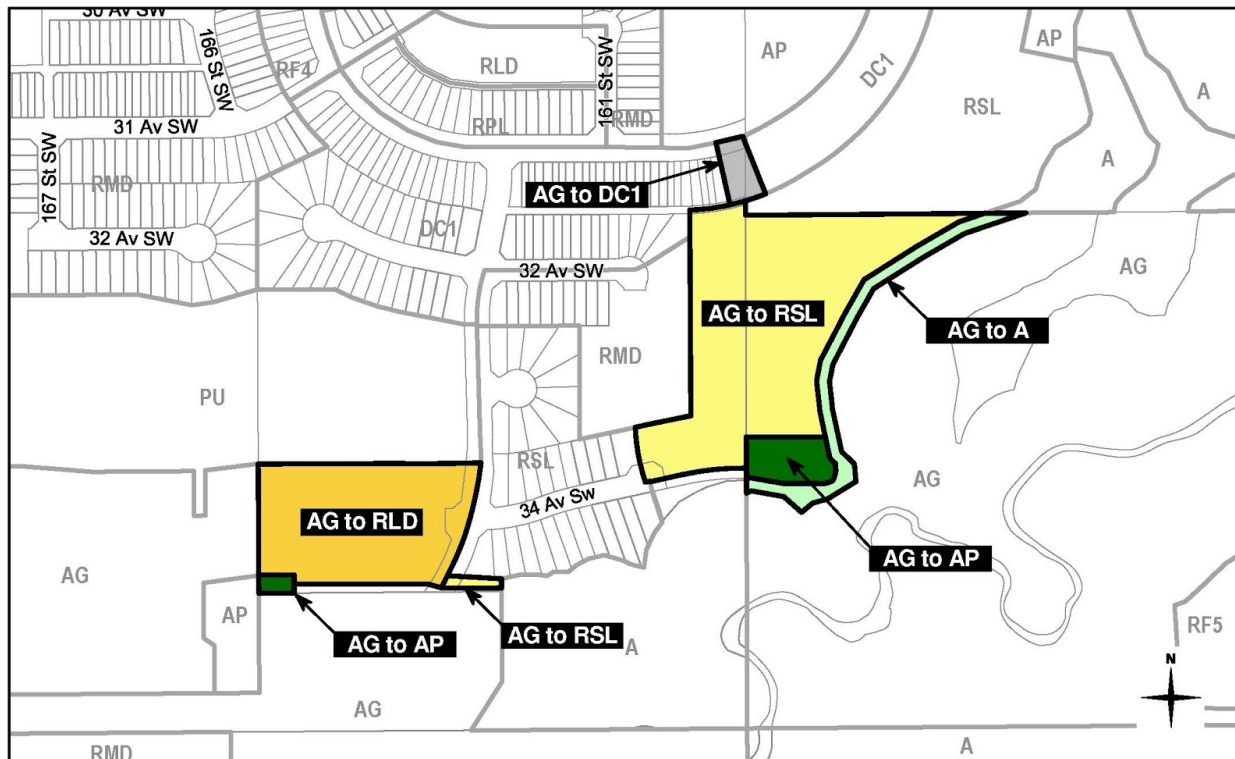




ADMINISTRATION REPORT **REZONING** GLENRIDDING RAVINE

2815 - 170 Street SW, 15803 - 28 Avenue SW, and 511 Glenridding Ravine Drive SW

To allow for low density residential uses, multi-unit housing, two park sites and establish top-of-bank land.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will provide a variety of housing types;
- will facilitate the protection of the River Valley /ravine system and the construction of a top-of-bank walkway;
- will facilitate the sequential and orderly development of the neighbourhood; and
- conforms with the Glenridding Heights Neighbourhood Structure Plan.

