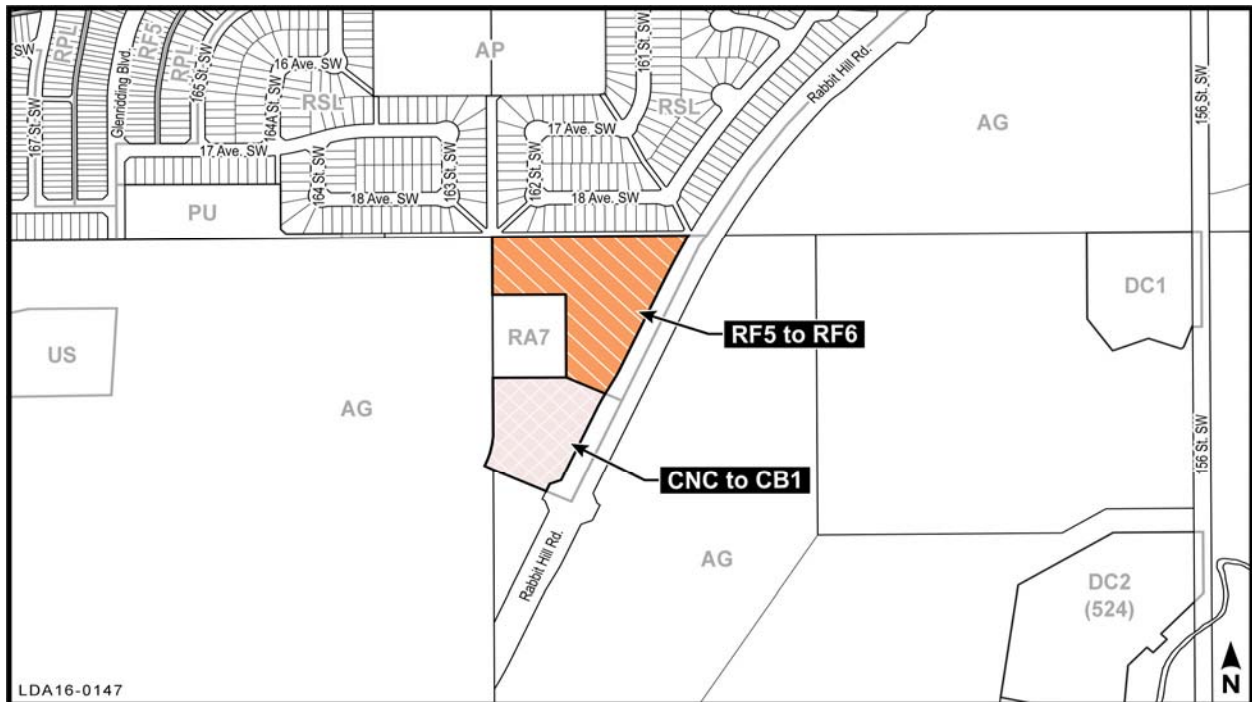


 **PLAN AMENDMENT AND REZONING APPLICATION**  
**GLENRIDGING HEIGHTS**

**1821 RABBIT HILL ROAD SW**

**2503 170 STREET SW**

To allow for a broader range of neighbourhood commercial uses and stacked row housing uses on an existing commercial and medium density residential site and facilitate an administrative update to the neighbourhood plan.



**RECOMMENDATION AND JUSTIFICATION**

Sustainable Development is in SUPPORT of this application because:

- it meets the general intent of the Glenriding Heights Neighbourhood Structure Plan
- it provides a neighbourhood commercial node that offers a local employment option
- it increases the available housing choices by providing stacked row housing

## THE APPLICATION

1. BYLAW 17706 to amend the Glenridding Heights Neighbourhood Structure Plan (NSP) to allow for a greater range of both neighbourhood commercial uses and medium density housing, and updates the statistics to reflect previously approved bylaws.
2. BYLAW 17707 to amend the Zoning Bylaw from (RF5) Row Housing to (RF6) Stacked Row Housing zone and from (CNC) Neighbourhood Convenience Commercial to (CB1) Low Intensity Business zone to allow for stacked row housing and a greater range of neighbourhood commercial uses.

The proposed NSP amendment reduces the area of Row Housing with a matching increase in area of Low-Rise/Medium Density Housing, resulting in a net increase of 107 units. The Land Development Concept map is amended accordingly. The proposed text revision will allow for a greater range of neighbourhood oriented commercial uses on the existing Neighbourhood Commercial site. The concept map is not affected by the commercial revision proposed.

