

Charter Bylaw 19525

To allow for a range of low density residential uses, Glenridding Ravine

Purpose

Rezoning from (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone; located at 150 - Glenridding Ravine Road SW and 1821 - Rabbit Hill Road SW.

Readings

Charter Bylaw 19525 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19525 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 8 and 16, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This land use amendment application was submitted by Stantec Consulting Ltd. on September 14, 2020 on behalf of Anthem United. The application proposes to rezone the site from (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. If approved, the proposed RMD Zone will allow for a range of low density residential dwelling types including single detached, semi-detached and row housing.

The applicant's stated intent is to develop housing with front driveways on the east side of the future lane.

The proposed RMD Zone conforms with the low density residential designation prescribed to the site in the Glenridding Ravine Neighbourhood Structure Plan and meets Objective 25 of the NSP which seeks to provide a range of housing choices in a variety of physical forms to meet the needs of different household types, income levels and ages.

The stated intent of the rezoning, however, does not meet Objective 2 and 5 of the Glenridding Ravine NSP which encourage efficient use of land resources and pedestrian-friendly street design. The front-drive housing product will decrease the number of boulevard trees along this stretch of road from approximately 5 to 1 and will increase the number of driveways intersecting the sidewalk. This is not preferable from an aesthetic, urban design, environmental or pedestrian comfort perspective and does not align with the City Plan's goal to be *Greener As We Grow*, and the measurement target of planting two million urban trees.

While the (RMD) Zone will allow an appropriate land use at this location, Planning Coordination recommends that the eventual development be designed in a manner that would align with Objectives 2 and 5 of the Glenridding Ravine NSP by maintaining a consistent streetscape and comfortable pedestrian environment along 159 Street and providing vehicular access from the lane.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Greater Windermere Community League on October 14, 2020. No responses were received.

Attachments

1. Charter Bylaw 19525
2. Administration Report