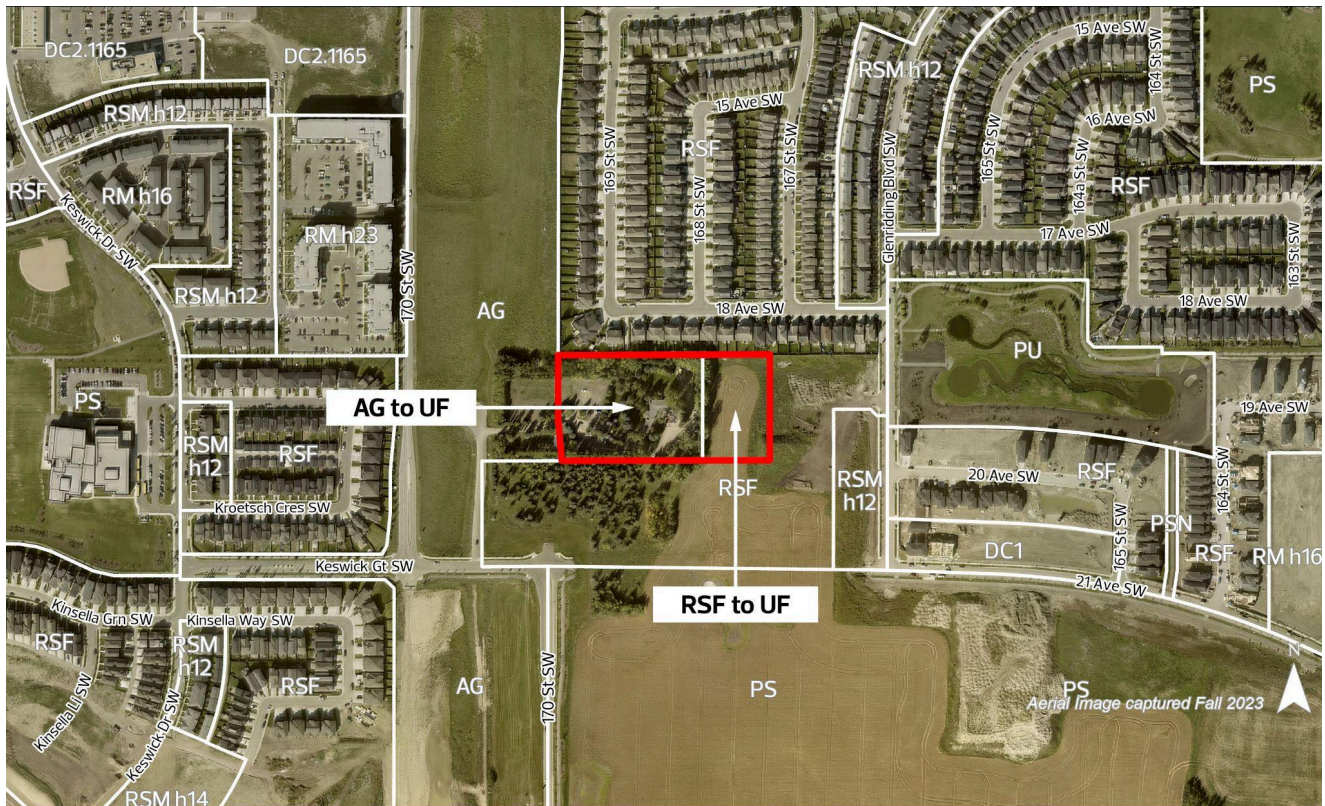


## 1741 - 170 Street SW and 16520 - Rabbit Hill Road SW Position of Administration: Support



### Summary

Bylaw 21037 proposes a rezoning from the Agriculture Zone (AG) and Small Scale Flex Residential Zone (RSF) to the Urban Facilities Zone (UF) to allow for large scale facilities that provide community services. Charter Bylaw 21034 proposes an amendment to the Southwest District Plan, Bylaw 21035 proposes an amendment to the Windermere Area Structure Plan, and Bylaw 21036 proposes an amendment to the Glenridding Neighbourhood Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Introduces institutional uses to the neighbourhood.

- Is compatible with surrounding land uses.
- Aligns with the goals and policies of The City Plan by contributing to a 15-minute community that allows people to more easily complete their daily needs.

## **Application Details**

This application was submitted by Stantec Consulting Ltd. on behalf of Ennovate Consulting Ltd. A subdivision application (LDA24-0035) has been conditionally approved.