<b>Dwelling Units</b>	<b>Approved Bylaw 17185</b>	<b>Proposed Bylaw 17706</b>	<b>Change</b>
Single/Semi-Detached	1,065	1,069	+4
Row Housing	406	294	-112
Low-Rise/Medium Density Housing	518	734	+216
<b>Total</b>	<b>1,989</b>	<b>2,096</b>	<b>+107</b>
<b>Units per Net Residential Hectare</b>	<b>34.7</b>	<b>36.5</b>	<b>+1.8</b>

An administrative update has been included to reflect more precise area measurements submitted as a result of previous approved bylaws affecting institutional (Bylaw 17185) and commercial sites (Bylaw 16061). As a result of this change, there is a net increase of 107 units

The proposed plan amendment and rezoning will allow the applicant to accommodate a broader range of businesses and households.

## SITE AND SURROUNDING AREA

The subject site is west of the future extension of Rabbit Hill Road and south of 17 Avenue SW.



AERIAL VIEW OF THE APPLICATION

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(RF5) Row Housing</li> <li>(CNC) Neighbourhood Convenience Commercial</li> </ul>	Undeveloped land
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(RSL) Single Detached Residential Zone</li> </ul>	Subdivided lots being developed with Single Detached Housing
East and South	<ul style="list-style-type: none"> <li>(AG) Agricultural Zone</li> </ul>	Undeveloped land
West	<ul style="list-style-type: none"> <li>(RA7) Low Rise Apartment Zone</li> <li>(AG) Agricultural Zone</li> </ul>	Undeveloped land

## PLANNING ANALYSIS

### PLANS IN EFFECT

The subject site falls within the Glenridding Heights NSP that designates the residential portion for Row Housing and the commercial portion for Neighbourhood Commercial uses. The proposed plan amendment changes the proposed residential use to Low-Rise/Medium Density Housing to accommodate Stacked Row Housing. Row Housing and Stacked Row Housing are medium density forms of housing that meet the intent of the NSP for this area, in close proximity to a future District Park and Campus Site.

The introduction of the CB1 Zone on the commercial site will continue to allow the site to provide commercial uses that meet daily needs of residents in this location and at the same

time allow for expanded commercial uses to make the site more viable. A map of the existing Land Use Concept is attached.

## REGIONAL CONSIDERATIONS

The proposal increases the proposed density for the NSP from 34.7 units per net residential hectare (u/nrh) to approximately 36.5 u/nrh which is within the regional growth target of 30-40 u/nrh.

## TECHNICAL REVIEW

All comments from Civic Departments and utility agencies have been addressed.

Although the site is closer to the future Rabbit Hill Road arterial than to 170 Street, Transportation Planning and Engineering noted that a significant portion of land has been zoned for development in the larger Windermere area, and that at the development stage, significant improvements to the Anthony Henday Drive/170 Street SW interchange would 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.

It was also noted that, in an effort to monitor and anticipate roadways and interchange upgrades, the Windermere Area Landowners, in conjunction with the City of Edmonton, have agreed to develop and implement an annual traffic monitoring plan. A monitoring program will aid in identifying and prioritizing arterial roadway construction, traffic signalization requirements, interchange requirements, anticipated City funding needs, and in general assessing the overall impact of new development activity on the roadway system.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> April 22, 2016	<ul style="list-style-type: none"><li>• No response were received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• No public meeting held</li></ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

## ATTACHMENTS

- 2a Approved Glenridding Heights Land Use and Population Statistics - Bylaw 17185
- 2b Proposed Glenridding Heights Land Use and Population Statistics - Bylaw 17706
- 2c Approved Glenridding Heights Neighbourhood Structure Plan – Bylaw 17185
- 2d Proposed Glenridding Heights Neighbourhood Structure Plan – Bylaw 17706
- 2e Application Summary

**GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN  
APPROVED LAND USE AND POPULATIONS STATISTICS  
BYLAW 17185**

LAND USE	Area (ha)	% of GDA
<b>Gross Area</b>	<b>160.50</b>	
Arterial Road Right-of-Way	19.63	
Utility Right-of-Way (ATCO Gas)	0.58	
<b>Gross Developable Area</b>	<b>139.84</b>	<b>100.0%</b>
Commercial		
Neighbourhood Commercial	1.28	0.9%
Parkland, Recreation, School, Municipal Reserve*		
District Park	37.40	26.7%
Urban Village Park	5.29	3.8%
Greenways	0.16	0.1%
Transportation		
Circulation	27.97	20.0%
Greenways	0.64	0.5%
Infrastructure / Servicing		
Stormwater Management Facilities	7.08	5.1%
Institutional		
Religious Assembly	2.64	1.9%
<b>Total Non-Residential</b>	<b>82.46</b>	<b>59.0%</b>
<b>Total Residential</b>	<b>57.38</b>	<b>41.0%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/h a	Units	People/Uni t	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	42.61	25	1,065	2.8	2982	74.3%
Medium Density Residential (MDR)						
Row Housing	9.02	45	406	2.8	1137	15.7%
Low-Rise/Medium Density Housing	5.75	90	518	1.8	932	10.0%
<b>Total</b>	<b>57.38</b>		<b>1,989</b>		<b>5,051</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnrha)	<b>88.0</b>
Unit Density (upnrha)	<b>34.7</b>
Single/Semi-Detached Units/ Row Housing, Low Rise/Medium Density Housing Units	<b>54% / 46%</b>
Population within 500 m of Parkland	<b>92%</b>
Population within 400 m of Transit Service	<b>100%</b>
Population within 600 m of Commercial Service	<b>88%</b>

**Presence / Loss of Natural Area Features**

	Land	Water
Protected as Environmental Reserve (ha)	n/a	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)	n/a	n/a

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>	<b>559</b>
Elementary	280
Junior High	140
Senior High	140
<b>Separate School Board</b>	<b>280</b>
Elementary	140
Junior High	70
Senior High	70
<b>Total Student Population</b>	<b>839</b>

\* Areas dedicated to Municipal Reserve to be confirmed by legal survey.

**GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 17706**

LAND USE	Area (ha)	% of GDA
<b>Gross Area</b>	<b>160.50</b>	
Arterial Road Right-of-Way	19.63	
Utility Right-of-Way (ATCO Gas)	0.58	
<b>Gross Developable Area</b>	<b>139.84</b>	<b>100.0%</b>
Commercial		
Neighbourhood Commercial	1.34	1.0%
Parkland, Recreation, School, Municipal Reserve*		
<i>District Park</i>	37.40	26.7%
<i>Urban Village Park</i>	5.29	3.8%
<i>Greenways</i>	0.16	0.1%
Transportation		
<i>Circulation</i>	27.97	20.0%
<i>Greenways</i>	0.64	0.5%
Infrastructure / Servicing		
<i>Stormwater Management Facilities</i>	7.08	5.1%
Institutional		
<i>Religious Assembly</i>	2.57	1.8%
<b>Total Non-Residential</b>	<b>82.46</b>	<b>59.0%</b>
<b>Total Residential</b>	<b>57.38</b>	<b>41.0%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/h a	Units	People/Uni t	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	42.69	25	1,069	2.8	2,988	50.9%
Medium Density Residential (MDR)						
Row Housing	6.54	45	294	2.8	824	14.0%
Low-Rise/Medium Density Housing	8.16	90	734	1.8	1,322	35.0%
<b>Total</b>	<b>57.38</b>		<b>2,096</b>		<b>5,134</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnrha)	<b>89.5</b>
Unit Density (upnrha)	<b>36.5</b>
Single/Semi-Detached Units/ Row Housing, Low Rise/Medium Density Housing Units	<b>51% / 49%</b>
Population within 500 m of Parkland	<b>92%</b>
Population within 400 m of Transit Service	<b>100%</b>
Population within 600 m of Commercial Service	<b>88%</b>

