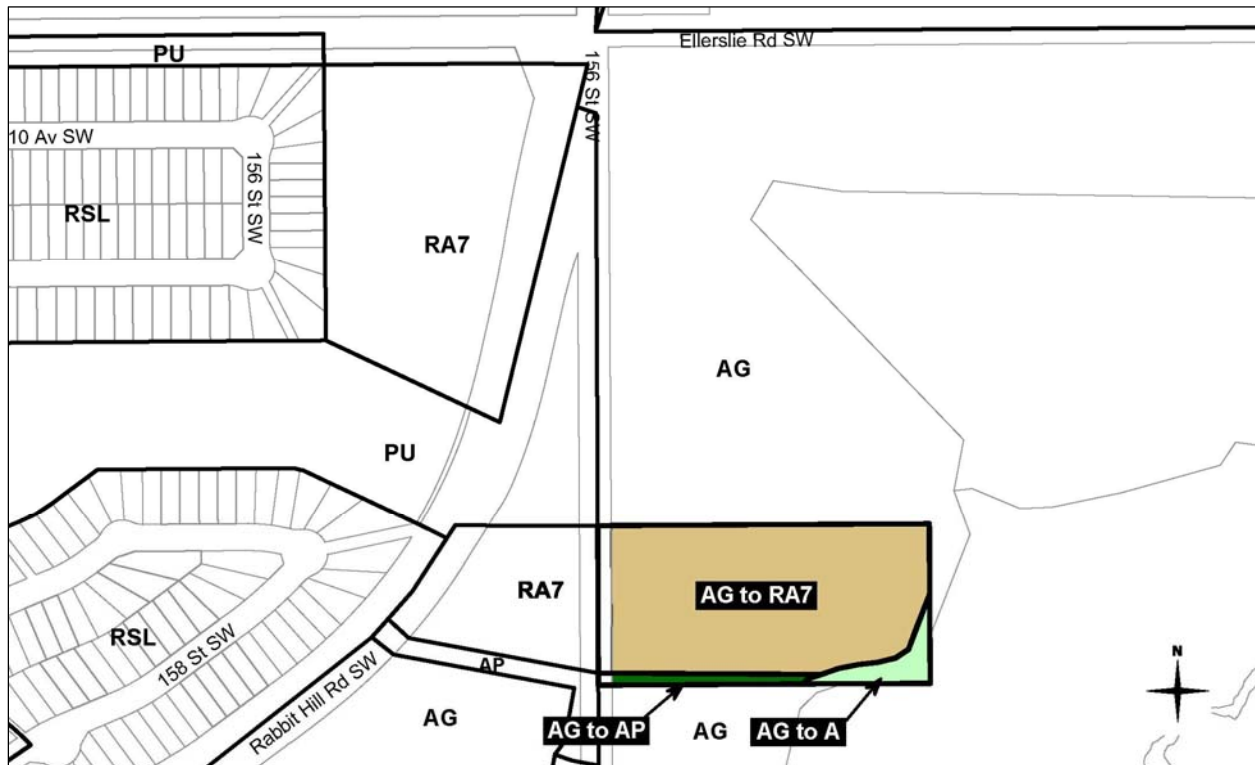




REZONING APPLICATION GLENRIDDING RAVINE

1303 156 STREET SW

To allow for residential neighbourhood uses including low rise/medium density residential development and open spaces including parks.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- Provides an opportunity for medium density residential uses
- Allows for open space connections for future residents including links to ravine land
- Protects the Whitemud Creek Ravine edge as a public amenity
- It is in conformance with the Glenridding Ravine Neighbourhood Structure Plan

THE APPLICATION

BYLAW 18053 to amend the Zoning Bylaw from (AG) Agricultural Zone to allow for:

- low rise apartment/medium density residential uses under (RA7) Low Rise Apartment Zone; and
- park uses under (AP) Public Parks Zone and (A) Metropolitan Recreation Zone.

The North Saskatchewan River Valley and Ravine Protection Overlay map (Appendix I, Zoning Bylaw Section 811) 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 a rural residence that contains one dwelling and a small portion in the southeast corner of the Whitemud Creek Ravine.

Jagare Ridge Golf Course abuts the subject site to the north and east. To the south is vacant land that is planned for low density residential development. To the west is 156 Street SW and vacant land that is zoned for medium density/low rise apartment uses and parks uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	One dwelling and storage building
CONTEXT		
North	(AG) Agricultural Zone	Jagare Ridge Golf Course
East	(AG) Agricultural Zone	Jagare Ridge Golf Course
South	(AG) Agricultural Zone	Vacant land
West	(RA7) Low Rise Apartment Zone (AP) Public Parks Zone	Vacant developing land

PLANNING ANALYSIS

The proposed rezoning aligns with the Glenridding Ravine Neighbourhood Structure Plan (NSP) which designates the land for the residential neighbourhood uses proposed, within proximity to the Whitemud Creek Ravine.

The proposed (RA7) Low Rise Apartment Zone facilitates the development of medium density residential uses in concert with the adjacent RA7 zoned land east of Rabbit Hill Road SW and on the edge of the neighbourhood. This location mitigates the increased residential traffic from needing to travel on local roads within the interior of the neighbourhood.

Proposed zoning bylaw amendments will also provide for the protection of the top of the bank as well as the slope and some of the 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. The top of bank walkway will connect to the proposed greenway, to be zoned to (AP) Public Parks Zone, to the west providing a pedestrian connection to 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.

PUBLIC ENGAGEMENT

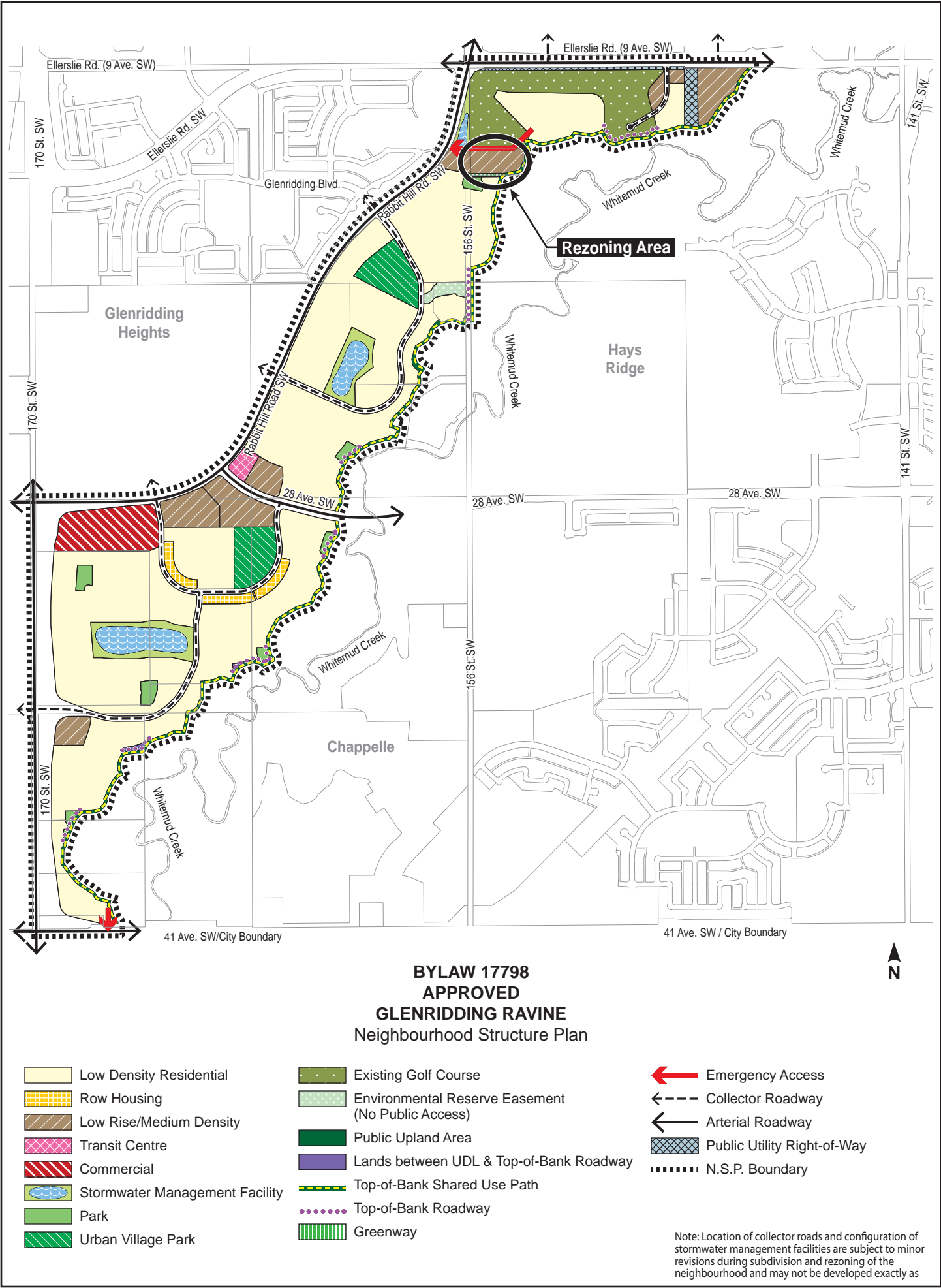
ADVANCE NOTICE January 23, 2017	<ul style="list-style-type: none"> • Number of recipients: 11 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18053
Location:	South of Ellerslie Road SW and east of 156 Street SW
Address:	1303 156 Street SW
Legal Description:	NW 23-51-25-W4M
Site Area:	0.20 ha
Neighbourhood:	Glenridding Ravine
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organizations:	Greater Windermere Community League, Heritage Point Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones and Overlay:	(RA7) Low Rise Apartment Zone, (AP) Public Parks Zone, (A) Metropolitan Recreation Zone North Saskatchewan River Valley and Ravine System Protection Overlay
Plans in Effect:	Windermere Area Structure Plan Glenridding Ravine Neighbourhood Structure Plan
Historic Status:	None

Written By:	Marco Beraldo
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination