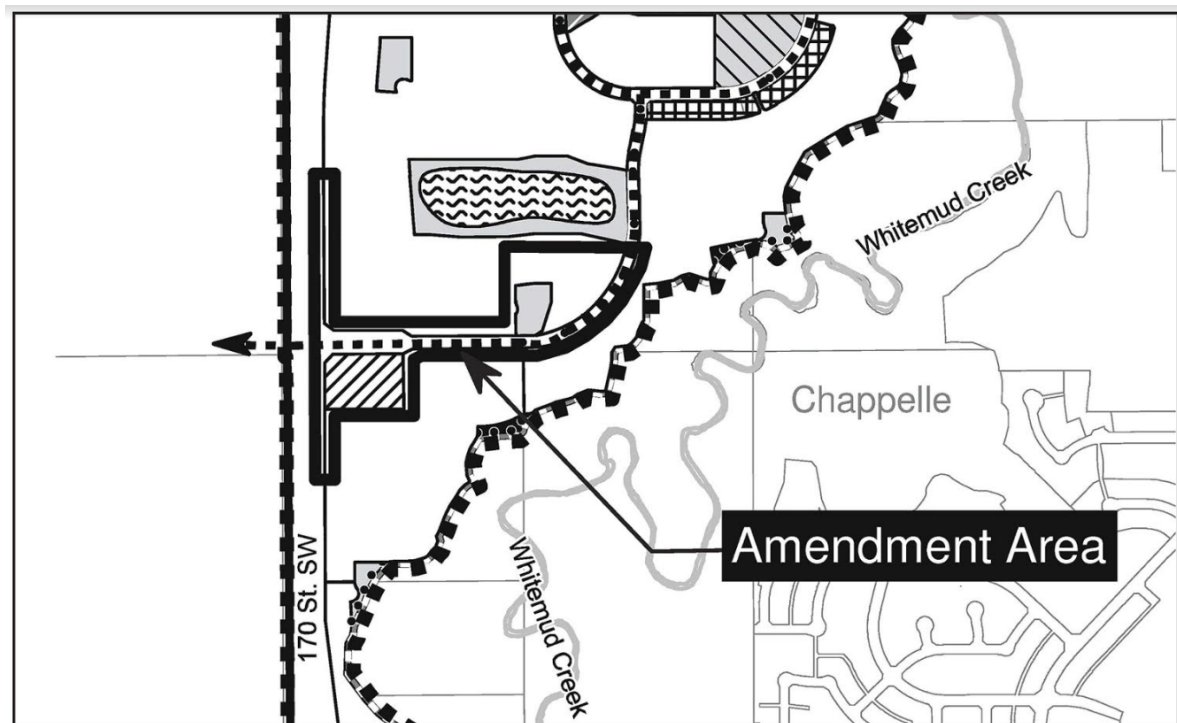




CITY PLANNING REPORT PLAN AMENDMENTS WINDERMERE / GLENRIDDING RAVINE

East of 170 Street SW and north of 41 Avenue SW

To reflect the redesign of the intersection at 170 Street SW and the south collector road in Glenridding Ravine and update plan maps and statistics.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- will reflect the most recent engineering design;
- will accurately illustrate the proposed development and planned road alignment; and
- aligns with the intent of the Glenridding Neighbourhood Structure Plan (NSP).

THE APPLICATION

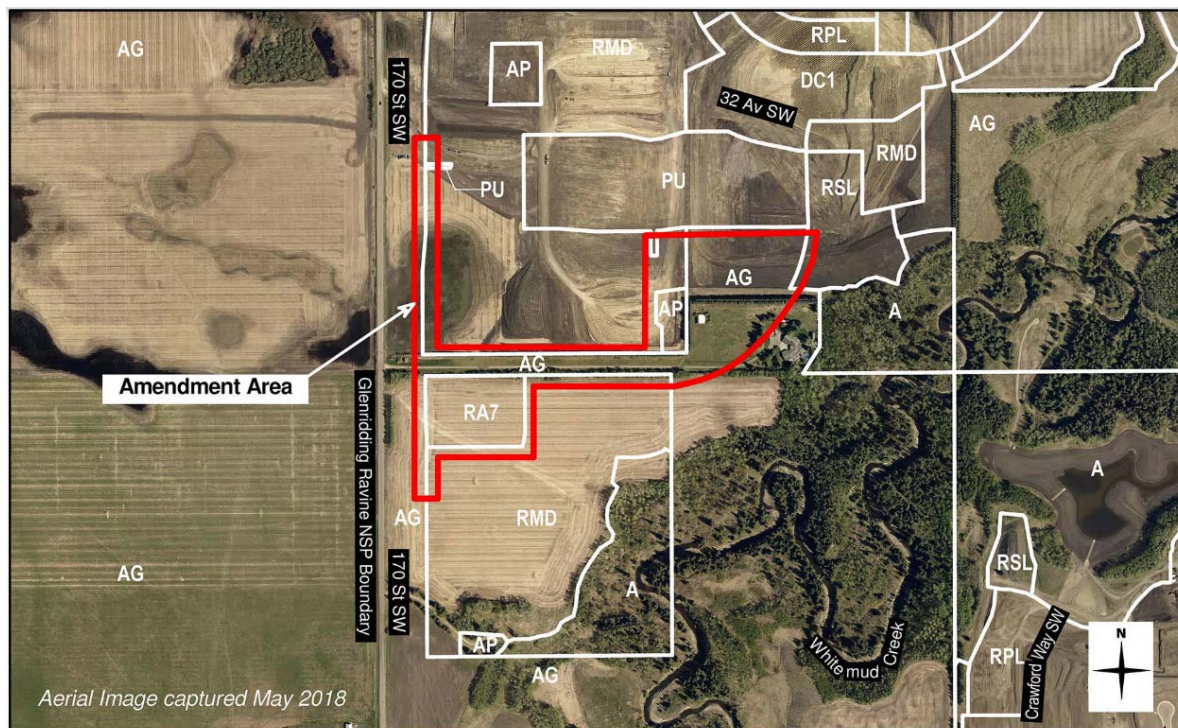
BYLAW 18998 proposes to amend the statistics in the Windermere Area Structure Plan (ASP) to reflect the redesign of the intersection at 170 Street SW and the south collector road. The application also includes administrative amendments to streamline the statistics and correct existing errors. No map revisions are proposed.

BYLAW 18999 proposes to amend the maps and statistics in the Glenridding Ravine Neighbourhood Structure Plan (NSP) to reflect the redesign of the intersection at 170 Street SW and the south collector road.

No change to the planned neighbourhood residential density is proposed as the result of the proposed plan amendments.

SITE AND SURROUNDING AREA

The subject site is the intersection at 170 Street SW and the south collector road in the Glenridding Ravine neighbourhood.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|--|
| SUBJECT SITE | Road right-of-way | Road right-of-way and undeveloped land |
| CONTEXT | | |
| North | (AG) Agricultural Zone (PU) Public Utility Zone (RMD) Residential Mixed Dwelling Zone | Agricultural, undeveloped land; planned for storm water retention facility and low density housing |
| East | (AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone (RSL) Residential Small Lot Zone (AP) Public Parks | Agricultural, undeveloped land, and residential acreage; planned for low density housing and a public park |
| South | (AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone (RA7) Low Rise Apartment Zone | Agricultural, undeveloped land; planned for low and medium density housing |
| West | (AG) Agricultural Zone | 170 Street is directly west and Windermere Neighbourhood 5 (agricultural land) is further west |

PLANNING ANALYSIS

The application proposes to amend the Windermere ASP statistics and the Glenridding Ravine NSP maps and statistics, to reflect the redesign of the intersection at 170 Street SW and the south collector road in the Glenridding Ravine neighbourhood. The redesign shifted the road and utility alignments, and portions of the low density residential and low rise/medium density housing have been reconfigured to accommodate the change. Approximately 0.9 ha of land is affected. There is no change proposed to the planned residential density.

Amending these plans to reflect the intersection redesign will keep the plans current and illustrate more accurate roadway and land use configurations. The proposed Windermere ASP statistics amendment also includes an administrative update to streamline and correct statistics referenced in the ASP.

TECHNICAL REVIEW

All technical concerns have been addressed. Transportation advised that the City is continuing to work with the owners in the area with respect to the significant arterial and bridge crossing construction requirements for Ellerslie Road and 28th Avenue. The 2019 Windermere and Heritage Valley Transportation Infrastructure Projections Study identifies the need for Ellerslie

Road to be widened to a four-lane arterial roadway, between 127 Street and 170 Street within the next five years, to support growth and development in the area.

The reconstruction and widening of Ellerslie Road to four lanes, between 127 Street and 135 Street, is being completed in 2019 as part of the Heritage Valley Park and Ride construction. The reconstruction and widening of Ellerslie Road, between 135 Street and Rabbit Hill Road, to a four-lane urban arterial standard with shared use paths will be conditioned with all future subdivisions in the Windermere and Heritage Valley areas. Based on discussions with area developers, it is anticipated that construction of this section of Ellerslie Road could begin as early as 2020. The reconstruction and widening of Ellerslie Road, between Rabbit Hill Road and 170 Street, will be conditioned in the near future, with an anticipated construction timeline of approximately 2023.

PUBLIC ENGAGEMENT

| | |
|---------------------------------------|---|
| ADVANCE NOTICE June 3, 2019 | <ul style="list-style-type: none"> • Number of recipients: 327 • One response was received, with questions about how the collector road realignment would affect their land. Planning Coordination clarified that implementing the proposed development concept is dependent on cooperation among all affected landowners and suggested contacting the developers directly. |
| PUBLIC MEETING | <ul style="list-style-type: none"> • Not held |
| WEBPAGE | <ul style="list-style-type: none"> • edmonton.ca/glenridding |

CONCLUSION

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

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 18815
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18998
- 3 Approved NSP Land Use and Population Statistics – Bylaw 18816
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 18999
- 5 Approved NSP Land Use Concept – Bylaw 18816
- 6 Proposed NSP Land Use Concept – Bylaw 18999
- 7 Application Summary

**WINDERMERE AREA STRUCTURE PLAN
 LAND USE AND POPULATION STATISTICS
 BYLAW 18815**

| | Area (ha) | % of GDA |
|---------------------------------------|------------|------------|
| Gross Area | 1,775 | |
| Pipeline / Power Line Corridors | 9 | |
| Creeks / Ravine Lands (ER) | 15 | |
| Major Arterials | 97 | |
| Public Upland Areas | 6 | |
| Golf Course | 12 | |
| Existing Uses - Country Residential | 70 | |
| Gross Developable Area | 1,566 | 100.0% |
| Public Utility | 7 | 0.4% |
| Parks and Schools | 134 | 8.6% |
| Circulation | 311 | 19.9% |
| Transit Centre | 1 | 0.1% |
| Public Open Space | 3 | 0.2% |
| Stormwater Management Facilities | 86 | 5.5% |
| Institutional | 7 | 0.2% |
| Net Developable Area | 1,017 | 65.8% |
| Business Employment | 70 | 4.5% |
| Major Commercial | 48 | 3.1% |
| Community Commercial | 35 | 2.2% |
| Mixed-Use Institutional / Residential | 14 | 0.9% |
| Mixed-Use Residential /Commercial | 5 | 0.3% |
| Total Non-Residential | 172 | 11.0% |
| Total Residential | 849 | 54.2% |
| | % of Total | |
| | Units | Population |
| Low Density | 16,150 | 46,412 |
| Medium Density | 7,437 | 19,080 |
| High Density | 2,966 | 2,194 |
| Large Lot | 491 | 1,375 |
| Total Residential | 27,044 | 69,061 |

Density: 39 persons per gross hectare
 32 units per net residential hectare

*Includes land potentially releasable from the R.D.A

(Bylaw 18815, April 30, 2019)

Appendix 2 – Land Use and Population Statistics

| NEIGHBOURHOOD | NHBD 1 | NHBD 2 | NHBD 3 | NHBD 4A | NHBD 4B | NHBD 5 | TOTAL (ha) |
|--|------------|------------|------------|------------|------------|------------|---------------|
| GROSS STUDY AREA (ha) | 314 | 467 | 331 | 160 | 197 | 306 | 1775 |
| Pipeline / Power Line Corridors ROW | 3 | 2 | 1 | 1 | 2 | | 9 |
| Creeks / Ravine Lands (ER) | | 9 | 6 | | 1 | | 15 |
| Public Upland Area | | | | | 6 | | 6 |
| Major Arterial / Road ROW | 12 | 11 | 17 | 20 | 23 | 14 | 97 |
| Golf Course | | | | | 12 | | 12 |
| Existing Uses Country Residential | | 70 | | | | | 70 |
| GROSS DEVELOPABLE AREA | 299 | 375 | 307 | 140 | 154 | 292 | 1,567 |
| Public Utility | 3 | 4 | | | | | 7 |
| Municipal Reserve School/Park | 20 | 29 | 19 | 43 | 9 | 14 | 134 |
| Business Employment | 69 | 1 | | | | | 70 |
| Major Commercial Centre | 48 | | | | | | 48 |
| Commercial | 5 | 16 | 10 | 1 | 6 | | 38 |
| Mixed Uses – Institutional/Residential | 8 | 3 | 3 | | | | 14 |
| Circulation * @ 25% | 25 | 89 | 62 | 29 | 31 | 73 | 311 |
| Transit Center | | | | | 1 | | 1 |
| Stormwater Management Facility | 15 | 23 | 20 | 7 | 9 | 12 | 86 |
| Public Open Space | 3 | | | | | | 3 |
| Institutional | | | | 3 | | | 3 |
| TOTAL NON-RESIDENTIAL LAND USES | 195 | 165 | 114 | 83 | 56 | 99 | 715 |
| Percentage of GDA | 65% | 44% | 37% | 59% | 36% | 34% | 46% |
| NET RESIDENTIAL AREA | 104 | 210 | 190 | 57 | 98 | 193 | 852 |
| Percentage of GDA | 35% | 56% | 62% | 41% | 64% | 66% | 54% |

Notes:

Total area is approximately 1775 ha

District Park is 37 ha

Gross Study Area for NHBD 3 does not include land below Top of Bank (44 ha)

*Circulation for NHBD 1 is approximately 20% of Net Residential Area; NHBD 2, 3 & 4B are approximately 20% of GDA Calculations for Neighbourhoods area estimates only. Detailed calculation will be prepared during NSP approval stage

Total Potential Economic Activity Centre area is approximately 54 ha NBHD 5)

(Bylaw 17796, December 13, 2016)

Windermere Area Structure Plan – Housing Units and Population

Windermere Area Structure Plan - Housing Units and Population

| Neighbourhood | NBHD1 - Ambleside | | NBHD2 - Windermere | | NBHD3 - Keswick | | NBHD4A - Glenridding Heights | | NBHD4B - Glenridding Ravine | | NBHD5 | | TOTAL | |
|------------------------------|-------------------|-------|--------------------|-------|-----------------|-------|------------------------------|-------|-----------------------------|-------|--------|-------|--------|--------|
| NET RESIDENTIAL AREA (ha) | 104 | | 210 | | 190 | | 60 | | 107 | | 193 | | 864 | |
| Housing Units | Area | Units | Area | Units | Area | Units | Area | Units | Area | Units | Area | Units | Area | Units |
| Low Density Residential | 84 | 2,023 | 164 | 4,111 | 166.7 | 4,143 | 43 | 1,067 | 82 | 2,057 | 135 | 2,450 | 675 | 15,851 |
| Medium Density Residential | 17 | 1,295 | 24 | 1,861 | 22.5 | 1,510 | 14 | 956 | 16 | 1,369 | 38 | 1,914 | 131.5 | 8,905 |
| High Density Residential | 2 | 563 | 1 | 225 | 2.44 | 549 | 1 | 180 | | | 2 | 380 | 8.44 | 1,897 |
| *Large Lot Residential | | | 21 | 141 | | | | | | | | | 21 | 141 |
| Existing Country Residential | | | 70 | 350 | | | | | | | | | 70 | 350 |
| Neighbourhood Total | 103 | 3,881 | 280 | 6,688 | 191.64 | 6,202 | 57 | 2,204 | 98 | 3,427 | 175 | 4,744 | 905.94 | 27,144 |
| LDR/ MDR Unit Ratio | 53% | 32% | 62% | 28% | 67% | 24% | 48% | 52% | 60% | 40% | 55% | 42% | 58% | 33% |
| Population | | | | | | | | | | | | | | |
| Low Density Population | 5,928 | | 11,551 | | 11,600 | | 2,988 | | 5,759 | | 8,084 | | 45,910 | |
| Medium Density Population | 2,563 | | 3,634 | | 2,922 | | 2,016 | | 2,561 | | 5,493 | | 19,189 | |
| High Density Population | 881 | | 297 | | 824 | | 270 | | | | 543 | | 2815 | |
| *Large Lot Residential | | | 395 | | | | | | | | | | 395 | |
| Existing Country Residential | | | 980 | | | | | | | | | | 980 | |
| Neighbourhood Total | 9,372 | | 16,857 | | 15,346 | | 5,275 | | 8,320 | | 14,120 | | 69,289 | |

