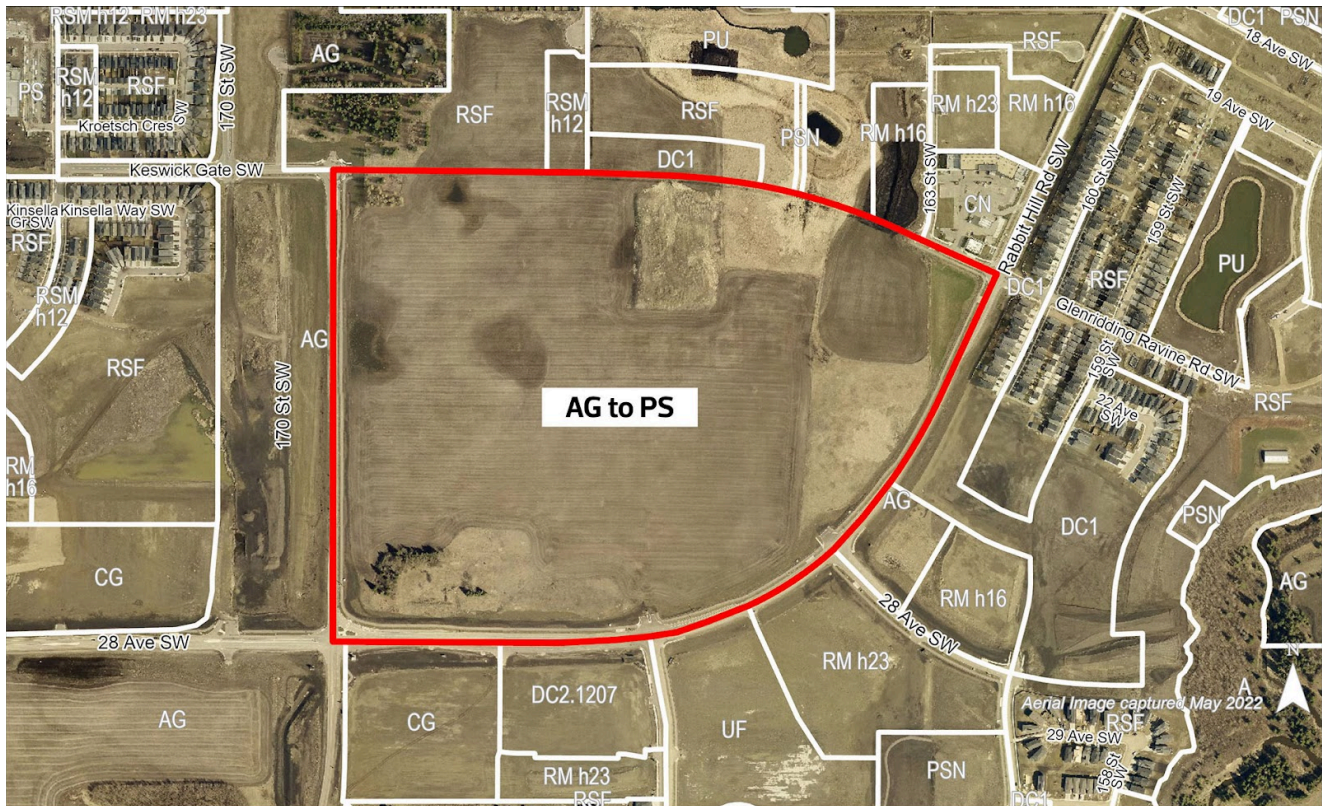


## 16205 - 21 Avenue SW and 2503 - 170 Street SW

### Position of Administration: Support



### Summary

Charter Bylaw 20799 proposes a rezoning from the Agriculture Zone (AG) to the Parks and Services Zone (PS) to allow for parkland development that is intended to serve educational, recreational, and community needs at the city-wide, district, and neighbourhood levels.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One respondent provided comments supporting the proposed rezoning.

Administration supports this application because it:

- Provides the opportunity for recreational, schools and open space needs as a major amenity for existing and future surrounding developments; and it

- Supports The City Plan's Big City Move 'A Community of Communities' by providing broader area opportunities for recreation, learning, and employment with good access to all forms of transportation.

## Application Details

This application was submitted by the City of Edmonton's Land Development Planning, Real Estate Branch on behalf of Urban Growth, Open Space Planning & Environment Services, City of Edmonton.

## Rezoning

The proposed Parks and Services Zone (PS) would allow the development of a district park which includes a variety of uses including parks, special events, community services, and a school.

The maximum built form under this zone permits building heights up to 16.0 m with no maximum floor area ratio.

## Municipal Reserve Removal

A separate Council Report and Resolution regarding Municipal Reserve removal is being advanced concurrently with this Charter Bylaw in accordance with the *Municipal Government Act*.