## **Rezoning**

The proposed Urban Facilities Zone (UF) would allow development with the following key characteristics:

- Larger facilities that provide institutional services, community services, or recreational activities.
- Religious assemblies, parks, and schools
- Maximum height of 16.0 metres (approximately 4 storeys)

## **District Plan Amendment**

The land use concept (Map 4) in the Southwest District Plan will be updated to amend the site's designation from Urban Mix to Urban Service.

## **Area Structure Plan Amendment**

The bylaw map, land use and population statistics, text, and Figure 7 - Development Concept in the Windermere Area Structure Plan will be amended to facilitate the proposed rezoning.

## **Neighbourhood Structure Plan Amendment**

The bylaw map, land use and population statistics, text, and the following figures in the Glenridding Heights Neighbourhood Structure Plan will be amended to facilitate the proposed rezoning:

- Figure 6.0 - Environmental Site Assessment
- Figure 7.0 - Land Use Concept
- Figure 8.0 – Transportation Network
- Figure 9.0 – Pedestrian Network
- Figure 10.0 – Sanitary Servicing
- Figure 11.0 – Stormwater Servicing
- Figure 12.0 – Water Servicing
- Figure 13.0 – Staging Concept

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG) Small Scale Flex Residential Zone (RSF)	Single storey building operating as a religious assembly
<b>North</b>	Small Scale Flex Residential Zone (RSF)	Single and semi-detached houses
<b>East</b>	Small Scale Flex Residential Zone (RSF)	Agriculture
<b>South</b>	Small Scale Flex Residential Zone (RSF)	Tree stand
<b>West</b>	Agriculture Zone (AG)	Vacant / future expansion of 170 Street SW



*View of the site looking west from 170 Street SW*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received from the mailed notice. The basic approach included:

### Mailed Notice, December 18, 2024

- Notification radius: 120 metres

- Recipients: 448
- Responses: 0

## Site Signage, December 16, 2024

- One rezoning information sign was placed on the property so as to be visible from 170 Street SW

## Webpage

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

## Notified Community Organizations

- Greater Windermere Community League

## Application Analysis



*Site analysis context*

## The City Plan

The site is located in a developing area where significant growth is expected between the 1 and 1.25 million population markers. This application aligns with goals and policies of The City Plan by contributing to a 15-minute community that allows people to more easily complete their daily needs. It does so by introducing institutional uses to the community that are within walking distance of residential areas and the future district park.

## Southwest District Plan

The proposed amendment to the Southwest District Plan will redesignate the site from Urban Mix to Urban Service, which aligns with the institutional uses of the proposed rezoning.

## Windermere Area Structure Plan (ASP)

This application will redesignate the site from residential to institutional land use in the Windermere ASP. This proposal aligns with the Windermere ASP's policy to provide opportunities for a range of institutional uses that add to the vibrancy and social sustainability of the community.

## Glenridding Heights Neighbourhood Structure Plan (NSP)

This application introduces a new institutional land use designation to the Glenridding NSP. The proposed amendment redesignates the site from single/semi detached residential to institutional land use. The site's location near the future district park will be beneficial for the institutional use, and will increase utilization of the park.

This proposal results in an increase of 2 ha of institutional land within the NSP, and a corresponding decrease in low density residential land area. This change does not impact the unit density of the neighbourhood.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Institutional	0 ha	2.0 ha	+2.0 ha
Low Density Residential	45.3 ha 1,133 units 3,172 people	43.3 ha 1,083 units 3,031 people	- 2.0 ha -50 units -141 people
Population Per Net Hectare	90	91	+1 pprha

## Land Use Compatibility

The Urban Facilities Zone (UF) allows for a range of community services, health care, and educational facilities. The proposed rezoning will facilitate the applicant's intent to develop a religious assembly, and is compatible with existing and planned surrounding land uses.

## Mobility

The proposed rezoning and plan amendment is not anticipated to have a significant impact on the transportation network. Upgrades to widen 170 Street, between Washburn Drive and 28 Avenue, is currently being conditioned with active subdivisions in the area which plans to include a shared pathway on the east side of 170 Street. Upon redevelopment of the subject site, the owner will be required to relocate the site access to be internal to the neighbourhood and include a publicly accessible walkway connection to the future 170 Street shared pathway.

There is currently no bus service operating near the rezoning site in the southern portion of Glenridding Heights. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit. The site is within 300 m walking distance to future bus stops on 21 Avenue and Glenridding Boulevard.