Assumptions:

1. Unit Density 16 upha LDR, 50 upha MDR, 190 upha HDR

2. Persons per household: 3.30 LDR, 2.87 MDR, 1.43 HDR

3. Nbh 3 Unit Density: 25 upha LDR; (8 ha @ 45 upha and 23 ha @ 90 upha) MDR; 225 upha HDR

Nbh 3 Persons per household: 2.80 & 2.20 LDR (singles/Semi & Rowhousing respectively) 1.80 MDR; 1.50 HDR

4 Nbh 1, 4A, & 4B Unit Density: 25 upha LDR; 45 / 90 upha MDR; 225 upha HDR

Nbh 1, 4A, & 4B Persons per household: 2.80 LDR; 2.80 / 1.80 MDR; 1.50 HDR

Nbh 2 Persons per household: 2.80 / 1.80 MDR; 1.50 HDR

(Bylaw 18682 February 4, 2019)

Windermere Area Structure Plan – Student Generation (Total Unit Based)

| NEIGHBOURHOOD | Gross Developable Area (ha) | Public School Board | | Separate School Board | | | Neighbourhood Sub-total |
|--------------------------|-----------------------------|---------------------|--------------------|-----------------------|-------------|-------------|-------------------------|
| | | Elementary | Junior/Senior High | Elementary | Junior High | Senior High | |
| Neighbourhood 1 | 299 | 600 | 600 | 300 | 150 | 150 | 1,800 |
| Neighbourhood 2 | 375 | 888 | 888 | 444 | 222 | 222 | 2,664 |
| Neighbourhood 3 | 306 | 614 | 614 | 205 | 102 | 102 | 1,637 |
| Neighbourhood 4A | 140 | 280 | 280 | 140 | 70 | 70 | 840 |
| Neighbourhood 4B | 154 | 309 | 308 | 154 | 77 | 77 | 927 |
| Neighbourhood 5 | 292 | 584 | 584 | 234 | 117 | 117 | 1,636 |
| TOTAL GDA | | | | | | | |
| TOTAL STUDENT POPULATION | 1,566 | 3,275 | 3,274 | 1,477 | 738 | 738 | 9,504 |

School age populations are calculated based upon Neighbourhood GDA

These calculations do not take into account neighbourhood life cycles and changing

Provision and necessity of school sites should be determined during NSP preparation.

(Bylaw 17796, December 13, 2016)

Windermere Area Structure Plan – Land Use and Population Statistics

| NEIGHBOURHOOD | Ambleside - NHBD 1 | Windermere - NHBD 2 | Keswick - NHBD 3 | Glenridding Heights NHBD 4A | Glenridding Ravine - NHBD 4B | NHBD 5* | TOTAL (ha) |
|---|-----------------------|------------------------|---------------------|--------------------------------|---------------------------------|------------|---------------|
| GROSS STUDY AREA (ha) | 314.7 | 469.1 | 372.7 | 160.5 | 197.9 | 306 | 1,821 |
| Pipeline / Power Line Corridors ROW | 2.7 | 1.6 | 0.7 | 1.0 | 1.8 | | 8 |
| Creeks / Ravine Lands (ER) | | 8.6 | 43.7 | | 0.7 | | 53 |
| Public Upland Area (land between UDL and Top-of-Bank) | | | 6.0 | | 5.5 | | 11 |
| Major Arterial / Road ROW | 11.8 | 11.0 | 16.5 | 19.6 | 22.2 | 14 | 95 |
| Existing Uses | | | | | 12.4 | | 12 |
| GROSS DEVELOPABLE AREA | 300.2 | 447.9 | 305.9 | 139.9 | 155.3 | 292 | 1,641 |
| Public Utility | 0.6 | 2.4 | | | 4.0 | | 7 |
| Municipal Reserve School/Park | 19.8 | 29.0 | 18.7 | 42.9 | 9.1 | 14 | 134 |
| Business Employment | 69.2 | | | | | | 69 |
| Major Commercial Centre | 47.9 | 1.5 | | | | 54 | 103 |
| Commercial | 4.9 | 14.2 | 7.3 | 1.3 | 6.0 | | 34 |
| Mixed Uses | 5.5 | 1.0 | 3.5 | | | | 10 |
| Circulation * @ 25% | 25.5 | 90.0 | 61.9 | 28.6 | 31.0 | 19 | 256 |
| Transit Center | 2.2 | | | | 0.8 | | 3 |
| Public Open Space | 2.6 | 0.7 | | | | | 3 |
| Stormwater Management Facility | 15.5 | 26.6 | 19.9 | 7.1 | 8.9 | 12 | 90 |
| Institutional | 2.1 | 2.2 | 2.6 | 2.6 | | | 10 |
| TOTAL NON-RESIDENTIAL LAND USES | 195.8 | 167.5 | 113.9 | 82.5 | 59.9 | 99 | 719 |
| Percentage of GDA | 65% | 37% | 37% | 59% | 39% | 34% | 44% |
| NET RESIDENTIAL AREA | 104.4 | 280.4 | 192.0 | 57.4 | 95.4 | 193 | 923 |
| Percentage of GDA | 35% | 63% | 63% | 41% | 61% | 66% | 57% |

*Detailed calculations will be prepared during NSP approval stage

Windermere Area Structure Plan – Housing Units and Population Statistics

| Neighbourhood | Ambleside - NHBD 1 | | Windermere - NHBD 2 | | Keswick - NHBD 3 | | Glenridding Heights - NHBD 4A | | Glenridding Ravine - NHBD 4B | | NHBD 5* | | TOTAL | |
|--------------------------------------|--------------------|--------------|---------------------|--------------|------------------|--------------|----------------------------------|--------------|---------------------------------|--------------|---------------|--------------|---------------|---------------|
| NET RESIDENTIAL AREA (ha) | 104.4 | | 280.4 | | 192.0 | | 57.4 | | 95.4 | | 193 | | 922.6 | |
| Units | Area | Units | Area | Units | Area | Units | Area | Units | Area | Units | Area | Units | Area | Units |
| Low Density Residential | 84.7 | 2,117 | 162.6 | 4,066 | 167.8 | 4,196 | 42.7 | 1,067 | 78.5 | 1,962 | 135 | 2,450 | 671.4 | 15,858 |
| Row Housing Residential | 6.4 | 288 | 7.9 | 356 | 9.2 | 415 | 6.5 | 294 | 4.3 | 194 | | | 34.3 | 1,547 |
| Medium Density Residential | 10.9 | 981 | 17.9 | 1,607 | 9.9 | 893 | 7.4 | 662 | 9.4 | 1,045 | 38 | 1,914 | 93.5 | 7,102 |
| Mixed Use | | | | | 1.4 | 175 | | | | | | | 1.4 | 175 |
| High Density Residential | 2.6 | 585 | 0.9 | 198 | 3.6 | 814 | 0.8 | 180 | 3.2 | 720 | 2 | 380 | 13.1 | 2,877 |
| *Large Lot Residential | | | 21.1 | 148 | | | | | | | | | 21.1 | 148 |
| Existing Country Residential | | | 70.0 | 350 | | | | | | | | | 70.0 | 350 |
| Neighbourhood Total | 104.6 | 3,971 | 280.4 | 6,725 | 192.0 | 6,493 | 57.4 | 2,203 | 95.4 | 3,921 | 175 | 4,744 | 904.8 | 28,057 |
| Unit Density (du/nrha) | 38 | | 24 | | 34 | | 38 | | 41 | | 25 | | 30 | |
| Population | | | | | | | | | | | | | | |
| Low Density Population | 5,928 | | 11,384 | | 11,748 | | 2,988 | | 5,494 | | 8,084 | | 45,626 | |
| Row Housing Population | 806 | | 997 | | 1,162 | | 824 | | 543 | | | | 4,332 | |
| Medium Density Population | 1,766 | | 2,892 | | 1,607 | | 1,192 | | 1,880 | | 5,493 | | 14,830 | |
| Mixed Use | | | | | 263 | | | | | | | | 263 | |
| High Density Population | 877 | | 297 | | 1,220 | | 270 | | 1,080 | | 543 | | 4,287 | |
| *Large Lot Residential | | | 414 | | | | | | | | | | 414 | |
| Existing Country Residential | | | 980 | | | | | | | | | | 980 | |
| Neighbourhood Total | 9,377 | | 16,964 | | 16,000 | | 5,274 | | 8,997 | | 14,120 | | 70,732 | |
| Population Density (ppl/nrha) | 90 | | 61 | | 83 | | 92 | | 94 | | 73 | | 77 | |

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

Windermere Area Structure Plan – Student Generation

| NEIGHBOURHOOD | Gross Developable Area (ha) | Public School Board | | Separate School Board | | | Neighbourhood Sub-total |
|----------------------------------|-----------------------------------|---------------------|--------------------|-----------------------|-------------|-------------|----------------------------|
| | | Elementary | Junior/Senior High | Elementary | Junior High | Senior High | |
| Ambleside - NHBD 1 | 299 | 600 | 600 | 300 | 150 | 150 | 1,800 |
| Windermere - NHBD 2 | 448 | 888 | 888 | 444 | 222 | 222 | 2,664 |
| Keswick - NHBD 3 | 306 | 612 | 612 | 306 | 153 | 153 | 1,836 |
| Glenridding Heights - NHBD 4A | 140 | 280 | 280 | 140 | 70 | 70 | 840 |
| Glenridding Ravine - NHBD 4B | 155 | 311 | 310 | 155 | 78 | 78 | 932 |
| NHBD 5 | 292 | 584 | 584 | 234 | 117 | 117 | 1,636 |
| TOTAL STUDENT POPULATION* | 1,640 | 3,275 | 3,274 | 1,579 | 790 | 790 | 9,708 |

*School age populations are calculated based upon Neighbourhood GDA. These calculations do not take into account neighbourhood life cycles and changing provisions. The necessity of school sites should be determined during NSP preparation.