## Site and Surrounding Area

The subject site is currently vacant and is approximately 37 hectares in size. It is located in the southwestern portion of the Glenridding Heights neighbourhood at the northeast corner of 170 Street SW and Rabbit Hill Road SW.

|                     | Existing Zoning                                                                                                                                                                                                                                                                                        | Current Development                                                                                                 |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Subject Site</b> | Agriculture Zone (AG)                                                                                                                                                                                                                                                                                  | Vacant/Undeveloped                                                                                                  |
| <b>North</b>        | <ul style="list-style-type: none"> <li>• Small-Medium Scale Transition Residential Zone (RSM h12)</li> <li>• Small Scale Flex Residential (RSF)</li> <li>• Direct Development Control Provision (DC1)</li> <li>• Medium Scale Residential (RM h16)</li> <li>• Neighbourhood Commercial (CN)</li> </ul> | <ul style="list-style-type: none"> <li>• Developing Residential Uses</li> <li>• Commercial Use Buildings</li> </ul> |
| <b>East</b>         | <ul style="list-style-type: none"> <li>• Direct Development Control Provision (DC1)</li> <li>• Agriculture Zone (AG)</li> </ul>                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Residential Uses</li> <li>• Vacant/Undeveloped</li> </ul>                  |
| <b>South</b>        | <ul style="list-style-type: none"> <li>• General Commercial (CG)</li> <li>• Site Specific Development Control Provision (DC2.1207)</li> <li>• Urban Facilities (UF)</li> <li>• Residential Medium (RM h23)</li> </ul>                                                                                  | Vacant/Undeveloped                                                                                                  |



|             |                       |                    |
|-------------|-----------------------|--------------------|
| <b>West</b> | Agriculture Zone (AG) | Vacant/Undeveloped |
|-------------|-----------------------|--------------------|



*View of the Site looking southwest from Rabbit Hill Road SW and 21 Avenue SW*



*View of the Site looking north from Glenridding Ravine Drive SW and Rabbit Hill Road SW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application uses a conventional zone and it conforms with the Windermere Area Structure Plan and the Glenridding Heights Neighbourhood Structure Plan. The basic approach included:

### **Mailed Notice, February 21, 2024**

- Notification radius: 60 metres
- Recipients: 303
- Responses in support: 1

- Responses in opposition: 0

### Site Signage, March 12, 2024

- Three rezoning information signs were placed on the property so as to be visible from 170 Street SW, Rabbit Hill Road SW and 21 Avenue SW.

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### Notified Community Organizations

- Greater Windermere Community League

## Application Analysis



Site analysis context

### Land Use Compatibility

The application proposes zoning that is compatible with existing and planned built forms in the surrounding vicinity by allowing additional park and community amenities to serve nearby residential and commercial developments.

The site is strategically placed along major roadways and future district connectors for active modes for good access to all forms of transportation. The transportation network will provide ease of access to an amenity used locally, city-wide and regionally.

## The City Plan

The site designated for the District Park is identified in The City Plan's Green and Blue Network as a Major Recreation Park. The District Park is intended to be designed with multifunctional amenities and unique features, serving residents at both a regional and city-wide level.

The application enables The City Plan's six Big City Moves including 'A Community of Communities' providing broader area opportunities for recreation, learning, and employment.

## Draft District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

Implementation of The City Plan at the district level will be guided by upcoming District Plans. This site is identified within the Southwest District Plan as a *Large Site Planned Open Space* and *Urban Mix*. The application conforms with the Draft District Plan as it designates the site's Planned Open Space as per the location and size in alignment with the statutory plans in effect for the area and neighbourhood (see Plans in Effect below). Further, the Urban mix component for this site is also supported by the rezoning which enables developments that include community services.

## Plans in Effect

The proposed application also conforms to a number of land use, parks and open space policies under the Windermere Area Structure Plan (ASP) and the Glenridding Neighbourhood Structure Plan (NSP).

The Windermere ASP describes the site as including a District Park, Residential uses to the north of the site and to the south a mix of higher density residential, commercial uses and a nearby future Transit Centre.

At a neighbourhood level, the Glenridding NSP provides direction designating the site as a 'District Activity Park', and envisions it to be adjacent to major roadways to have 100% roadway frontage as a focal point to the neighbourhood. This site is intended to provide regional life-long education and recreational opportunities including sports fields, senior high schools and a major recreation centre (e.g. arena, pool, fitness centre).

The NSP also acknowledges that access to this amenity and its location should ensure that adequate school transit services are available adjacent to arterial and collector roadways with public transit. This is reinforced through a network of pedestrian walkways and shared-use paths.

## Environment

This application included the review of a submitted Phase I Environmental Site Assessment (ESA) for the property. The ESA concluded environmental risk on the property was low, and further environmental assessment was not warranted.



Based on the information provided, Environmental Planning supports the rezoning.