## **Utilities**

The proposed rezoning conforms to the Glenridding Heights Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, connecting to the existing system located within Glenridding Boulevard SW. 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. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. Current NSP Land Use and Population Statistics
4. Proposed NSP Land Use and Population Statistics
5. District Plan Land Use Concept Map Comparison
6. ASP Land Use Concept Map Comparison
7. NSP Land Use Concept Map Comparison

Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Current ASP Land Use and Population Statistics – Bylaw 20854

### Windermere Area Structure Plan – Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NBHD 2	Keswick - NBHD 3	Glenridding Heights - NBHD 4A	Glenridding Ravine - NBHD 4B	NBHD 5*	Total (ha)
<b>GROSS STUDY AREA (ha)</b>	<b>314.7</b>	<b>469.1</b>	<b>372.7</b>	<b>160.5</b>	<b>197.9</b>	<b>306</b>	<b>1821</b>
Pipeline / Power line Corridors ROW	2.7	1.7	0.7	1.0	1.8		8
Creeks / Ravines Lands (ER)		11.2	43.1		0.7		55
Public Upland Area (land between the UDL and Top-of-Bank)			5.8		5.5		11
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	21.7	14.4	95
Existing Uses					12.4		12
<b>GROSS DEVELOPABLE AREA</b>	<b>300.2</b>	<b>445.2</b>	<b>306.9</b>	<b>139.8</b>	<b>155.8</b>	<b>291.6</b>	<b>1640</b>
Public Utility	0.6	2.4			0.1		3.1
Municipal Reserve School/Park	19.8	29	19.2	42.9	9.1	14	134
Business Employment	69.2						69.2
Major Commercial Centre	47.9	1.5				54	103.4
Commercial	6.1	14.2	6.1	1.3	3.2		30.9
Mixed Uses	5.5	1	3.5		2.2		12.2
Circulation *25%	25.5	90	61.4	28.6	31	19	255.5
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3.3
Stormwater Management Facility	15.5	26.6	20.3	7.14	8.9	12	90.44
Institutional	2.1		2.6	0	4		8.7
<b>TOTAL NON-RESIDENTIAL LAND USES</b>	<b>197.0</b>	<b>165.4</b>	<b>114.7</b>	<b>79.9</b>	<b>59.3</b>	<b>99.0</b>	<b>713.7</b>
Percentage of GDA	66%	37%	37%	57%	38%	34%	44%
<b>NET RESIDENTIAL AREA</b>	<b>103.2</b>	<b>279.8</b>	<b>192.2</b>	<b>60</b>	<b>96.5</b>	<b>192.6</b>	<b>925.8</b>
Percentage of GDA	34%	63%	63%	43%	62%	66%	56%

\*detailed calculation will be prepared during NSP approval stage

### Windermere Area Structure Plan – Housing Units and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NBHD 2		Keswick - NBHD 3		Glenridding Heights - NBHD 4A		Glenridding Ravine - NBHD 4B		NBHD 5*		Total	
NET RESIDENTIAL AREA (ha)	103.2		279.8		192.2		60.0		96.5		175		906.7	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
<b>Housing Units</b>														
Low Density Residential	83.5	2,067	161.1	4,028	168.0	4,201	44.8	1,120	78.5	1,963	135.0	2,450	670.9	15,828
Row Housing Residential	6.4	288	7.9	356	10.9	491	7.0	315	4.3	194			36.5	1,644
Medium Density Residential	10.9	981	18.8	1,693	8.3	749	7.4	662	9.4	1,043	38.0	1,914	93.0	7,042
Mixed Use					1.4	175			1.1	138			2.5	313
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2.0	380	13.1	2,877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
<b>Neighbourhood Total</b>	<b>103.44</b>	<b>3,921</b>	<b>279.8</b>	<b>6,772</b>	<b>192.2</b>	<b>6,430</b>	<b>60.0</b>	<b>2,277</b>	<b>96.54</b>	<b>4,057</b>	<b>175.0</b>	<b>4,744</b>	<b>907.2</b>	<b>28,201</b>
<b>Unity Density (du/nrha)</b>	<b>38</b>		<b>24</b>		<b>33</b>		<b>38</b>		<b>42</b>		<b>27</b>		<b>31</b>	
<b>Population</b>														
Low Density Residential		5,845		11,277		11,762		3,136		5,495		8,084		45,599
Row Housing Residential		806		997		1,376		882		542				4,603
Medium Density Residential		1,766		3,047		1,348		1,192		1,878		5,493		14,724
Mixed Use						263				206				469
High Density Residential		877		297		1,220		270		1,080		543		4,287
*Large Lot Residential				414										414
Existing Country Residential				980										980
<b>Neighbourhood Total</b>		<b>9,294</b>		<b>17,012</b>		<b>15,968</b>		<b>5,480</b>		<b>9,201</b>		<b>14,120</b>		<b>71,076</b>
<b>Population Density (ppl/nrha)</b>		<b>90</b>		<b>61</b>		<b>83</b>		<b>91</b>		<b>95</b>		<b>81</b>		<b>78</b>