Glenridding Ravine Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 18816

| LAND USE | Area (ha) | % of GA |
|---|------------------|-----------------|
| Gross Area | 197.93 | |
| Environmental Reserve Easement (ER) | 0.74 | |
| Public Upland Area (Lands between Urban Development Line and Top-of-Bank) | 5.51 | |
| Utility Right-of-Way | 1.76 | |
| Existing Jagare Ridge Golf Course | 12.39 | |
| Arterial Road Right-of-Way | 23.09 | |
| | Area (ha) | % of GDA |
| Gross Developable Area | 154.44 | 100.0% |
| Commercial | | |
| <i>Community Commercial</i> | 6.02 | 3.9% |
| Urban Services | 4.04 | 2.6% |
| Parkland, Recreation, School, Municipal Reserve* | 9.14 | 5.9% |
| <i>Urban Village Park</i> | 6.50 | 4.21% |
| <i>Pocket Parks</i> | 1.40 | 0.91% |
| <i>Greenway (MR)</i> | 0.15 | 0.10% |
| <i>Top-of-Bank Parks</i> | 1.09 | 0.71% |
| Transportation | | |
| <i>Circulation</i> | 30.89 | 20.0% |
| <i>Greenway (ROW)</i> | 0.14 | 0.1% |
| <i>Transit Centre</i> | 0.79 | 0.5% |
| Infrastructure / Servicing | | |
| <i>Stormwater Management Facilities</i> | 8.91 | 5.8% |
| Total Non-Residential Area | 59.93 | 38.80% |
| Net Residential Area (NRA) | 94.51 | 61.20% |

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

| Land Use | Area (ha) | Units/ha | Units | % of NRA | People/Unit | Population |
|---|--------------|----------|--------------|----------------|-------------|--------------|
| Low Density Residential (LDR) | | | | | | |
| <i>Single/Semi-Detached Residential</i> | 77.38 | 25 | 1,935 | 50% | 2.80 | 5,417 |
| Medium Density Residential (MDR) | | | | | | |
| <i>Row Housing</i> | 4.31 | 45 | 194 | 5% | 2.80 | 543 |
| <i>Low-Rise/Medium Density Housing</i> | 9.41 | 111 | 1,045 | 27% | 1.80 | 1,880 |
| Medium Rise / High Density | 3.20 | 225 | 720 | 18% | 1.50 | 1,080 |
| Total | 94.30 | | 3,893 | 100.00% | | 8,920 |

SUSTAINABILITY MEASURES

| | | | | | |
|---|-----|---|-----|---|------|
| Population Density (ppnrha) | | | | | 95 |
| Unit Density (upnrha) | | | | | 41 |
| Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing | 50% | / | 32% | / | 18% |
| Population (%) within 500 m of Parkland | | | | | 81% |
| Population (%) within 400 m of Transit Service | | | | | 100% |
| Population (%) within 600 m of Commercial Service | | | | | 61% |

| Presence / Loss of Natural Area Features | Land | Water |
|---|------|-------|
| Protected as Environmental Reserve (ha) | 0.74 | 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) | 5.69 | n/a |

STUDENT GENERATION STATISTICS

| | |
|---------------------------------|------------|
| Public School Board | 618 |
| Elementary | 309 |
| Junior High | 154 |
| Senior High | 154 |
| Separate School Board | 309 |
| Elementary | 154 |
| Junior High | 77 |
| Senior High | 77 |
| Total Student Population | 927 |

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

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

**Glenridding Ravine Neighbourhood
Structure Plan Land Use and
Population Statistics - Bylaw 18999**

| LAND USE | Area (ha) | % of GA | |
|---|------------------|-----------------|---------|
| Gross Area | 197.93 | | |
| Environmental Reserve Easement (ER) | 0.74 | | |
| Public Upland Area (Lands between Urban Development Line and Top-of-Bank) | 5.51 | | |
| Utility Right-of-Way | 1.76 | | |
| Existing Jagare Ridge Golf Course | 12.39 | | |
| Arterial Road Right-of-Way | 22.19 | | |
| | Area (ha) | % of GDA | |
| Gross Developable Area | 155.34 | 100.0% | |
| Commercial | | | |
| <i>Community Commercial</i> | 6.02 | 3.9% | |
| Urban Services | 4.04 | 2.6% | |
| Parkland, Recreation, School, Municipal Reserve* | 9.14 | 5.9% | % of MR |
| <i>Urban Village Park</i> | | 6.50 | 4.21% |
| <i>Pocket Parks</i> | | 1.40 | 0.91% |
| <i>Greenway (MR)</i> | | 0.15 | 0.10% |
| <i>Top-of-Bank Parks</i> | | 1.09 | 0.71% |
| Transportation | | | |
| <i>Circulation</i> | 30.89 | 20.0% | |
| <i>Greenway (ROW)</i> | 0.14 | 0.1% | |
| <i>Transit Centre</i> | 0.79 | 0.5% | |
| Infrastructure / Servicing | | | |
| <i>Stormwater Management Facilities</i> | 8.91 | 5.8% | |
| Total Non-Residential Area | 59.93 | 38.80% | |
| Net Residential Area (NRA) | 95.41 | 61.20% | |

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

| Land Use | Area (ha) | Units/ha | Units | % of NRA | People/Unit | Population |
|---|--------------|----------|--------------|----------------|-------------|--------------|
| Low Density Residential (LDR) | | | | | | |
| <i>Single/Semi-Detached Residential</i> | 78.49 | 25 | 1,962 | 82% | 2.80 | 5,494 |
| Medium Density Residential (MDR) | | | | | | |
| <i>Row Housing</i> | 4.31 | 45 | 194 | 5% | 2.80 | 543 |
| <i>Low-Rise/Medium Density Housing</i> | 9.41 | 111 | 1,045 | 10% | 1.80 | 1,880 |
| Medium Rise / High Density | 3.20 | 225 | 720 | 3% | 1.50 | 1,080 |
| Total | 95.41 | | 3,921 | 100.00% | | 8,998 |