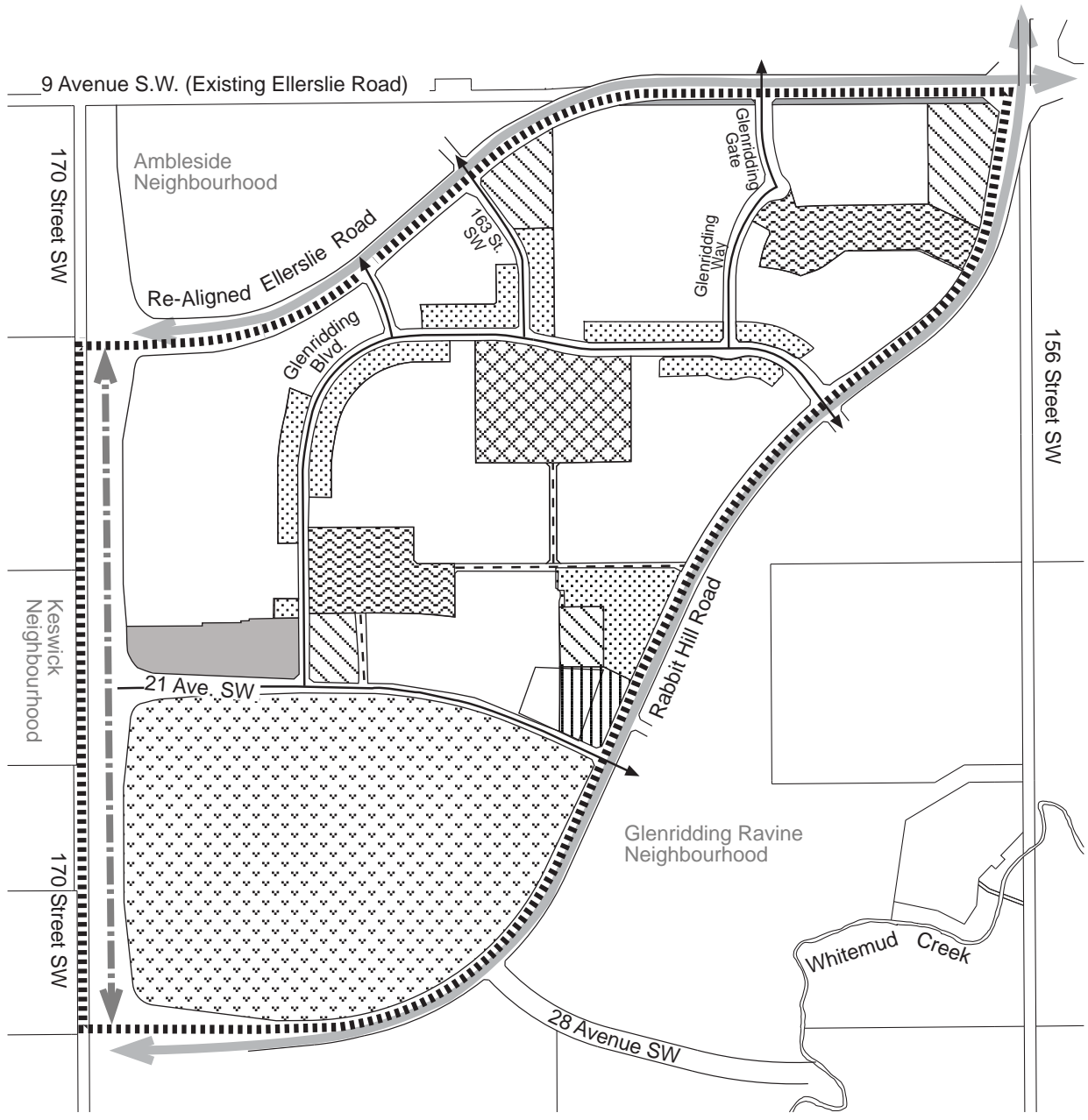
**Presence / Loss of Natural Area Features**