\*Nbhd 5 Medium Density includes rowhousing and low rise



## Proposed ASP Land Use and Population Statistics – Bylaw 21035

### Appendix 2 - Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NHBD 2	Kewsick - NHBD 3	Glenriding Heights - NHBD 4A	Glenriding Ravine - NHBD 4B	NHBD 5*	TOTAL (ha)
<b>GROSS STUDY AREA (ha)</b>	<b>314.7</b>	<b>469.1</b>	<b>372.7</b>	<b>160.5</b>	<b>197.9</b>	<b>306.0</b>	<b>1821</b>
Pipeline / Power Line Corridors ROW	2.7	1.7	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.1		0.7		55
Public Upland Area (land between UDL and Top-of-Bank)			5.8		5.5		11
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	21.7	14.4	95
Existing Uses					12.4		12
<b>GROSS DEVELOPABLE AREA</b>	<b>300.2</b>	<b>445.2</b>	<b>307.0</b>	<b>139.9</b>	<b>155.8</b>	<b>291.6</b>	<b>1640</b>
Public Utility	0.6	2.4			0.1		3
Municipal Reserve School/Park	19.8	29.0	19.2	42.9	9.1	14.0	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54.0	103
Commercial	6.1	14.2	6.1	1.3	3.2		31
Mixed Uses	5.5	1.0	3.5		2.2		12
Circulation * @ 25%	25.5	90.0	61.4	28.6	31.0	19.0	256
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3
Stormwater Management Facility	15.5	26.6	20.3	7.1	8.9	12.0	90
Institutional	2.1		2.6	2.0	4.0		11
<b>TOTAL NON-RESIDENTIAL LAND USES</b>	<b>197.0</b>	<b>165.4</b>	<b>113.1</b>	<b>81.9</b>	<b>59.3</b>	<b>99.0</b>	<b>716</b>
Percentage of GDA	66%	37%	37%	59%	38%	34%	44%
<b>NET RESIDENTIAL AREA</b>	<b>103.2</b>	<b>279.8</b>	<b>193.9</b>	<b>58.0</b>	<b>96.5</b>	<b>192.6</b>	<b>924</b>
Percentage of GDA	34%	63%	63%	41%	62%	66%	56%

\*Detailed calculations will be prepared during NSP approval stage

### Windermere Area Structure Plan - Housing Units and Population

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NHBD 2		Kewsick - NHBD 3		Glenriding Heights - NHBD 4A		Glenriding Ravine - NHBD 4B		NHBD 5*		TOTAL	
<b>NET RESIDENTIAL AREA (ha)</b>	<b>103.4</b>		<b>279.8</b>		<b>192.2</b>		<b>58.0</b>		<b>96.5</b>		<b>175</b>		<b>904.9</b>	
<b>Housing Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>
Low Density Residential	83.5	2087	161.1	4,028	168.0	4,201	42.8	1,070	78.5	1,962	135.0	2,450	668.9	15,798
Row Housing Residential	6.4	288	7.9	356	10.9	491	7.0	315	4.3	194			36.5	1644
Medium Density Residential	10.9	981	18.8	1,693	8.3	749	7.4	662	9.4	1,043	38.0	1,914	92.8	7,042
Mixed Use					1.4	175			1.1	138			2.5	313
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2.0	380	13.1	2,877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
<b>Neighbourhood Total</b>	<b>103.4</b>	<b>3,941</b>	<b>279.8</b>	<b>6,772</b>	<b>192.2</b>	<b>6,430</b>	<b>58.0</b>	<b>2,227</b>	<b>96.5</b>	<b>4,057</b>	<b>175.0</b>	<b>4,744</b>	<b>904.9</b>	<b>28,171</b>
<b>Unit Density (du/nrha)</b>	<b>38</b>		<b>24</b>		<b>33</b>		<b>38</b>		<b>42</b>		<b>27</b>		<b>31</b>	
<b>Population</b>														
Low Density Population		5,845		11,277		11,763		2,996		5,495		8,084		45,460
Row Housing Population		806		997		1,376		882		542				4,603
Medium Density Population		1,766		3,047		1,348		1,192		1,878		5,493		14,724
Mixed Use						263				206				469
High Density Population		877		297		1,220		270		1,080		543		4,287
*Large Lot Residential				414										414
Existing Country Residential				980										980
<b>Neighbourhood Total</b>		<b>9,294</b>		<b>17,012</b>		<b>15,970</b>		<b>5,340</b>		<b>9,201</b>		<b>14,120</b>		<b>70,937</b>
<b>Population Density (ppl/nrha)</b>		<b>90</b>		<b>61</b>		<b>83</b>		<b>92</b>		<b>95</b>		<b>81</b>		<b>78</b>