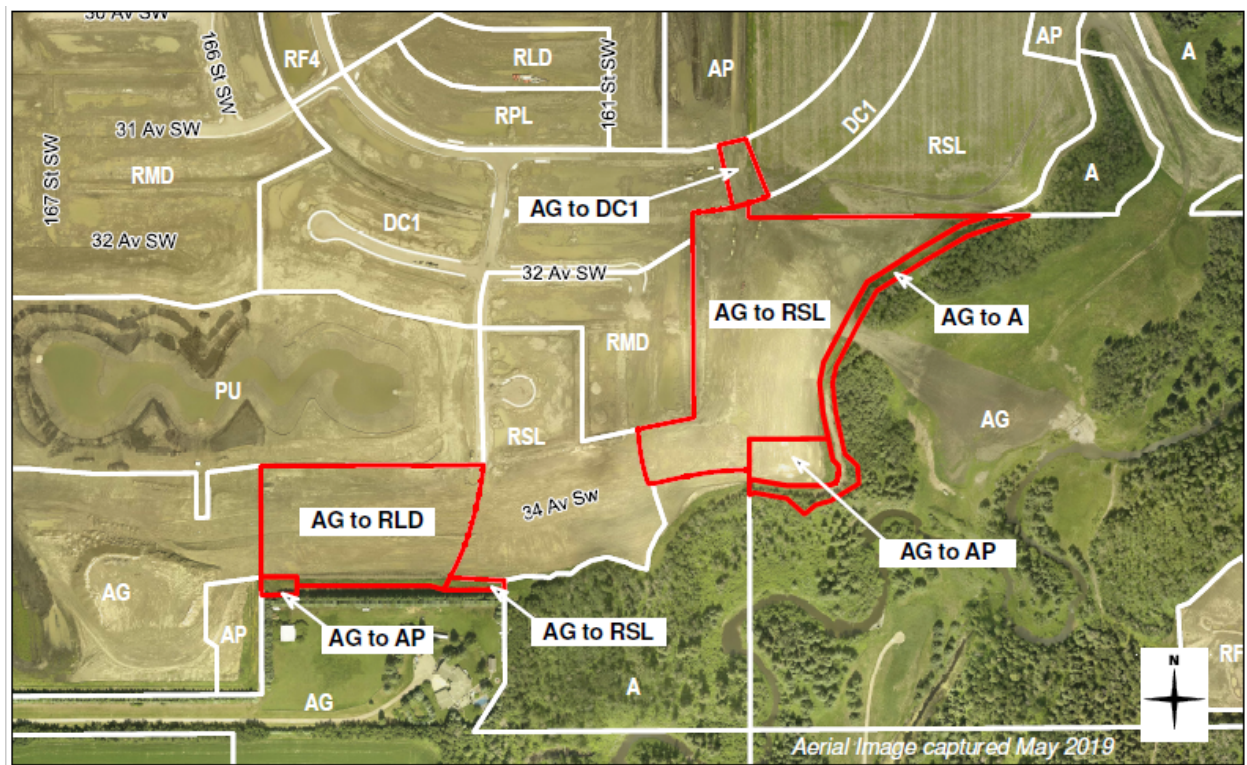
THE APPLICATION

CHARTER BYLAW 19308 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Low Density Residential Zone, (RSL) Residential Small Lot Zone, (DC1) Direct Development Control Provision, (AP) Public Parks Zone and (A) Metropolitan Recreation Zone.

The purpose of Charter Bylaw 19308 is to allow for low density residential uses, multi-unit housing (row housing), two pocket park sites and establish the top-of-bank setback area. The DC1 Provision will extend the uses and regulations of the adjacent DC1 and allow for the development of multi-unit housing in the form of row housing with increased height and site coverage.

An associated separate subdivision application (LDA19-0493) to create the proposed RSL and RLD lots is currently under review by Administration.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped/vacant land
CONTEXT		
North	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • Undeveloped/vacant land • Undeveloped/vacant land
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped/vacant land
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Undeveloped/vacant land • River Valley /ravine system
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RMD) Residential Mixed Use Zone • (PU) Public Utility Zone • (AP) Public Parks Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped/vacant land • Undeveloped/vacant land • Partially developed SWMF • Undeveloped park site • Undeveloped/vacant land

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed RSL and RLD zones are compatible with existing and planned low density residential uses located to the north and west. The RLD zone allows for a variety of housing types including single detached housing, semi-detached housing and duplex housing with flexible lot sizes and widths, as well as zero lot line development.

The proposed DC1 amendment (Bylaw 18922, approved July 2019), which allows for a denser, taller row housing product compared to the (RF5) Row Housing Zone is compatible with existing RMD zoning to the west. The DC1 area of application is appropriately located along a collector roadway, Glenridding Ravine Drive SW.

Charter Bylaw 19308 also proposes to rezone lands along the North Saskatchewan River Valley to (A) Metropolitan Recreation Zone, in accordance with the City of Edmonton Top-of-Bank Policy C542, as well as park sites under the AP zone. At the subdivision stage, the owner/developer will be required to construct shared use paths and a top-of-bank path, in accordance with the approved Glenridding Ravine Neighbourhood Structure Plan. Park sites and walkways will add public recreational amenities to the neighbourhood.

PLANS IN EFFECT

The plan in effect is the Glenridding Heights Neighbourhood Structure Plan, which designates the subject site for low density residential uses, row housing uses, and public park use. Charter Bylaw 19308 conforms with the approved NSP.

TECHNICAL REVIEW

The application was reviewed by all necessary City Departments and utility agencies. The proposed changes in land use can be accommodated by the planned civic and utility infrastructure. All comments and concerns from these agencies have been addressed.

