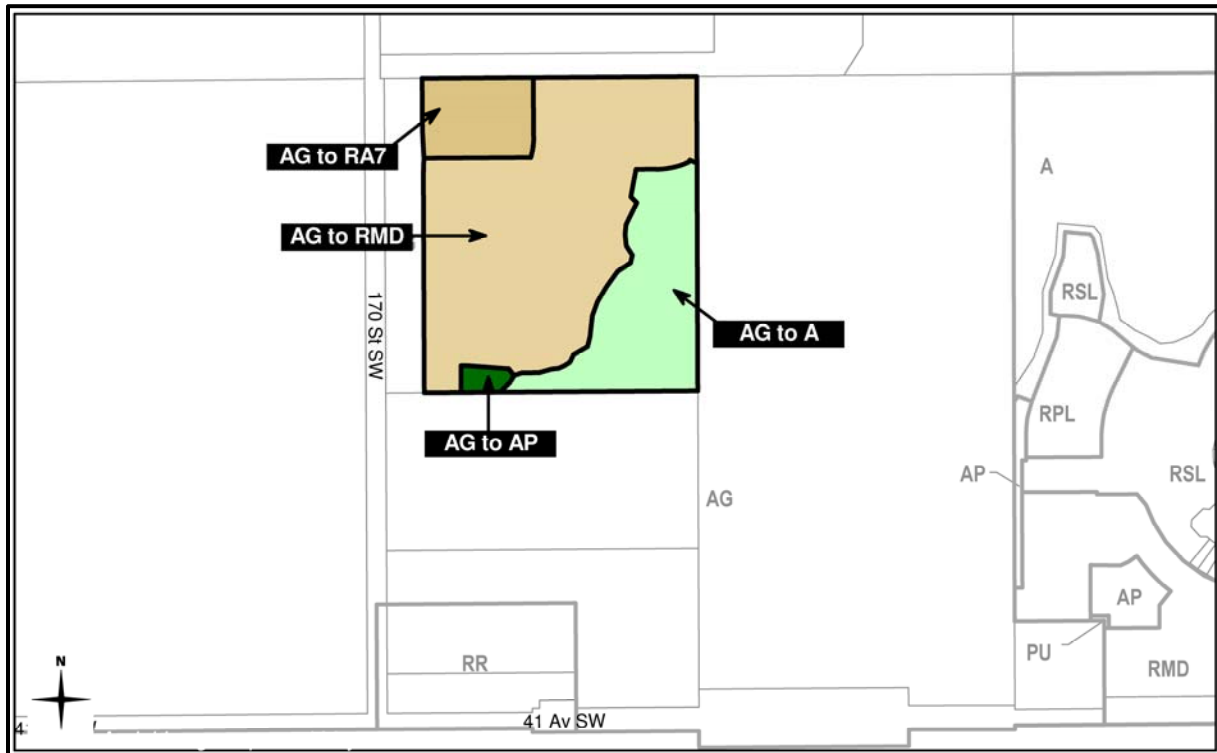




PLAN AMENDMENT AND REZONING Glenriding Ravine

3611 170 Street SW

To allow for park uses along Whitemud Creek, and a mix of medium and low density residential housing.



REZONING AREA

RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Allows for a diversity of low and medium density residential housing in conformance with the Glenriding Ravine Neighbourhood Structure Plan;
- Protects the Whitemud Creek Ravine as a public amenity; and
- Contributes to a connected, accessible open space system, including walking paths along the natural area.