\*Nbd 5 Medium Density includes row housing and low rise

## Current NSP Land Use and Population Statistics – Bylaw 19931

### GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 19931

	Area ha	% of GDA
<b>LAND USE</b>		100%
<b>Gross Area</b>	<b>160.0</b>	
Arterial Road Right-of-Way	19.6	12.20%
Utility Right-of-Way (ATCO Gas)	0.6	0.40%
<hr/>		
<b>Gross Developable Area</b>	<b>139.8</b>	<b>100.00%</b>
<hr/>		
<u>Commercial</u>		
Neighbourhood Commercial	1.3	1.0%
<u>Parkland, Recreation, School, Municipal Reserve*</u>		
District Park	37.4	26.7%
School / Park	5.3	3.8%
Greenways	0.1	0.1%
Transportation		
Circulation	28.6	20%
Greenways	0.6	0.5%
<u>Infrastructure / Servicing</u>		
Stormwater Management Facilities	7.1	5.1%
<hr/>		
<b>Total Non-Residential</b>	<b>79.8</b>	<b>57%</b>
<b>Total Residential</b>	<b>60.0</b>	<b>43%</b>

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

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<u>Low Density Residential (LDR)</u>						
Single/Semi-Detached	45.3	25	1,133	2.8	3,172	75.5%
<u>Medium Density Residential (MDR)</u>						
Row Housing	7.8	45	352	2.8	985	13.0%
Low-Rise/Medium Density Housing	6.1	90	545	1.8	982	10.1%
Mid-Rise/High Density Housing						
Mid-Rise Units	0.8	225	180	1.50	270	1.3%
<b>Total</b>	<b>60.0</b>		<b>2,210</b>		<b>5,409</b>	<b>100.00%</b>

**SUSTAINABILITY MEASURES**

Population Density (ppnrha)	<b>90</b>
Unit Density (upnrha)	<b>37</b>
Single/Semi-Detached:Row Housing/Low Rise:Mid-Rise Apartment Ratio	<b>50%/50%</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**

<b>Features</b>	<b>Land</b>	<b>Water</b>
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**

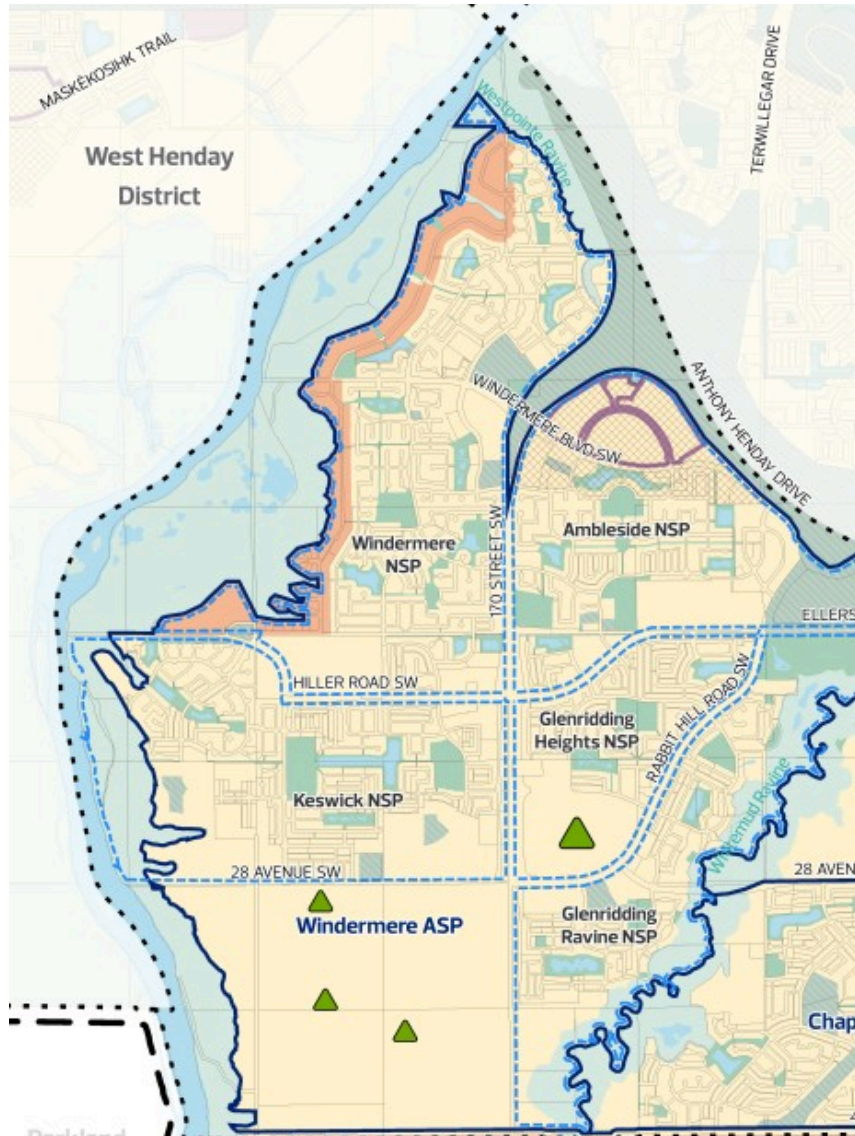
<b>Public School Board</b>	<b>559</b>
Elementary	280
Junior High	140
Senior High	140
<b>Separate School Board</b>	<b>280</b>
Elementary	140
Junior High	70
Senior High	70
<b>Total Student Population</b>	<b>839</b>