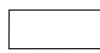



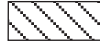









	Land	Water
Protected as Environmental Reserve (ha)	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>	<b>559</b>
Elementary	280
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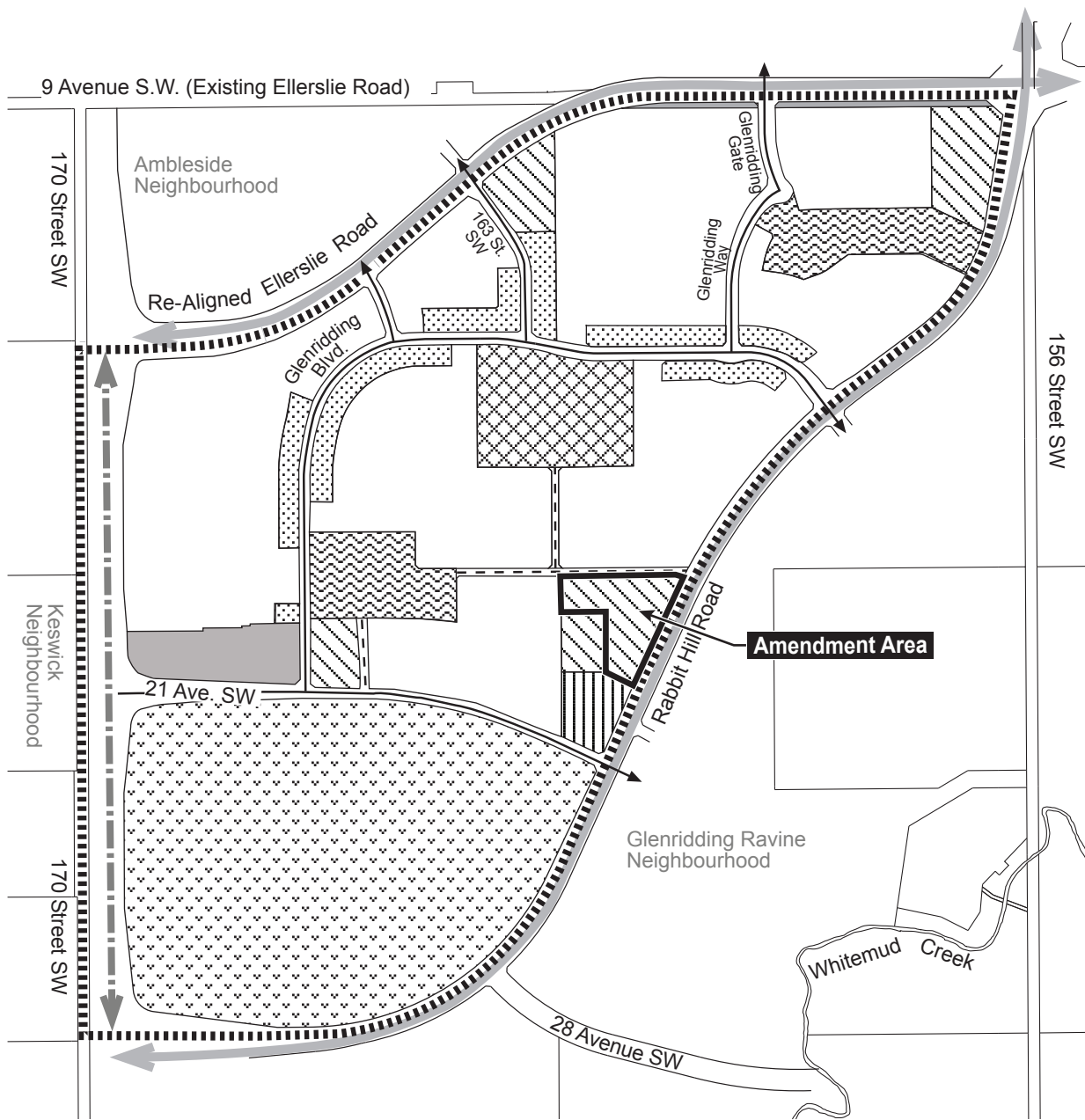
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


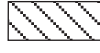











- |   |                                    |   |                      |
|---|------------------------------------|---|----------------------|
|  | Single / Semi-Detached Residential |  | District Park        |
|  | Row Housing                        |  | Greenway             |
|  | Low-Rise / Medium Density Housing  |  | Utility Right-of-Way |
|  | Neighbourhood Commercial           |  | Collector Roadway    |
|  | Stormwater Management Facility     |  | Arterial Roadway     |
|  | Urban Village Park                 |  | Urban Freeway        |
|  | Institutional                      |  | NSP Boundary         |

**BYLAW 17185  
APPROVED  
GLENRIDGING HEIGHTS  
Neighbourhood Structure Plan  
(as amended)**

**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.



- |   |                                    |   |                      |
|---|------------------------------------|---|----------------------|
|  | Single / Semi-Detached Residential |  | District Park        |
|  | Row Housing                        |  | Greenway             |
|  | Low-Rise / Medium Density Housing  |  | Utility Right-of-Way |
|  | Neighbourhood Commercial           |  | Collector Roadway    |
|  | Stormwater Management Facility     |  | Arterial Roadway     |
|  | Urban Village Park                 |  | Urban Freeway        |
|  | Institutional                      |  | NSP Boundary         |

**BYLAW 17706  
AMENDMENT TO  
GLENRIDGING HEIGHTS  
Neighbourhood Structure Plan**

**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:	Plan Amendment, Rezoning
Bylaw(s):	17706, 17707
Location:	West of Rabbit Hill Road and south of 17 Avenue SW
Address(es):	1821 Rabbit Hill Road SW and 2503 170 Street SW
Legal Description(s):	Portion of Lot 1, Block D, Plan 1620360 Portion of SW 22-51-25-4
Site Area:	4.6 ha
Neighbourhood:	Glenridding Heights
Ward - Councillor:	9 - Bryan Anderson
Notified Community Organization(s):	Greater Windermere and Heritage Point Community Leagues
Applicant:	Windermere at Glenridding Inc

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF5) Row Housing Zone (CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone(s) and Overlay(s):	(RF6) Medium Density Multiple Family Zone (CB1) Low Intensity Business Zone
Plan(s) in Effect:	Glenridding Heights Neighbourhood Structure Plan
Historic Status:	None

Written By: Beatrice McMillan/Ania Schoof  
 Approved By: Tim Ford  
 Department: Sustainable Development  
 Section: Planning Coordination