## **Mobility**

The proposed rezoning is progressing the neighbourhood as planned which includes the district park site. Previous neighbourhood planning has already assessed the transportation network to ensure appropriate infrastructure is incorporated in the plans to support the vision for this district park, including recreational centre and school sites, as well as for the neighbourhood.

There are existing shared pathways along most of the perimeter of the future district park site (i.e. along 170 Street, Rabbit Hill Road and along the constructed collector roadway on the north side of the park site).

As part of the proposed development, new signals will need to be installed at the intersections of Rabbit Hill Road with 21 Avenue and 28 Avenue. The proponents will be required to construct the 21 Avenue roadway connection east of 170 Street and coordinate with area developers to construct 170 Street, between Washburn Drive and Rabbit Hill Road, to a 4-lane urban arterial standard.

Conventional transit service does not serve this portion of Glenridding Heights. On Demand service is currently available on Glenridding Ravine Drive and Rabbit Hill Road in close walking distance to the rezoning area. A future transit centre is planned adjacent to this site to provide convenient access to transit service to the wider transit network.

## **Open Space**

The proposed rezoning from (AG) Agriculture Zone to (PS) Parks and Services Zone conforms to the Glenridding Heights Neighbourhood Structure Plan (NSP). The proposed rezoning will allow for the development of a District Park site with a major recreation facility, two high schools, transit facility and massing of sports fields.

## **Utilities**

The proposed rezoning area conforms to the Glenridding Heights Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, from the existing 200 mm sanitary sewer stub and 1200 mm storm sewer stub that exists within Glenridding Boulevard. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