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

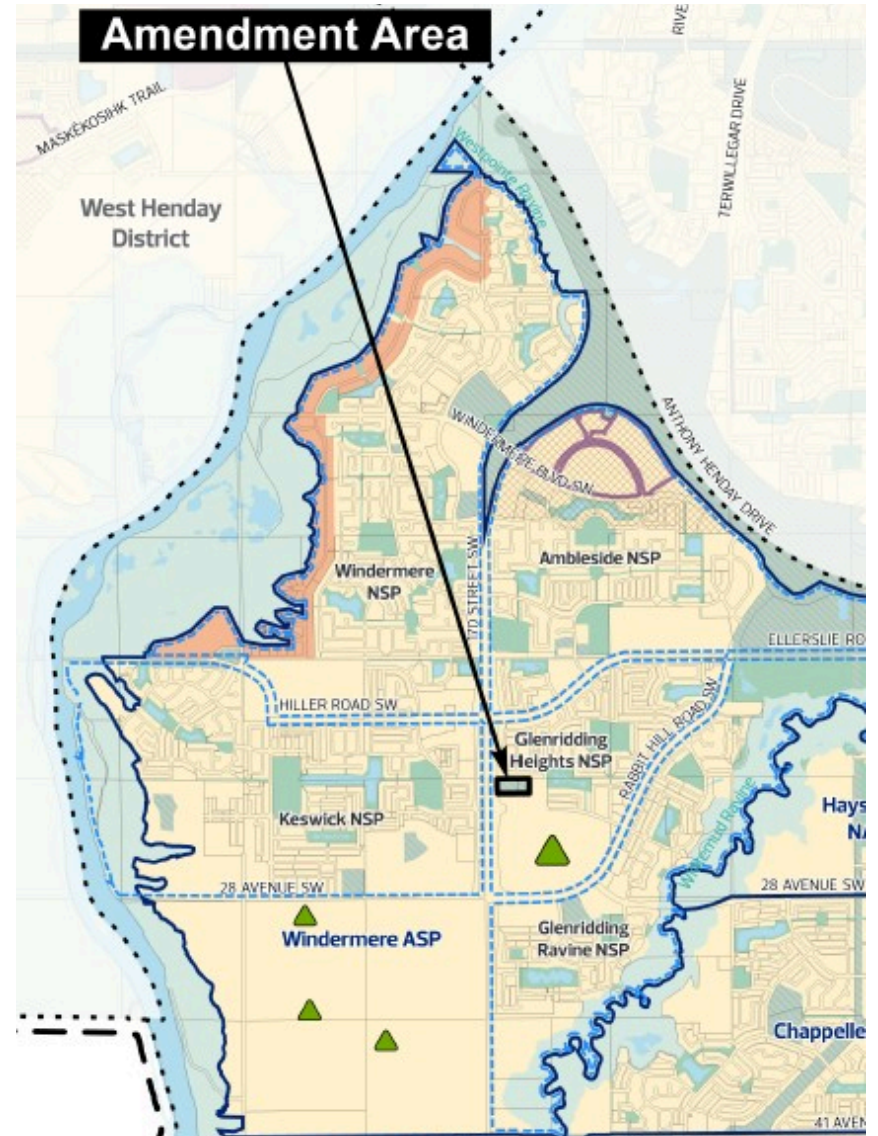
## Proposed NSP Land Use and Population Statistics – Bylaw 21036