PUBLIC ENGAGEMENT

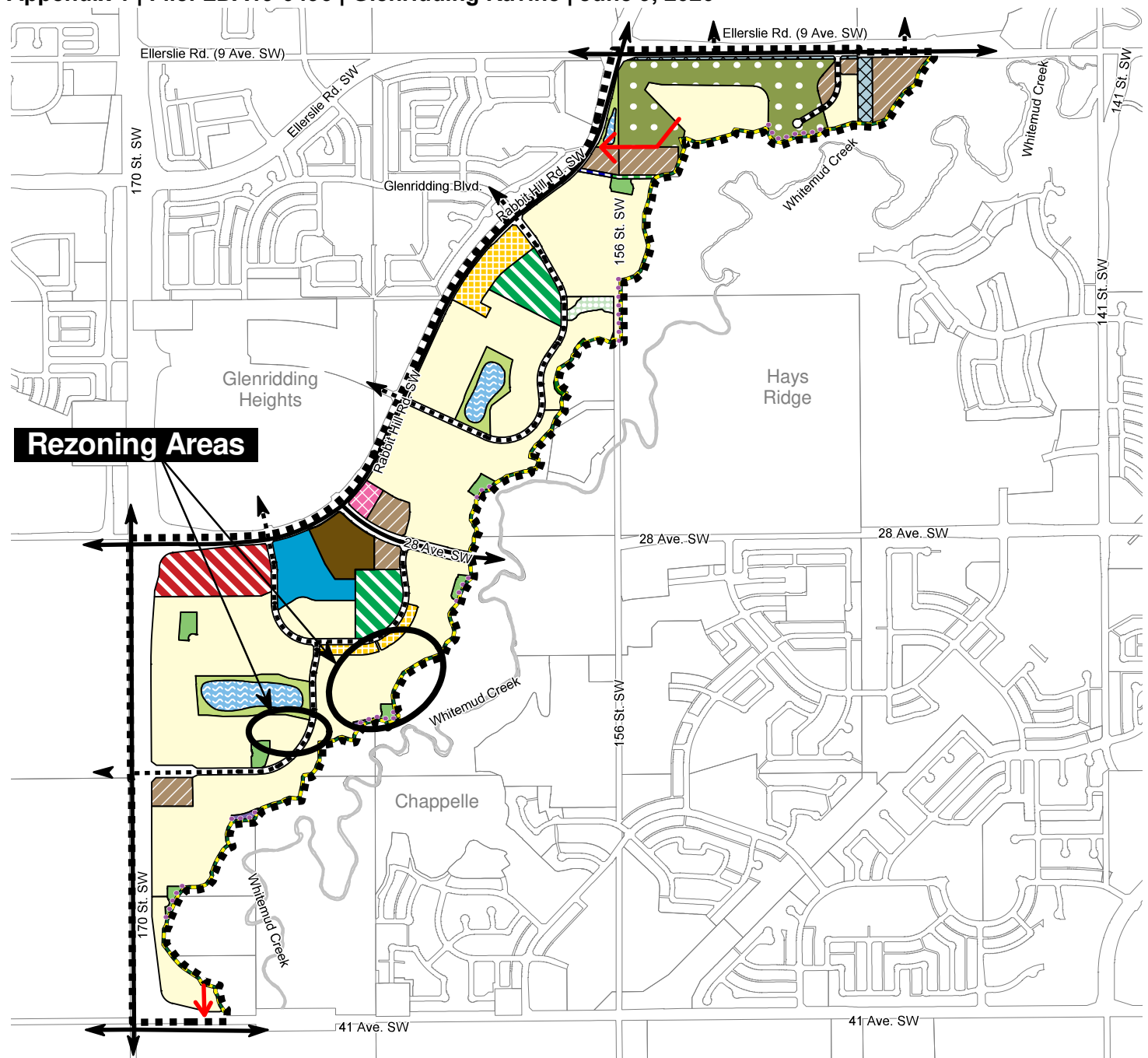
ADVANCE NOTICE January 20, 2020	<ul style="list-style-type: none">• Number of recipients: 24• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenridding

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



Rezoning Areas

- | | | | |
|--|--------------------------------|--|---|
| | Row Housing | | Environmental Reserve Easement (No Public Access) |
| | Low Density Residential | | Public Upland Area |
| | Low Rise/Medium Density | | Lands between UDL & Top-of-Bank Roadway |
| | Medium Rise/High Density | | Top of Bank Shared Use Path |
| | Transit Centre | | Top of Bank Roadway |
| | Commercial | | Greenway (MR) |
| | Stormwater Management Facility | | Greenway (ROW) |
| | Park | | Emergency Access |
| | Urban Village Park | | Collector Roadway |
| | Institutional | | Arterial Roadway |
| | Existing Golf Course | | Public Utility Right of Way |
| | | | NSP Boundary |

BYLAW 18999 GLENRIDDING RAVINE 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19308
Location:	East of 170 Street SW and South of Glenridding Ravine Drive SW
Addresses:	2815 - 170 Street SW 15803 - 28 Avenue SW 511 Glenridding Ravine Drive SW
Legal Descriptions:	Portions of: Lot 1, Block A, Plan 1921169; Lot 4, Block 1, Plan 2020206; Lot 1, Block 1, Plan 1822050
Site Area:	Approximately 4.94 ha
Neighbourhood:	Glenridding Ravine
Notified Community Organizations:	The Chappelle and Greater Windermere Community Leagues
Applicant:	Om Joshi & Tanya McNeil, WSP

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(RLD) Low Density Residential Zone (RSL) Residential Small Lot Zone (DC1) Direct Development Control Provision (AP) Public Parks Zone (A) Metropolitan Recreation Zone
Plans in Effect:	Glenridding Ravine Neighbourhood Structure Plan Windermere Area Structure Plan

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
Development Services
Planning Coordination