# Appendices

## 1. Context Maps

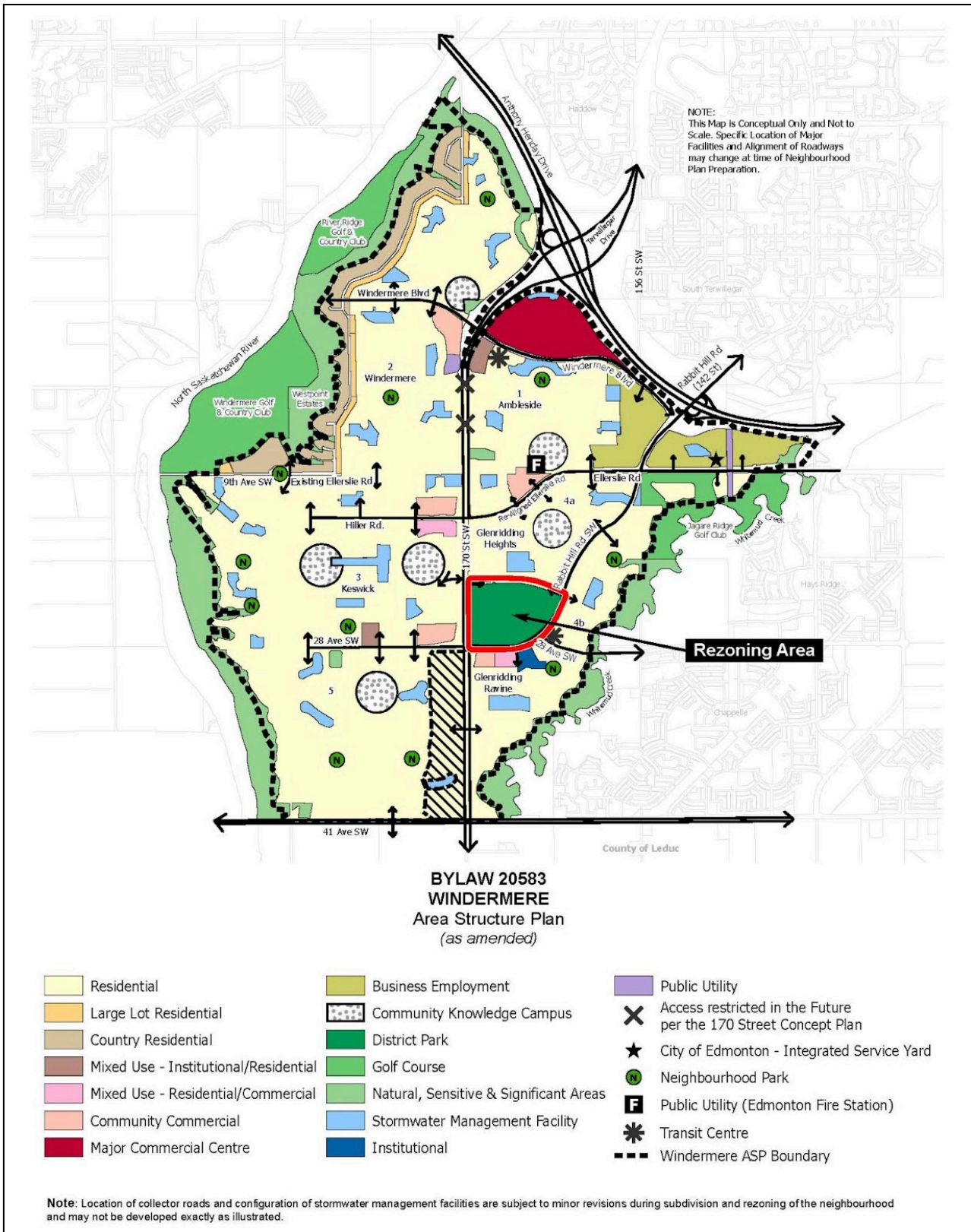
Written By: Marty Vasquez

Approved By: Tim Ford

Branch: Development Services

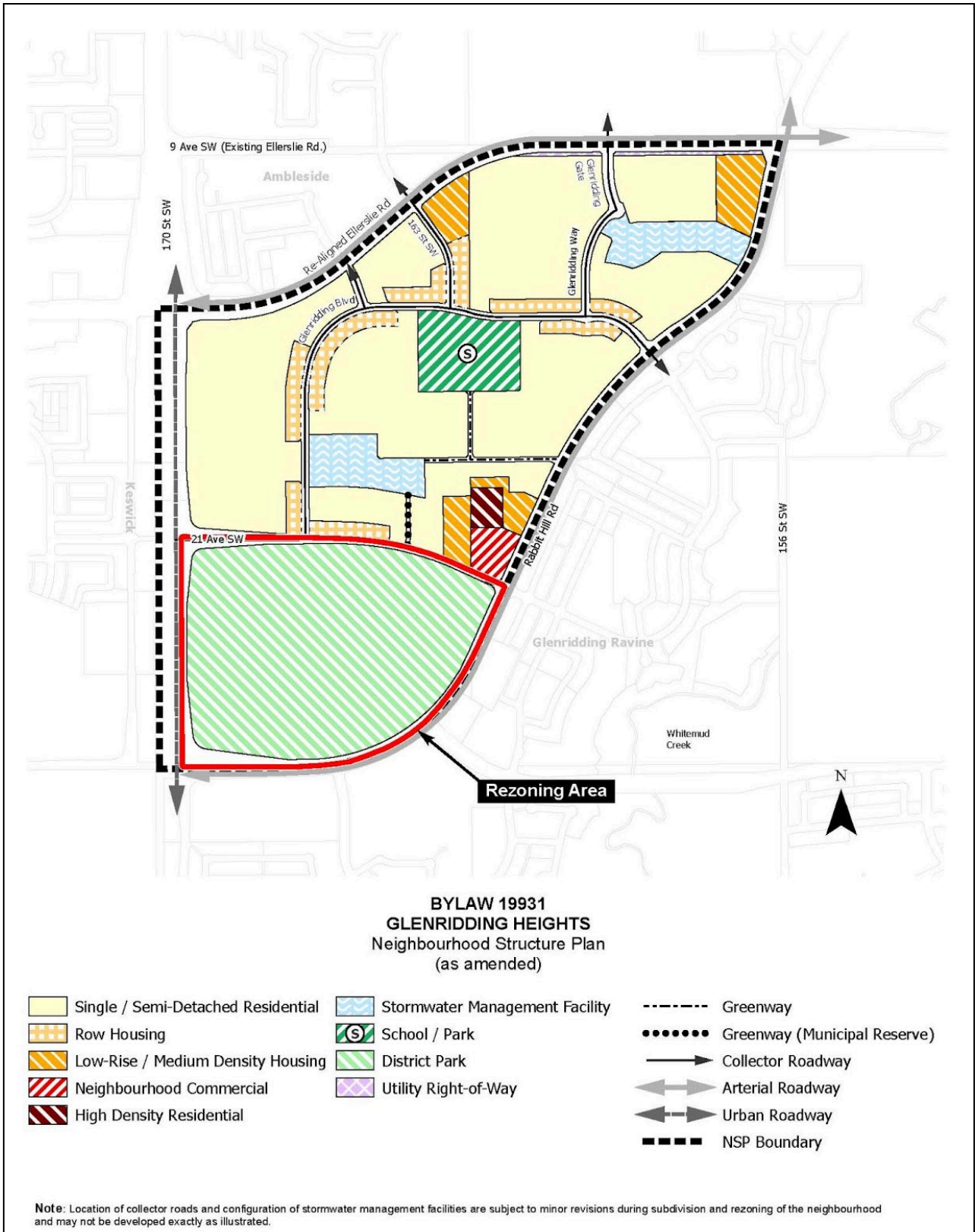
Section: Planning Coordination

## Context Maps



Land Use Concept Map - Windermere Area Structure Plan





Land Use Concept Map - Glenridding Heights Neighbourhood Structure Plan