GLENRIDDING HEIGHTS NEIGHBOURHOOD STRUCTURE PLAN PROPOSED - LAND USE & POPULATION STATISTICS						
	Area (ha)	% of GA				
Gross Area	160.0	100%				
Arterial Road Right-of-Way	19.6	12.3%				
Utility Right-of-Way (Atco Gas)	0.6	0.4%				
% of GDA						
Gross Developable Area	139.8	100%				
Commercial	1.3	1.0%				
<i>Neighbourhood Commercial</i>	1.3	1.0%				
Parkland, Recreation, School, Municipal Reserve*	42.8	26.7%				
<i>District Park</i>	37.4	26.7%				
<i>School / Park</i>	5.3	3.8%				
<i>Greenways</i>	0.1	0.1%				
Transportation	28.6	20.0%				
<i>Circulation</i>	28.0	20.0%				
<i>Greenways</i>	0.6	0.5%				
<b>Institutional</b>	<b>2.0</b>	<b>1.4%</b>				
Infrastructure / Services	7.1	5.1%				
<i>Stormwater Management Facilities</i>	7.1	5.1%				
<b>Total Non-Residential Area</b>	<b>81.9</b>	<b>59%</b>				
<b>Net Residential Area (NRA)</b>	<b>58.0</b>	<b>41%</b>				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	43.3	25	1,083	2.80	3,031	74.7%
Medium Density Residential (MDR)						
Row Housing	7.8	45	352	2.80	985	13.5%
Low-Rise/Medium Density Housing	6.1	90	545	1.80	982	10.5%
Mid-Rise/High Density Housing						
Mid Rise Units	0.8	225	180	1.50	270	1.4%
<b>Total</b>	<b>58.0</b>		<b>2,160</b>		<b>5,268</b>	<b>100%</b>
SUSTAINABILITY MEASURES						
Population Per Net Hectare (ppnrha)						91
Dwelling Units Per Net Residential Hectare (du/nrha)						37
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio						50% / 50%
Population (%) within 500m of Parkland						92%
Population (%) within 400m of Transit Service						100%
Population (%) within 600m of Commercial Service						88%
Presence/Loss of Natural Areas			Land	Water		
Protected as Environmental Reserve			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						
Public School Board		559				
Elementary	280					
Junior High	140					
Senior High	140					