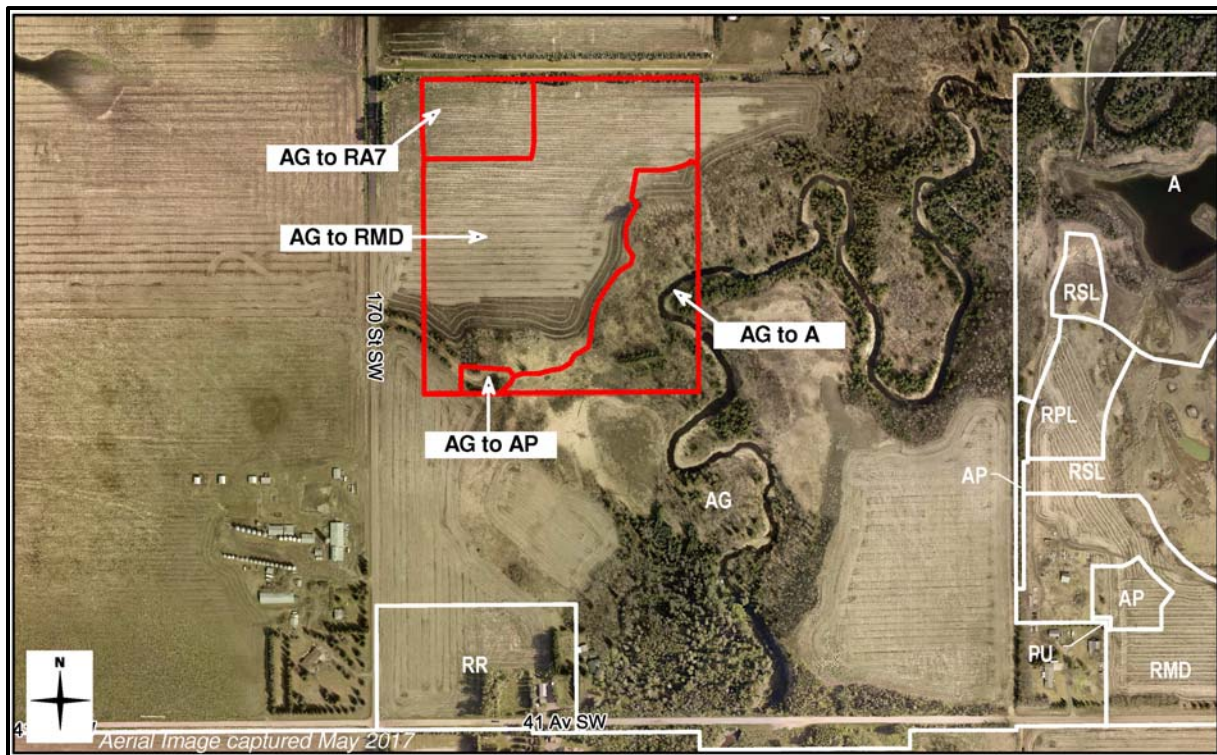
THE APPLICATION

Bylaw 18298 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (RA7) Low Rise Apartment Zone, and (RMD) Residential Mixed Dwelling.

The North Saskatchewan River Valley and Ravine System Protection Overlay (Appendix I, Section 811 of the Zoning Bylaw) is also proposed to be amended to include the western edge of the ravine land proposed to be rezoned to (A) Metropolitan Recreation Zone.

SITE AND SURROUNDING AREA

The subject site is located east of 170 Street SW and north of 41 Avenue SW and is undeveloped. The surrounding land is undeveloped except for an acreage parcel to the northeast.



AERIAL VIEW OF THE SITE AND SURROUNDING ZONES

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
Surrounding Land	(AG) Agricultural Zone	Undeveloped One acreage parcel to northeast

PLANNING ANALYSIS

The proposed rezoning conforms to the Glenridding Ravine Neighbourhood Structure Plan (NSP), which designates this site for medium and low density residential with a park site.

Proposed zoning bylaw amendments will also provide for the protection of the top of the bank as well as the slope and vegetation that are part of the river valley and ravine system. The portion of the subject area that is proposed to be rezoned to (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 time of subdivision, and extends further east into the upper edge of the Whitemud Creek Ravine. The map of the North Saskatchewan River Valley and Ravine System Protection Overlay (Appendix I, Section 811 of the Zoning Bylaw) is proposed to be amended accordingly.

TECHNICAL REVIEW

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

From a transportation perspective, a significant portion of land has been zoned for development in the Windermere Area Structure Plan. With the development and servicing of this land, 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 monitor the anticipated 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, and anticipated City funding needs. This analysis will help determine the overall impact of new development activity on the roadway system.