SUSTAINABILITY MEASURES

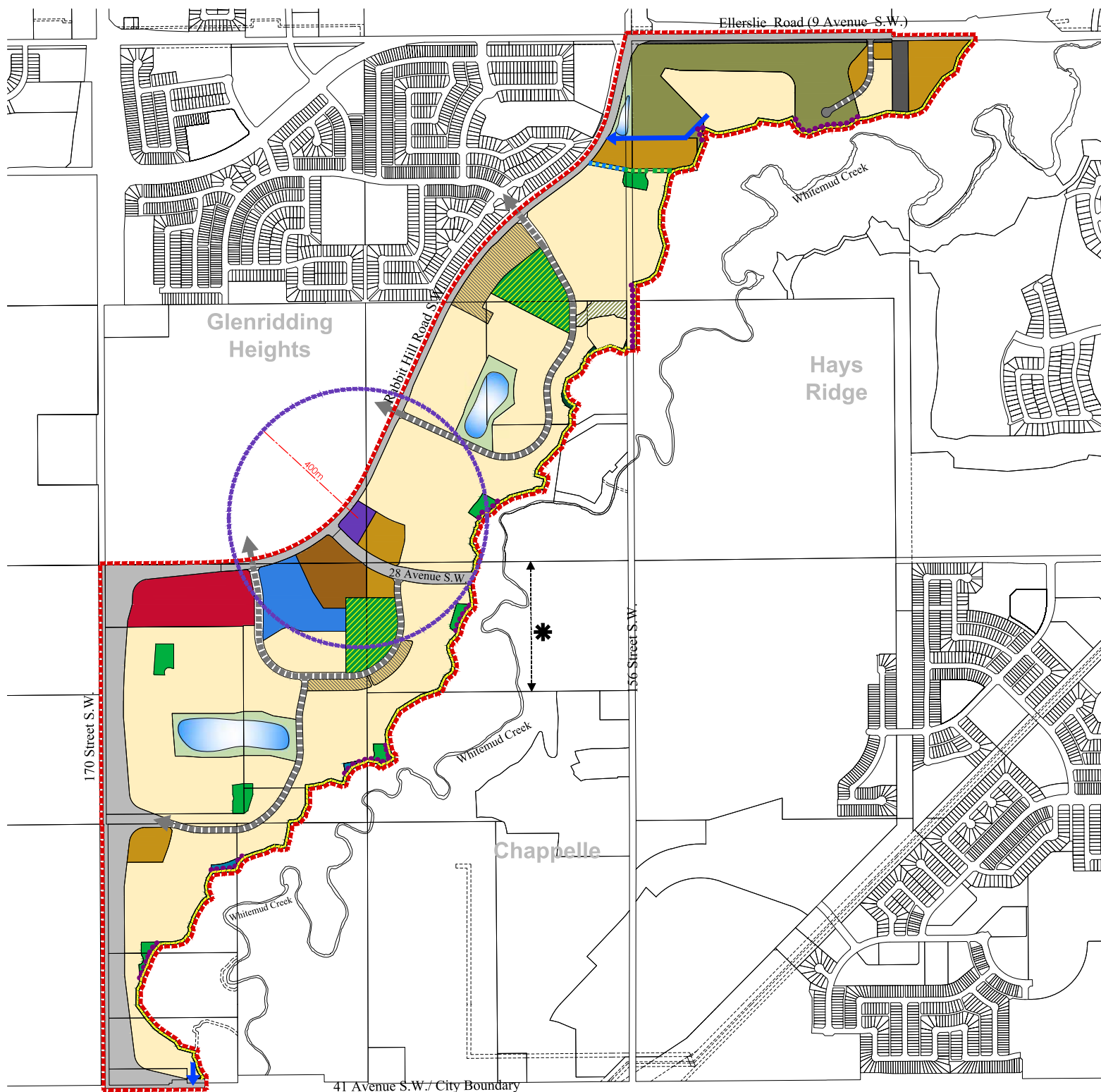
| | | | | | | |
|---|-----|------|-------|---|-----|------|
| Population Density (ppnrha) | | | | | | 95 |
| Unit Density (upnrha) | | | | | | 41 |
| Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing | 50% | / | 32% | / | 18% | |
| Population (%) within 500 m of Parkland | | | | | | 81% |
| Population (%) within 400 m of Transit Service | | | | | | 100% |
| Population (%) within 600 m of Commercial Service | | | | | | 61% |
| Presence / Loss of Natural Area Features | | Land | Water | | | |
| Protected as Environmental Reserve (ha) | | 0.74 | 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) | | 5.69 | n/a | | | |

STUDENT GENERATION STATISTICS

| | |
|---------------------------------|------------|
| Public School Board | 621 |
| Elementary | 311 |
| Junior High | 155 |
| Senior High | 155 |
| Separate School Board | 311 |
| Elementary | 155 |
| Junior High | 78 |
| Senior High | 78 |
| Total Student Population | 932 |

*As per TOB Policy C542, the area between the TOB roadway and the Urban Development Line shall be deducted from the gross area. Exact areas will be confirmed at the time of subdivision and through legal survey.

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

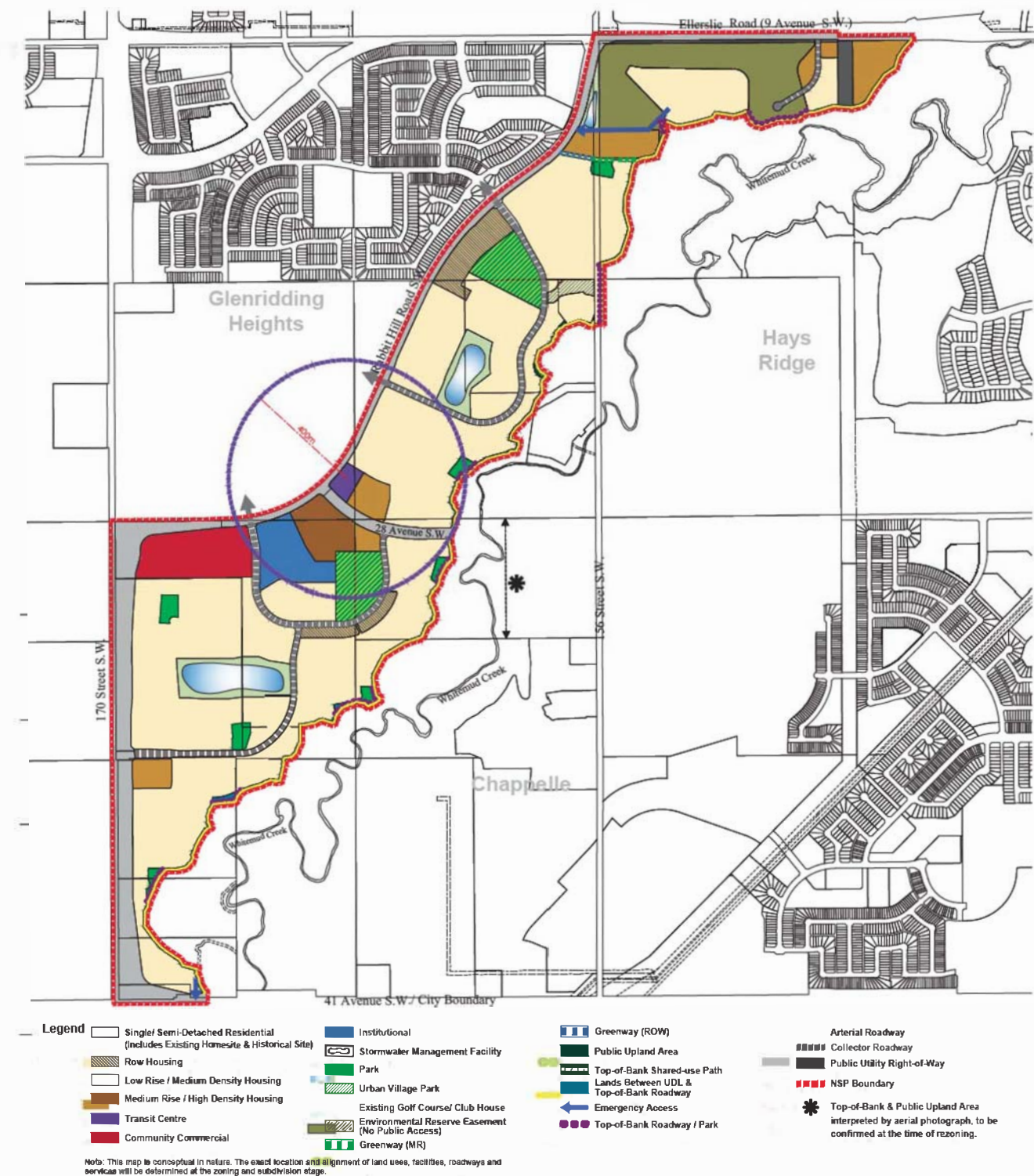


Legend

- | | | | |
|---|--|---|---|
| Single/ Semi-Detached Residential (Includes Existing Homesite & Historical Site) | Institutional | Greenway (ROW) | Arterial Roadway |
| Row Housing | Stormwater Management Facility | Public Upland Area | Collector Roadway |
| Low Rise / Medium Density Housing | Park | Top-of-Bank Shared-use Path | Public Utility Right-of-Way |
| Medium Rise / High Density Housing | Urban Village Park | Lands Between UDL & Top-of-Bank Roadway | NSP Boundary |
| Transit Centre | Existing Golf Course/ Club House | Emergency Access | Top-of-Bank & Public Upland Area interpreted by aerial photograph, to be confirmed at the time of rezoning. |
| Community Commercial | Environmental Reserve Easement (No Public Access) | Top-of-Bank Roadway / Park | |
| | Greenway (MR) | | |

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 7.0 - Land Use Concept Plan



APPLICATION SUMMARY

INFORMATION

| | |
|-----------------------------------|--|
| Application Type: | ASP & NSP Amendments |
| Bylaws: | Bylaw 18998 Bylaw 18999 |
| Location: | 170 Street SW and the south collector road in Glenridding Ravine |
| Address: | n/a |
| Legal Description: | n/a |
| Site Area: | Approximately 0.9 ha |
| Neighbourhood: | Glenridding Ravine |
| Notified Community Organizations: | Greater Windermere Community League and Heritage Point Community League |
| Applicant: | Jenna Hutton, Scheffer Andrew Ltd |

PLANNING FRAMEWORK

| | |
|------------------|---|
| Current Zones: | n/a |
| Proposed Zones: | n/a |
| Plans in Effect: | Glenridding Ravine Neighbourhood Structure Plan Windermere Area Structure Plan |
| Historic Status: | None |

| | |
|--------------|-----------------------|
| Written By: | Sarah Ramey |
| Approved By: | Tim Ford |
| Branch: | City Planning |
| Section: | Planning Coordination |