## Southwest District Plan Land Use Concept Map Comparison

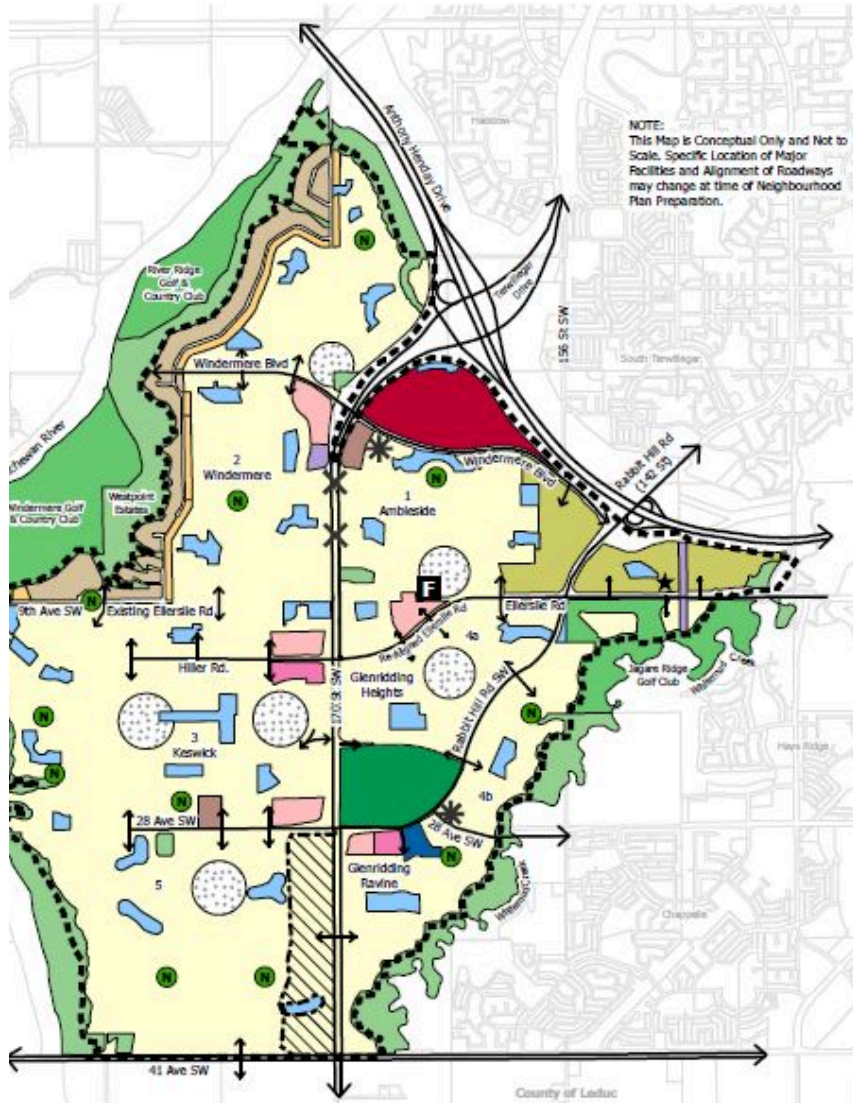


Current Land Use Concept Map

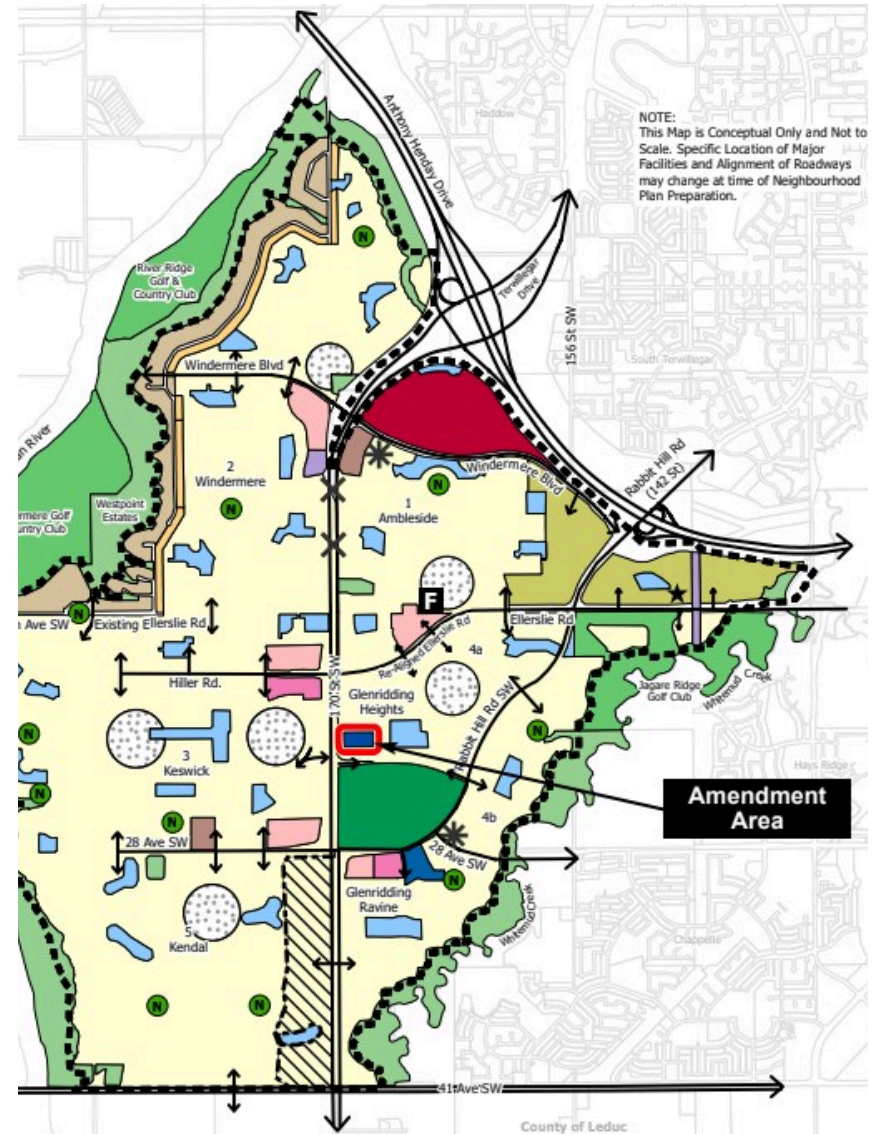


Proposed Land Use Concept Map

## Windermere ASP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map

## Glenriding Heights NSP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map