PUBLIC ENGAGEMENT

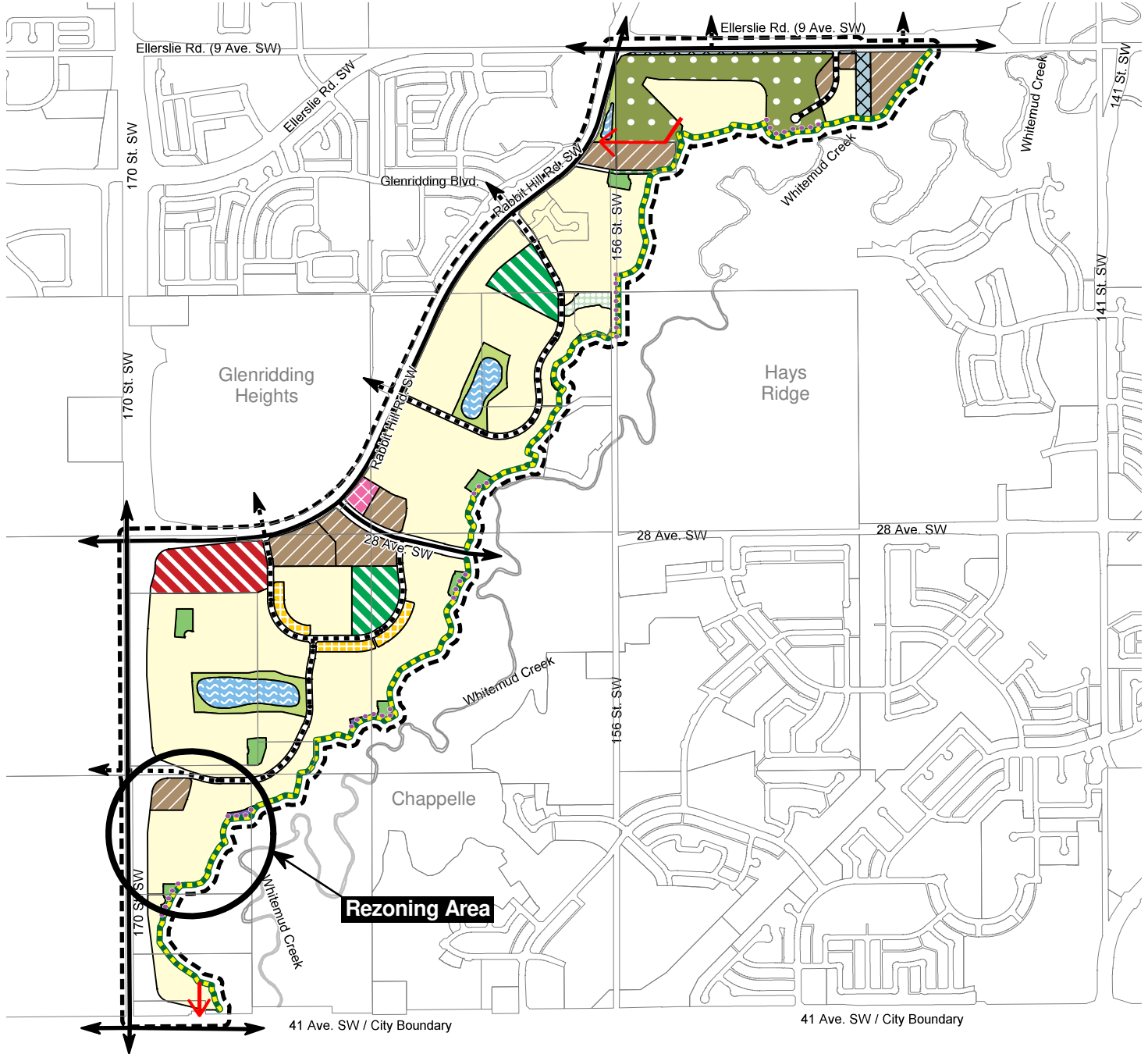
ADVANCE NOTICE August 28, 2017	<ul style="list-style-type: none">• Number of recipients: 20• Number of responses: 0
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEB PAGE	<ul style="list-style-type: none">• edmonton.ca/glenriddingravine

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

1. Context 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18298
Location:	East of 170 Street SW and north of 41 Avenue SW
Address:	3611 170 Street SW
Legal Description:	A portion of Block A, Plan 4769KS
Site Area:	N/A
Neighbourhood:	Glenriding Ravine
Ward - Councillor:	9 – Tim Cartmell
Notified Community Organization(s):	Greater Windermere Community League Heritage Point Community League
Applicant:	Scheffer Andrew Ltd.

PLANNING FRAMEWORK

Current Zone and Overlays:	(AG) Agricultural Zone
Proposed Zone and Overlay:	(A) Metropolitan Recreation Zone (AP) Public Parks Zone (RA7) Low Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Glenriding Ravine Neighbourhood Structure Plan
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination